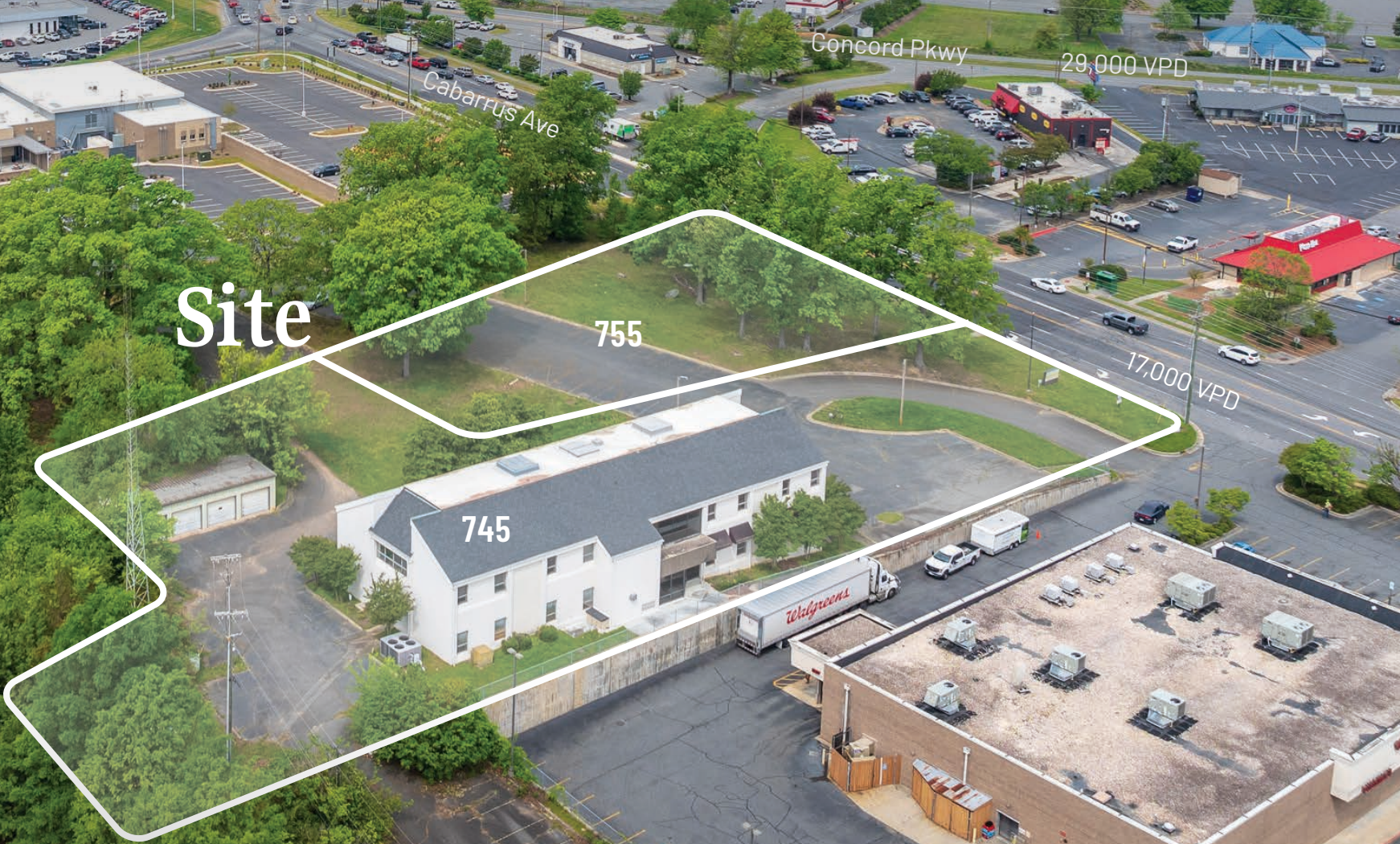




745/755 Cabarrus Ave

Concord, North Carolina 28027



Concord Pkwy

29,000 VPD

Cabarrus Ave

Site

755

745

17,000 VPD

Available for Sale

+/- 21,000 SF Office Building on +/- 2.65 AC

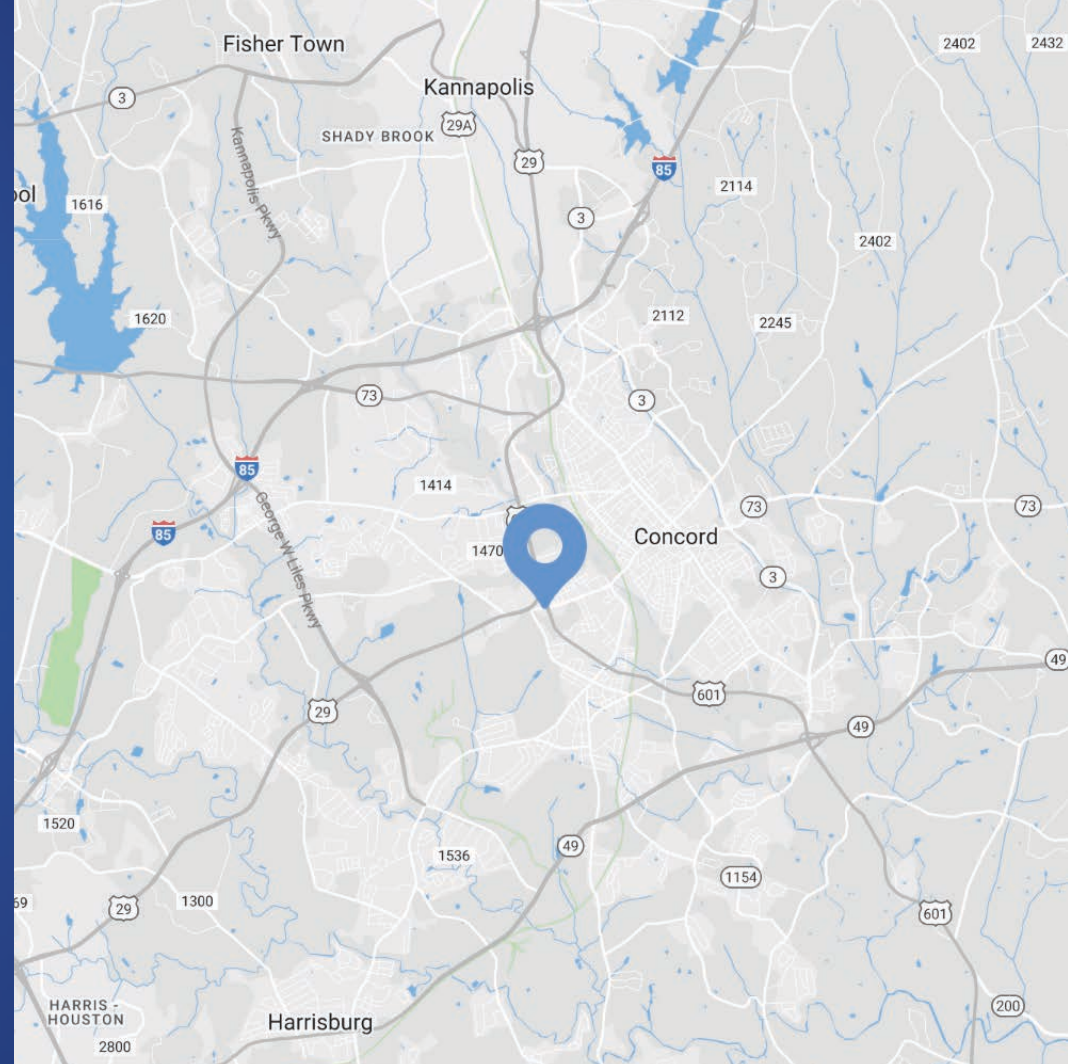
Property Overview

745/755 Cabarrus Ave Available for Sale

Well-maintained office building located at a high profile location near the intersection of Hwy 601 and Cabarrus Avenue and just blocks from Hwy 29. The structure consists of two stories with a full basement and is located on a large lot (2 parcels, +/- 2.65 AC). Surrounding area is very pedestrian friendly with numerous restaurants and retail venues.

Property Details

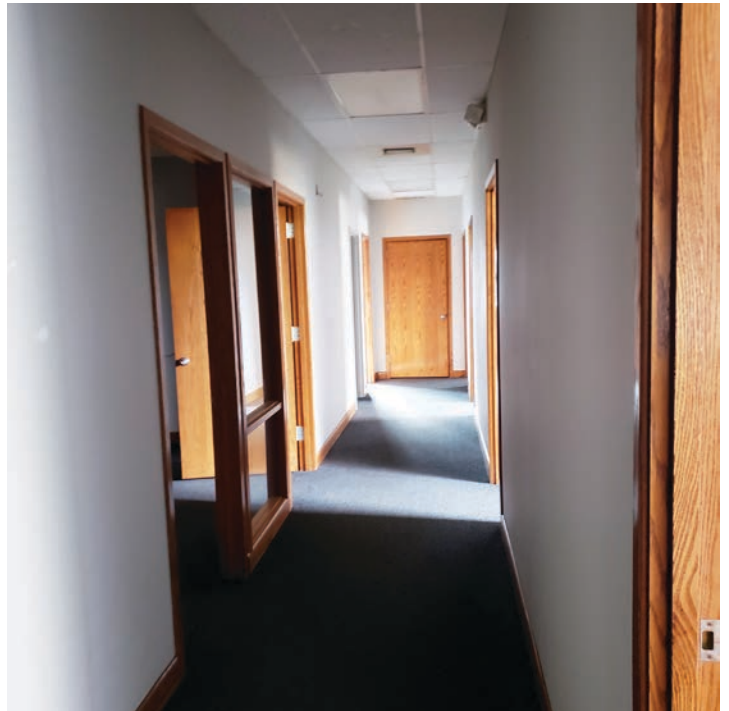
Address	745/755 Cabarrus Ave Concord, NC 28027
Availability	+/- 21,000 SF Office Building on +/- 2.65 AC Available for Sale
Use	Office
Zoning	C-2
Traffic Counts	Cabarrus Ave W 17,000 VPD Warren C. Coleman Blvd S. 19,500 VPD
Sale Price	\$1,500,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	4,156	49,890	109,128
Avg. Household Income	\$65,381	\$87,228	\$97,196
Median Household Income	\$52,372	\$64,346	\$76,506
Households	1,525	19,059	41,459
Daytime Employees	2,986	21,131	45,903

Property Photos



Market Overview



DUNKIN' DONUTS

U-HAUL

COOK-OUT

WAFFLE HOUSE

SUNTRUST

Arby's

SUBWAY

Advance Auto Parts

BURGER KING

KFC
enterprise

FOOD LION

PIER 51 SEAFOOD

McDonald's

FAMILY DOLLAR

Pizza Hut

Walgreens

Concord Academy
700 Students

755
745
Site

Rock Hill Church Rd

Concord Parkway S

Union Cemetery Rd

29,000 VPD

17,000 VPD

19,500 VPD

Marlen C Coleman Blvd S

Cabar

Concord

North Carolina

Concord is a city in Cabarrus County, the second-largest city in the Charlotte MSA and the 10th most populous city in North Carolina. Concord is home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills. Concord Mills is a nearly 1.4 million square foot shopping mall and is North Carolina's largest tourist attraction, attracting 17.6 million visitors a year on average.





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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.