



# 56 McCachern Blvd SE

Concord, North Carolina 28025



## Unique Brewery/Tap Room Opportunity

+/- 6,512 SF for Lease with Outdoor Programming Space

## Property Overview

# 56 McCachern Blvd SE

## Available for Lease

Targeting brewery, tap room, or restaurant users, we are pleased to offer this site with completed architectural drawings, civil site plans, and permitting for brewery/alcohol specific use.

The space boasts +/- 6,512 square feet, with a flexible floorplan and outdoor area ideal for beer garden, live music, and outside entertainment use. Within walking distance to Church Street and Concord's thriving downtown area, this is a great opportunity to be the center of Concord's growth.

### Property Details

Address	56 McCachern Blvd SE   Concord, NC 28025
Square Footage	+/- 6,512 SF wih 0.15 Acres of Outdoor Programming Space
Use	Ideal Use: Brewery, Tap Room, Restaurant Secondary Use: Retail, Office
Zoning	CC (Center City District)
Frontage	130 FT on McCachern Blvd SE
Parking	Ample parking
Clear Height	10' to highest point 8' to base of ceiling joists

## DOWNTOWN CONCORD



**Right along the path of  
progress in Downtown Concord**  
Be a part of it.

- Premier Entertainment Potential
- Local, Dedicated Ownership
- Downtown Concord Location
- Brewery Permits & Approvals In-Hand

### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2021 Population	9,681	38,829	86,562
Avg. Household Income	\$61,114	\$69,843	\$78,020
Households	3,631	15,365	32,879
Daytime Employees	4,551	26,490	41,151



Virtual Tour





## Completed Site Work:

Comprehensive Upfit & Design Plans Developed with 5 or 7 Brewhouse Options

Zoning & Permit Approvals for Brewery Site Plan

Civil Site Plans

Architectural Drawings

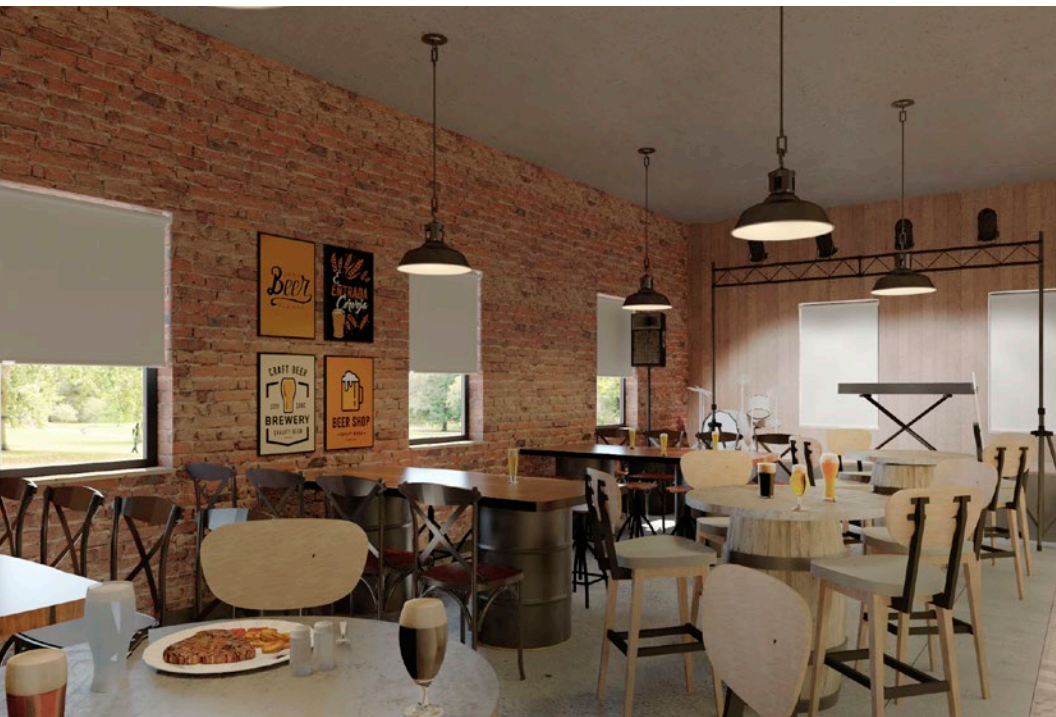
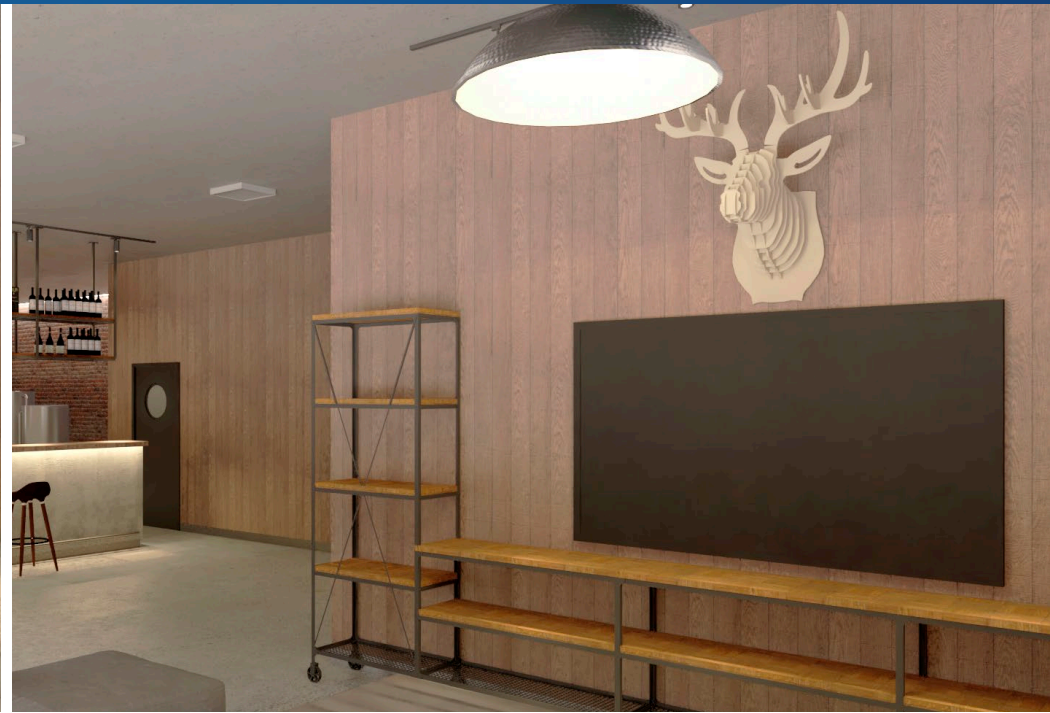
TTB Approvals



## Property Photos



## Interior Conceptual Designs



## Nearby Development



### Novi Rise **167 Multi-Family Units**

214,152 SF seven-story building with 167 apartments, parking garage, and 7,840 SF commercial space

Fall 2023

### Cabarrus Tavern **Redevelopment Planned**

### Vacant Lot **Pursuing Redevelopment**



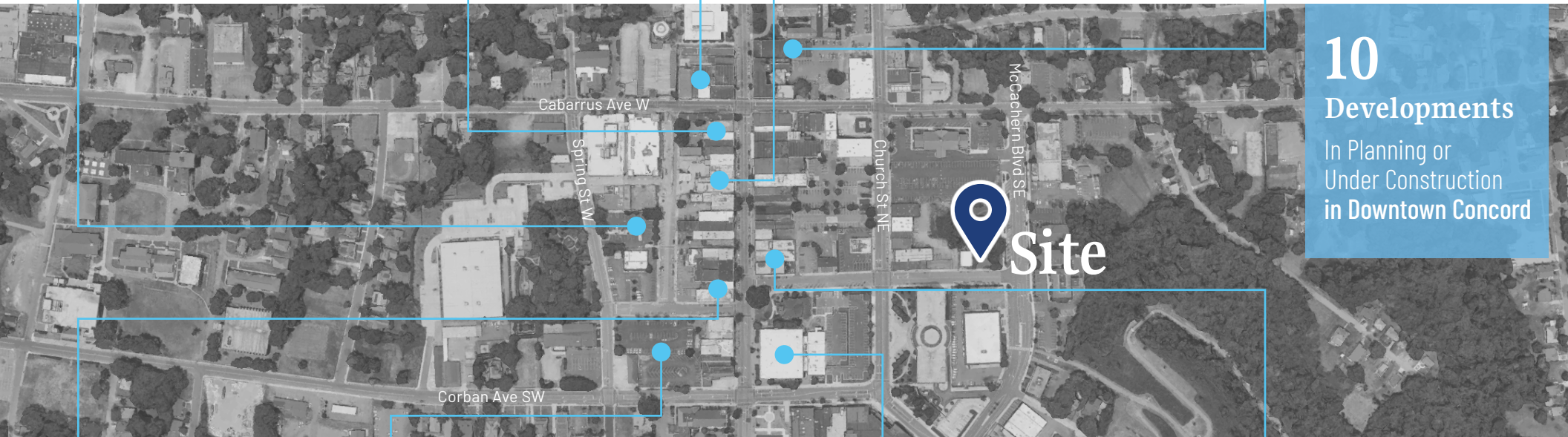
### Novi Lofts **86 Multi-Family Lofts**

Mixed-use building with residential units, ground floor retail, and rooftop restaurant

Winter 2023

### 22 Union St. N **Redevelopment Planned**

Former movie theater purchased late 2019



**10**  
**Developments**  
In Planning or  
Under Construction  
in Downtown Concord

### 66 Union St. S **Redevelopment**

3 commercial bays on street level, office user on 2nd floor, nonprofit space in basement

### Novi Flats **48 Multi-Family Lofts**

Mixed-use property with residential units and ground floor retail attached to the County Parking Deck

Spring 2023



### Courthouse Expansion **In Planning**

\$130M investment, development of public plaza and updating 1970s courthouse

2025



### Suites at 57 South **17 Upper Level Apartments**

New street level Cabarrus Center and Chamber/EDC Offices





Contact for Details

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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.