

SHOPPES AT DAVIDSON CORNER  
CONCORD, NORTH CAROLINA



1245 Concord Pkwy N | Concord, NC 28025



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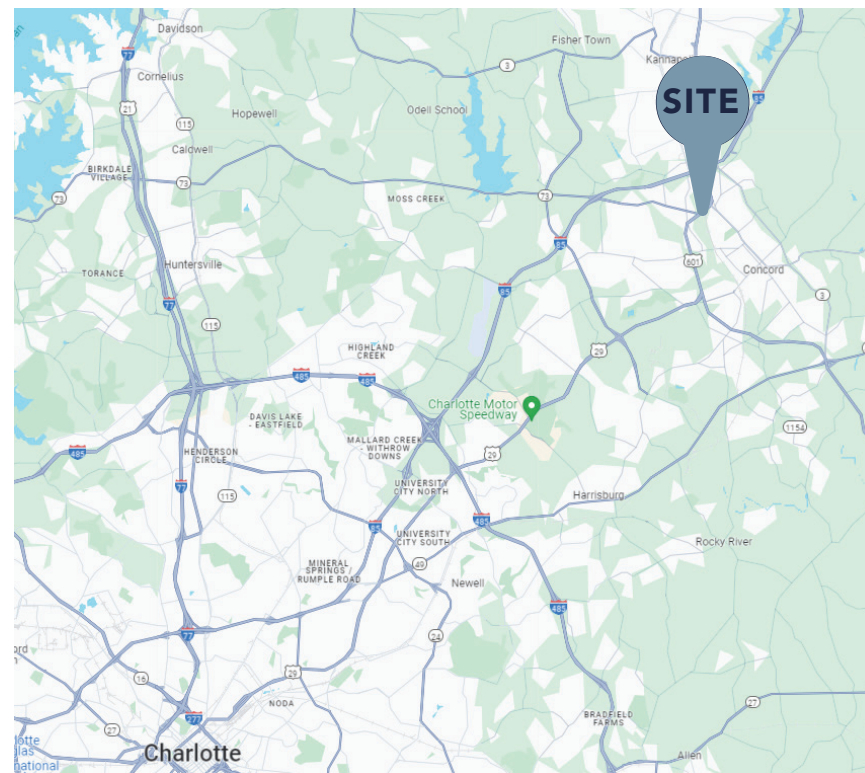


## PROPERTY FEATURES

- 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

**1,250-1,800 sf**  
AVAILABLE

**66,772 sf**  
GROSS LEASABLE AREA

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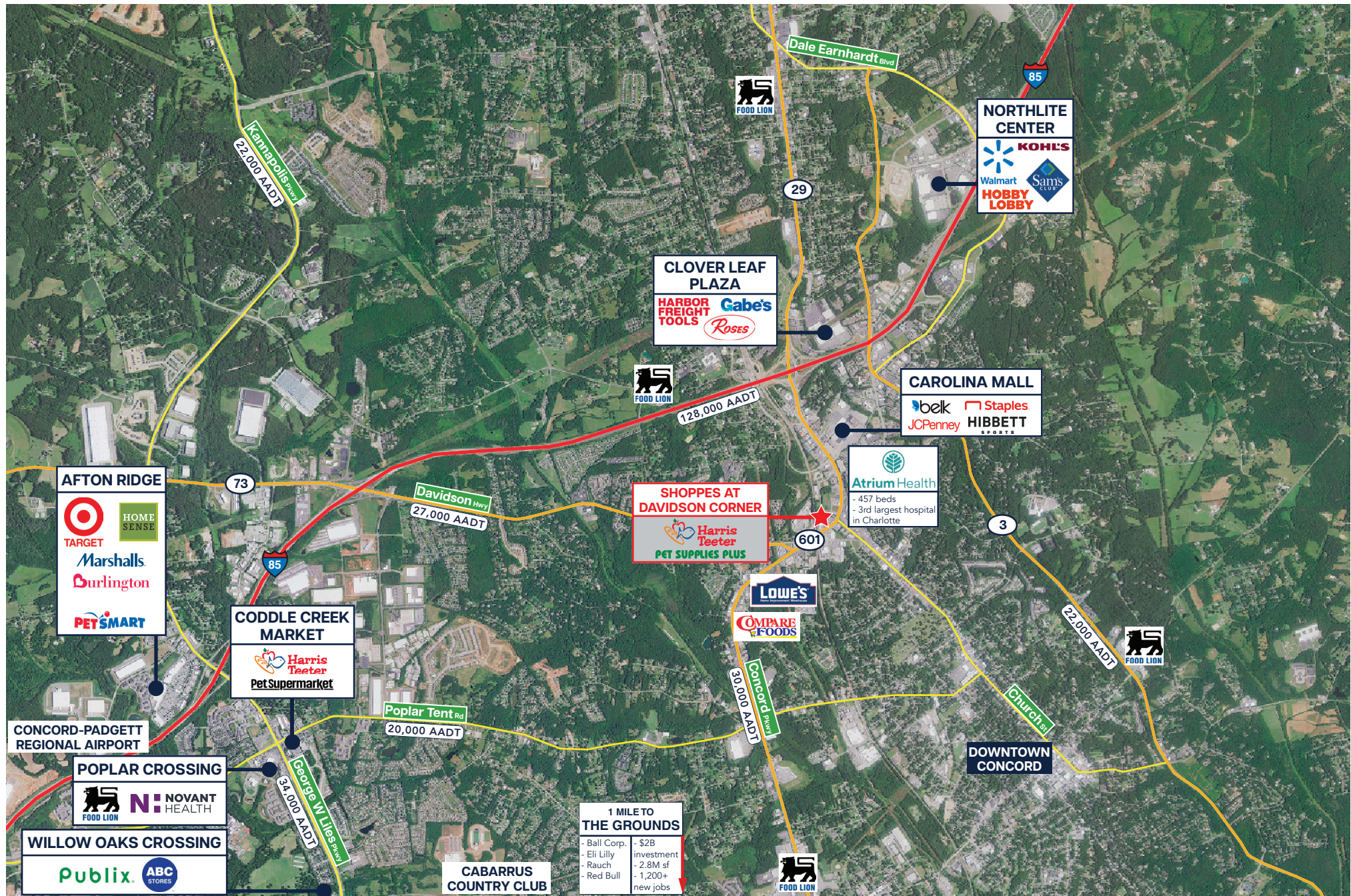


Available  
Leased

Shop	Tenant	Sq Ft
15	FedEx	1,800
19	Hire Dynamics	1,800
23	Nail Studio	1,317
<b>25</b>	<b>AVAILABLE</b>	<b>1,800</b>
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>



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