



# 841 Derita Road

Concord, North Carolina 28027



TRACKHOUSE



Site

Available for Sale

+/- 4.105 AC in Concord's Industrial District

12,000 VPD

Derita Rd

Myint Ln



## Property Overview

# 841 Derita Road Available for Sale

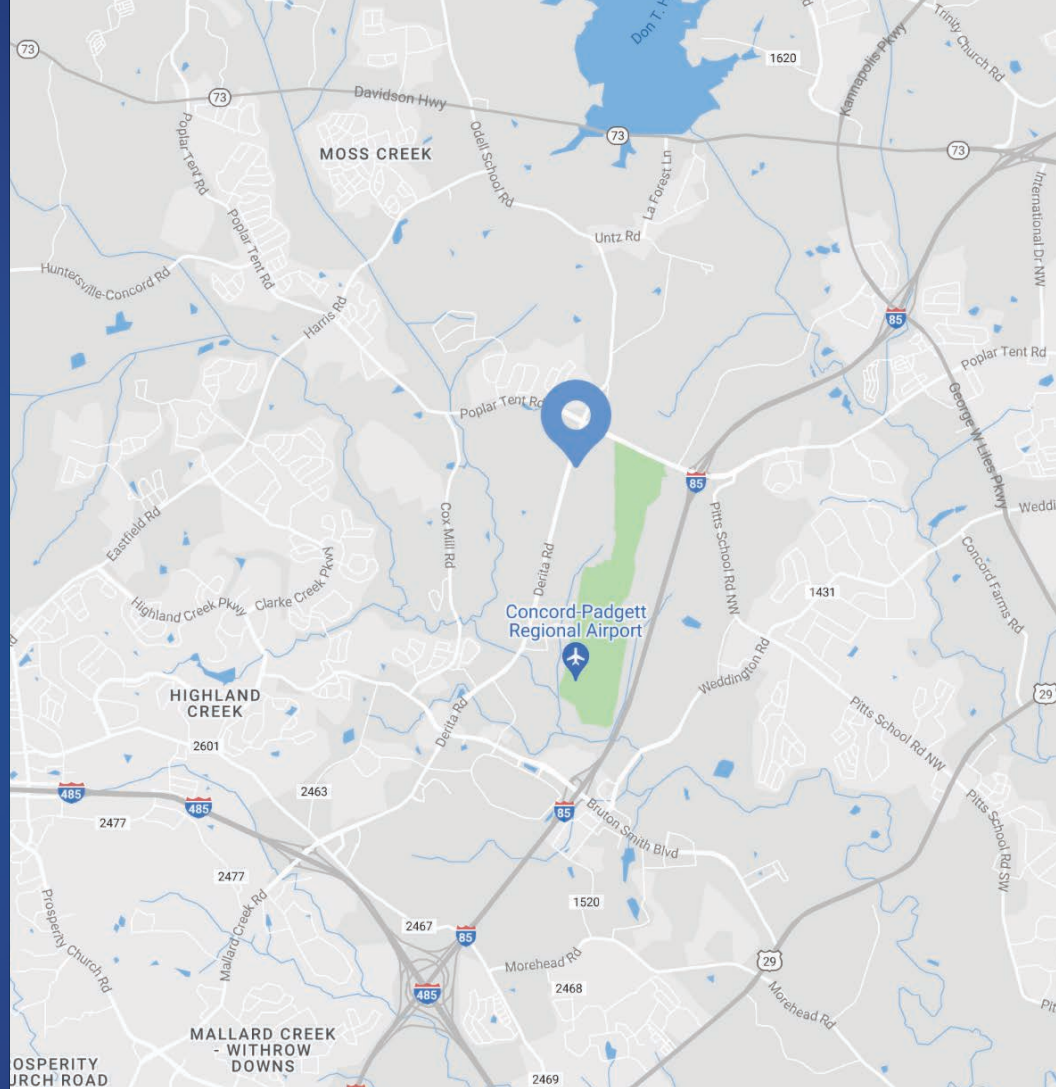
+/- 4.105 acres for sale located at 841 Derita Road. Zoned I-1, the property is strategically located along Concord's industrial corridor, with easy access to I-85, I-485, and Concord Padgett Regional Airport. The property boasts strong visibility with +/-260 FT of frontage and is an excellent fit for self-storage and other industrial/flex uses.

## Property Details

<b>Address</b>	841 Derita Rd   Concord, NC 28027
<b>Acreage</b>	+/- 4.105 AC Available for Sale
<b>Use</b>	Land
<b>Zoning</b>	I-1
<b>Parcel</b>	46809537120000
<b>Frontage</b>	260 FT
<b>Traffic Counts</b>	Derita Rd   12,000 VPD
<b>Nearby Businesses</b>	Streetside Classics, Amazon, Camp Bow Wow, Nascar, Gateway Classic Cars
<b>Additional Details</b>	2.6 mi from I-85 3.6 mi from I-485 2.0 mi from Concord Regional Airport
<b>Sale Price</b>	\$950,000



Conceptual Rendering

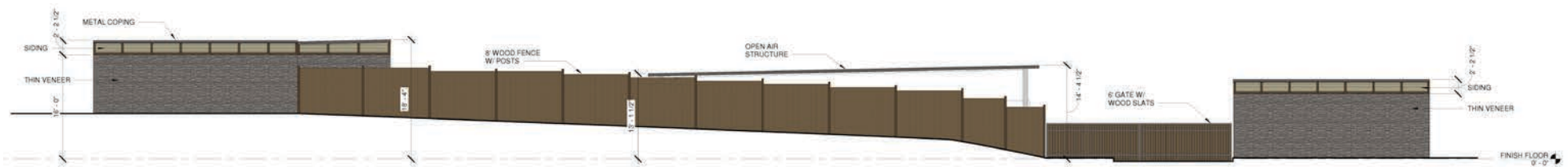


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	1,600	44,875	114,089
<b>Avg. Household Income</b>	\$120,741	\$138,308	\$126,886
<b>Median Household Income</b>	\$92,711	\$104,502	\$97,465
<b>Households</b>	586	16,233	42,346
<b>Daytime Employees</b>	1,690	19,600	34,457







Elevation From Street  
Scale: 1/8" = 1'0"





# Market Overview





# 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.







Site

 PAMEX

Contact for Details

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