

SHOPPES AT DAVIDSON CORNER  
CONCORD, NORTH CAROLINA



1245 Concord Pkwy N  
Concord, NC 28025



For more information, please contact:



**WILSON GLASGOW**  
704.319.4942  
hwglasgow@astonprop.com

2825 South Blvd, Ste 300  
Charlotte, NC 28209  
www.astonprop.com

# SHOPPES AT DAVIDSON CORNER CONCORD, NORTH CAROLINA

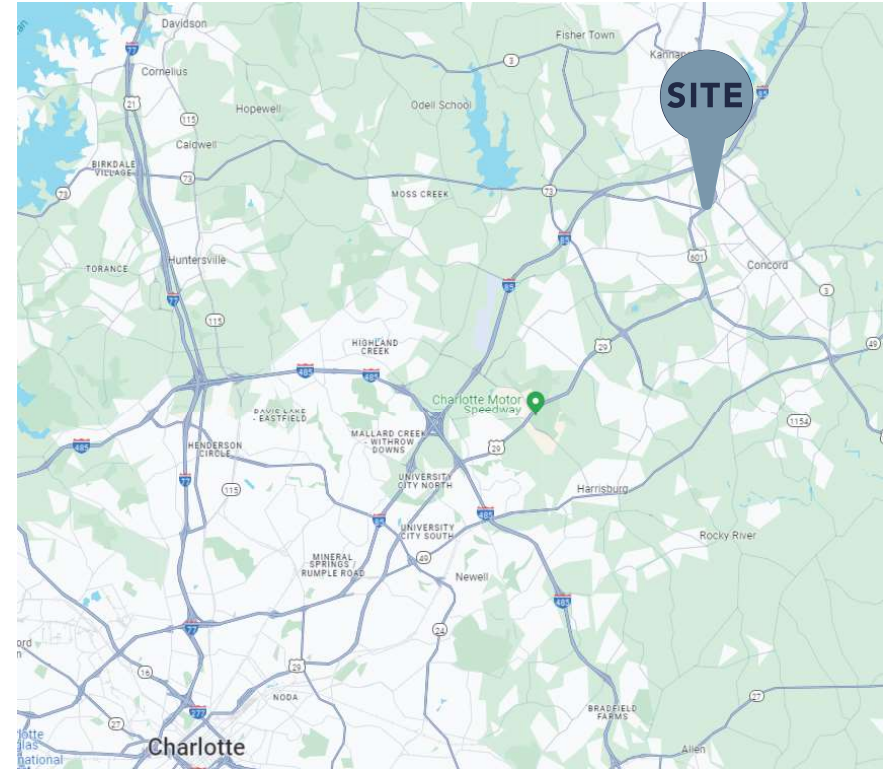


## PROPERTY FEATURES

- Located in a prime corner in the high growth Charlotte submarket of Concord at the strategic intersection of Hwy 29, Davidson hwy, and Church st.
- Diverse economic drivers include proximity to Charlotte, Atrium Health Cabarrus (457-bed hospital), and business investments in the Concord area

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	5,937	50,123	107,131
DAYTIME POPULATION	5,617	25,627	41,608
AVG HH INCOME	\$62,068	\$59,990	\$66,264



## JOIN THESE RETAILERS



## TRAFFIC COUNTS

Concord Pkwy N	36,200
US Hwy 29	23,000
Church St	18,400



**1,240 sf**  
AVAILABLE

**66,772 sf**  
GROSS LEASABLE AREA

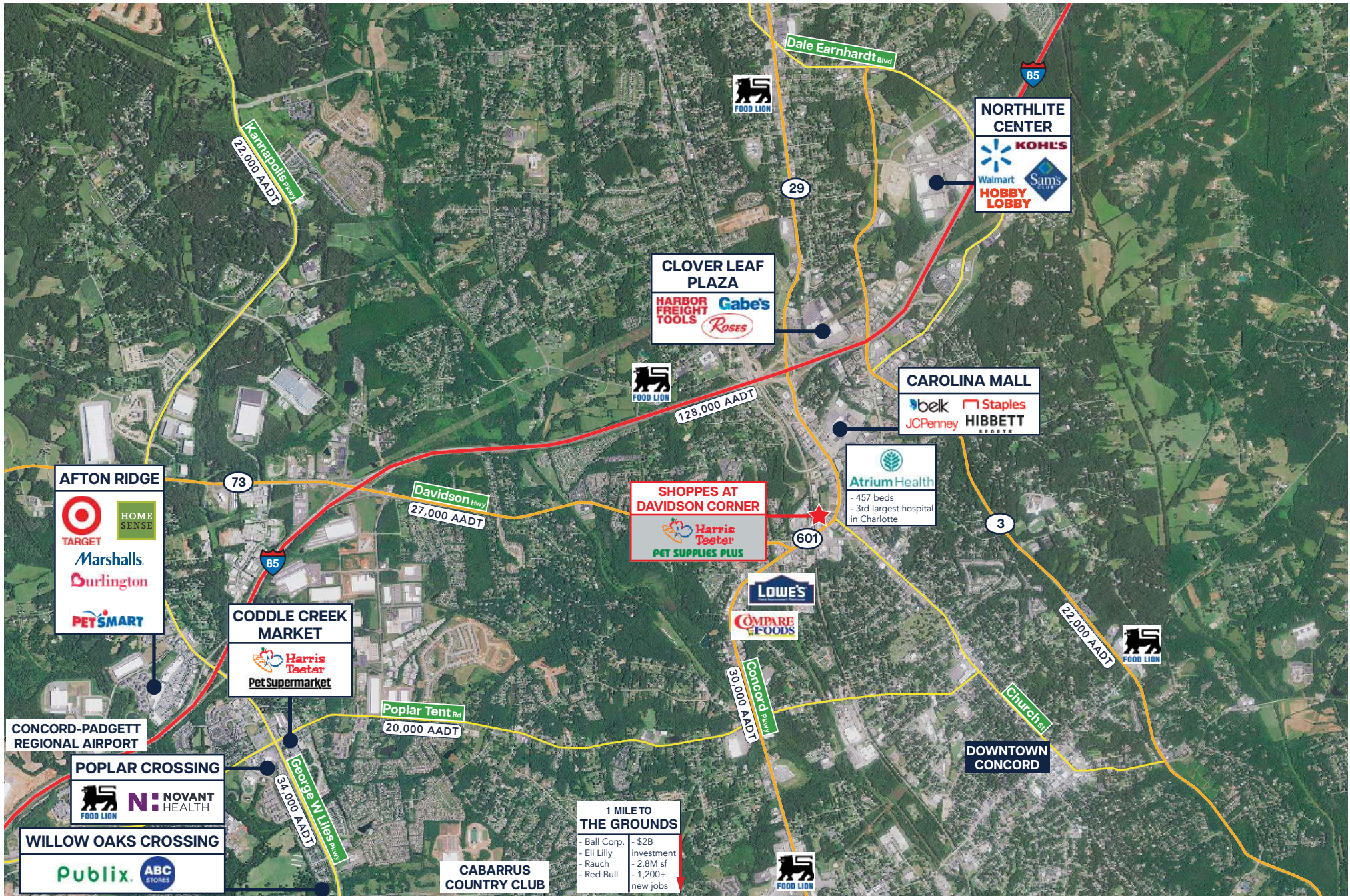
# SHOPPES AT DAVIDSON CORNER CONCORD, NORTH CAROLINA



Available  
 Leased

Shop	Tenant	Sq Ft
15	FedEx	1,800
19	Hire Dynamics	1,800
23	Nail Studio	1,317
25	Toppers Pizza	1,800
29	City Grill	2,400
37	Pet Supplies Plus	8,000
<b>35</b>	<b>AVAILABLE</b>	<b>1,240</b>
39	Quetzal	1,250
43	AT&T	2,025
45	Harris Teeter	45,140
<b>TOTAL</b>		<b>66,772</b>

# SHOPPES AT DAVIDSON CORNER CONCORD, NORTH CAROLINA



SHOPPES AT DAVIDSON CORNER  
CONCORD, NORTH CAROLINA



For more information, please contact:



**WILSON GLASGOW**  
704.319.4942  
hwglasgow@astonprop.com

2825 South Blvd, Ste 300  
Charlotte, NC 28209  
www.astonprop.com