



FOR LEASE

Copperfield Center

Retail Space Available

349 Copperfield Blvd. | Concord, NC

Prime Location: 74,440 SF center at Copperfield Blvd & Branchview Rd, just 1/3 mile from Carolinas Medical Center Northeast and 1/2 mile from Carolina Mall.

Strong Tenants: Anchored by K&W Cafeteria and Elite Fitness, other tenants include The UPS Store, CosmoProf, and Once Upon a Child.

Recent Upgrades: New LED lighting, refurbished pylon signage, fresh exterior repaint, and parking lot improvements.

High Traffic & Visibility: 964' frontage, and strong visibility from I-85, with several dining outparcels including Zaxby's, Longhorn Steakhouse, and Mykonos Grill.

FOR MORE INFORMATION,
PLEASE CONTACT:

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BVBELK
PROPERTIES
REAL ESTATE ACQUISITION / SALES / LEASING

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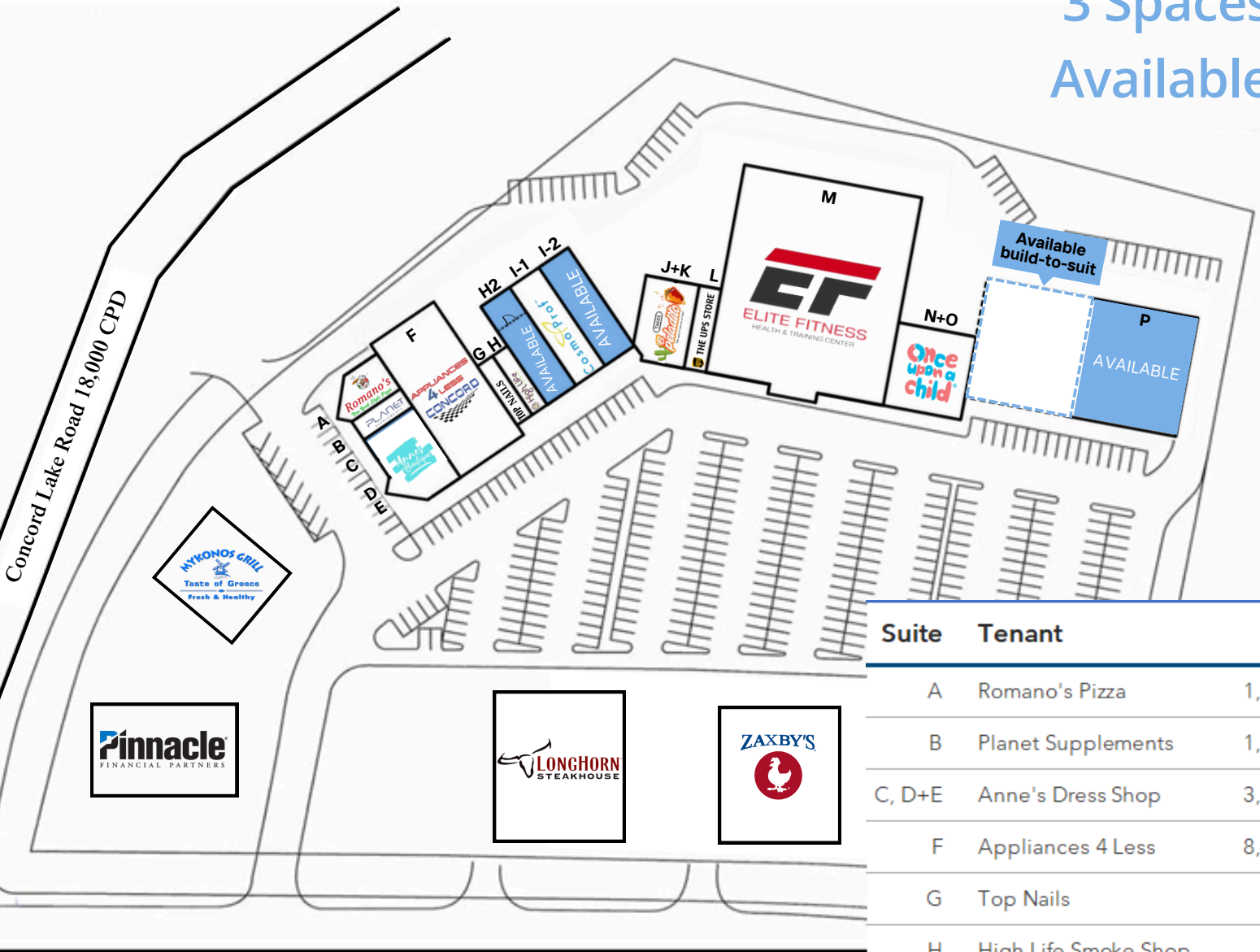
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I-85 97,100 Cars per Day

3 Spaces Available







Suite	Tenant	SF
A	Romano's Pizza	1,750
B	Planet Supplements	1,000
C, D+E	Anne's Dress Shop	3,750
F	Appliances 4 Less	8,640
G	Top Nails	900
H	High Life Smoke Shop	900
H-2	AVAILABLE	2,400
I-1	CosmoProf	3,600
I-2	AVAILABLE	3,000
J+K	Tacos El Peladito	3,100
L	The UPS Store	1,400
M	Elite Fitness	26,752
N+O	Once Upon A Child	4,550
P	AVAILABLE	10,923

Copperfield Blvd. 18,000 CPD



Demographics

	1 Mile	3 Miles	5 Miles
 Population	3,777	47,060	108,305
 Median Age	41.6	37.5	38.0
 Households	1,670	18,382	42,379
 Avg. HH Income	\$93,573	\$81,456	\$90,769

Traffic Count Map

Average Daily Traffic

