



FORMER TRUIST BANK

818 NORTH CHURCH STREET • CONCORD, NC
CHARLOTTE, NC MSA

Marcus & Millichap
AM GROUP
OFFERING MEMORANDUM

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MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES OF NORTH CAROLINA, INC.

BROKER OF RECORD: DONALD GILCHRIST, NC: 241055



\$1,500,000

LIST PRICE



3,825

TOTAL GLA (SF)



1.15

LOT SIZE (AC)
2 PARCELS



3

DRIVE THRU
LANES



34

PARKING SPACES



1987

YEAR BUILT



\$79,765

3-MILE AVG HHI

INVESTMENT HIGHLIGHTS

- Former Truist Bank
- Three (3) Drive Thru Lanes
- Large 1.15 Acre Site
- Two (2) Curb Cuts on N Church Street
- High Traffic Location: 20,000 Vehicles Per Day
- C-2 Commercial Zoning: Allows for Wide Variety of Uses
- Near Entrance to 457-Bed Hospital (Atrium Health Cabarrus)
- More than 54,000 Daytime Population (3-Mile Radius)
- Nearly \$80,000 Avg Household Incomes (3-Mile Radius)



DEMOGRAPHIC SUMMARY

[CLICK HERE FOR COMPLETE DEMOGRAPHIC REPORT](#)

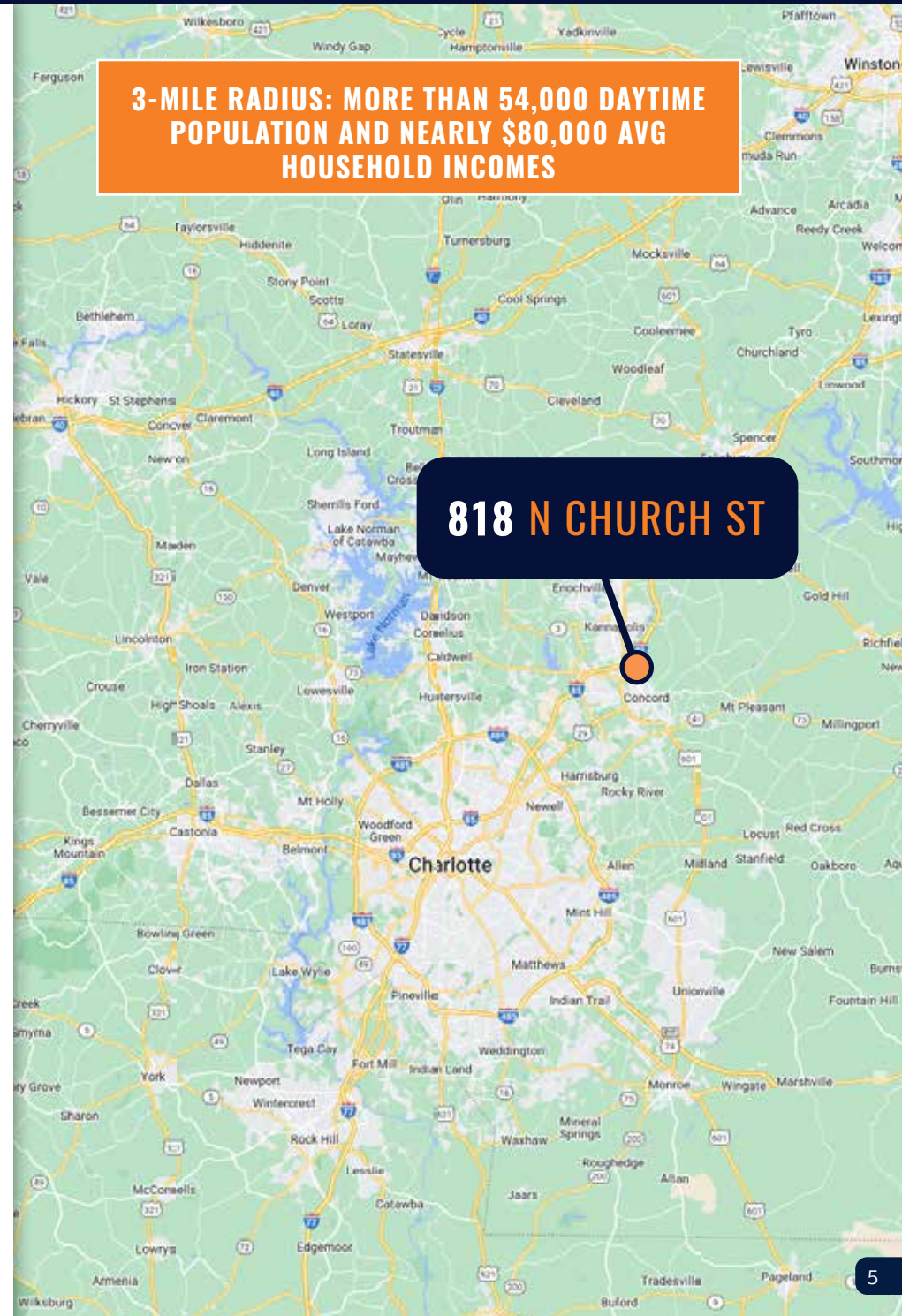
POPULATION	1 MILE	3 MILE	5 MILE
2028 PROJECTION	6,397	49,670	112,875
2023 ESTIMATE	6,031	46,161	103,466

DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2023 ESTIMATE	11,006	54,947	105,709

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2028 PROJECTIONS	2,880	20,212	45,096
2023 ESTIMATE	2,703	18,675	41,150

OWNER OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
2023 OWNER OCCUPIED HOUSING	46.56%	49.63%	58.22%
2023 RENTER OCCUPIED HOUSING	47.59%	43.05%	34.91%
2028 OWNER OCCUPIED HOUSING	47.48%	50.00%	58.30%
2028 RENTER OCCUPIED HOUSING	47.53%	43.24%	35.28%

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	7.68%	6.07%	6.83%
\$150,000 - \$199,999	3.81%	4.44%	5.02%
\$100,000 - \$149,999	11.90%	12.79%	15.24%
\$75,000 - \$99,999	10.46%	12.82%	14.10%
\$50,000 - \$74,999	16.90%	16.76%	17.23%
\$35,000 - \$49,999	17.94%	15.51%	13.84%
\$25,000 - \$34,999	7.96%	9.12%	8.46%
\$15,000 - \$24,999	13.09%	11.29%	9.46%
\$10,000 - \$14,999	5.61%	5.05%	4.41%
UNDER \$9,999	4.64%	6.15%	5.40%
2023 EST. AVERAGE HOUSEHOLD INCOME	\$82,727	\$79,765	\$85,165
2023 EST. MEDIAN HOUSEHOLD INCOME	\$50,728	\$53,561	\$61,445
2023 EST. PER CAPITA INCOME	\$37,191	\$32,605	\$34,061





Concord

NORTH CAROLINA

High Performance Living

The city of Concord is the county seat and most populous city in Cabarrus County, North Carolina. As of the 2020 census, the city had a population of 105,000+ making Concord the second-most populous city in the Charlotte metropolitan area and is the 10th most populous city in the state. The city of Concord is approximately 26 miles from Uptown Charlotte and 30 miles from the Charlotte Douglas International Airport. Major interstates in the Concord include Interstate 85, Interstate 77, Interstate 40, and Interstate 485.

Concord has a diverse economy comprising shipping and transportation, banking, manufacturing, motorsports, and various service sectors. The two primary economic driving forces of the city are Concord Mills, North Carolina's largest outlet and value retail shopping center, and the Charlotte Motor Speedway. Major employers in the area include Atrium Health, Amazon, Hendrick Motorsports, Shoe Show, and Speedway Motorsports.



Charlotte, NC, is a bustling commercial real estate market that serves as a major economic hub in the southeastern United States. With a population of over 973,000 as of 2023, and an MSA (Metropolitan Statistical Area) population of over 2.8 million, Charlotte offers a diverse and vibrant market for commercial real estate investors and businesses.

Higher education is well-represented in Charlotte, with several renowned colleges and universities in the region. Institutions such as the University of North Carolina at Charlotte, with an enrollment of over 29,000 students, and Queens University of Charlotte, with an enrollment of over 2,600 students, provide a highly skilled and educated workforce for the local business community.

Charlotte has seen impressive new developments in recent years, with the growth of commercial and residential properties. The city's skyline has been transformed with new office buildings, luxury hotels, and mixed-use developments, attracting major corporations and driving economic growth in the area.

Top employers in Charlotte span across various sectors, including finance, healthcare, technology, and manufacturing. Major employers in the area include Bank of America, Wells Fargo, Atrium Health, and Duke Energy, among others. The city is also home to several Fortune 500 companies, including Bank of America, Duke Energy, and Honeywell International, among others, further showcasing its economic vitality and business opportunities.

Charlotte boasts favorable infrastructure, with a well-connected transportation network that includes major highways such as Interstate 77, Interstate 85, and Interstate 485, providing convenient access to the city and surrounding areas. The city's international airport, Charlotte Douglas International Airport, is a major transportation hub in the region, facilitating business and travel.

Charlotte's school system is known for its quality education, with a range of public and private schools that are committed to academic excellence and student success. The city also offers a variety of recreational opportunities, including parks, sports facilities, cultural attractions, and entertainment venues. Yearly festivals such as the Charlotte Film Festival, Charlotte Wine & Food Weekend, and Charlotte Pride Festival showcase the city's rich cultural scene and sense of community.

ZONING

The **C-2 District** is established to provide areas for general commercial activities designed to serve the community such as shopping centers, repair shops, wholesale businesses, and retail sales with limited outdoor display of goods and limited outdoor operations. This district promotes a broad range of commercial operations and services necessary for large regions of the County, providing community balance. Rezoning to the C-2 District should be avoided adjacent to any single-family Residential Zoning District (RE, RL, RM-1 or RM-2). C-2 Districts should be located on or within proximity to major thoroughfares. This shall not apply where an existing building or structure used as permitted within the C-2 District has been established prior to the adoption of this Ordinance on a parcel subject to an application for rezoning.

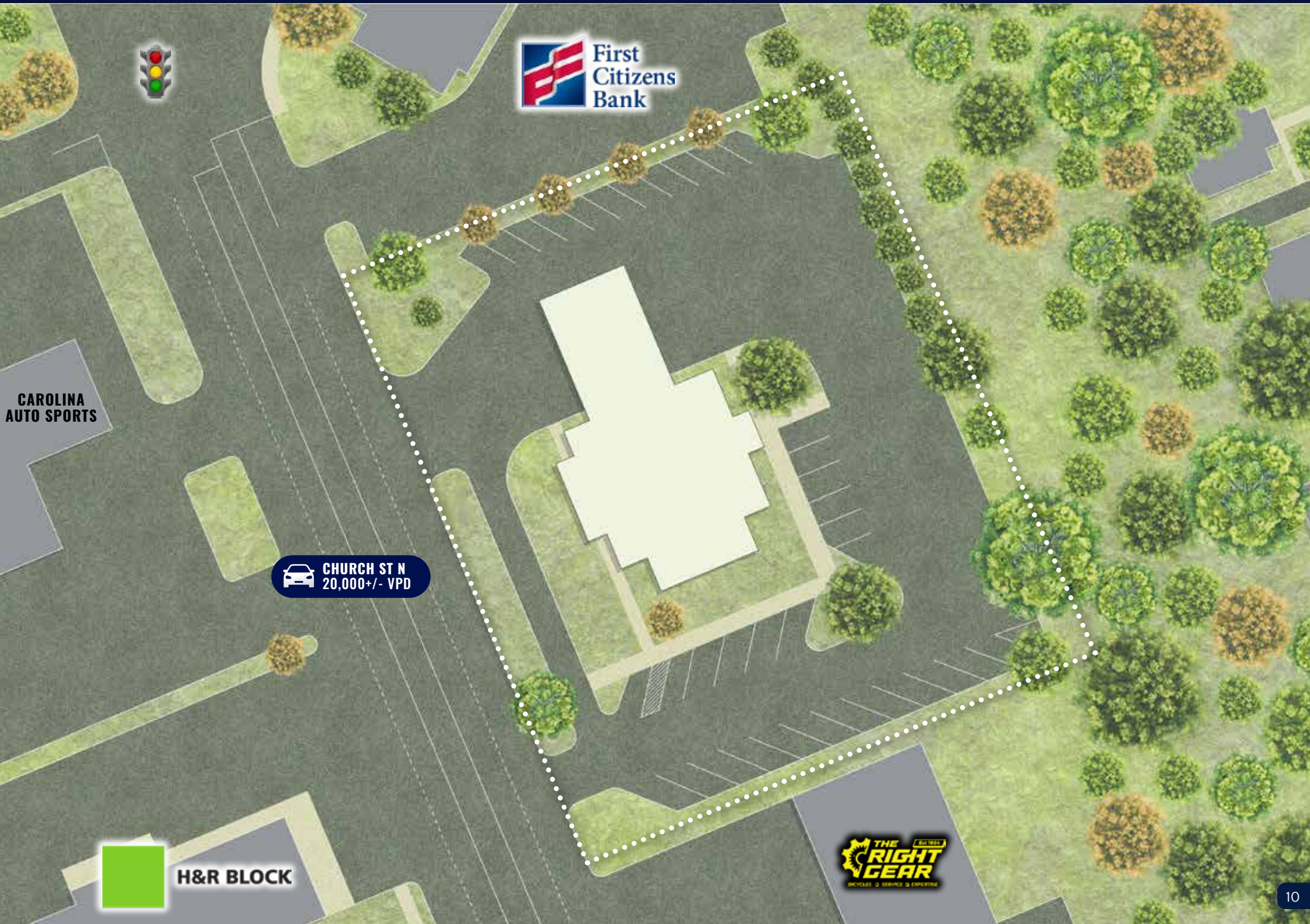
ALLOWED ZONING USES

Crop Production
Farm Supply Store without Outdoor Storage
Mixed-Use Dwelling/Live-Work Unit
Congregate Care Senior Housing
Group Home
Social Service Institution
Civic, Social, and Fraternal Organization
Library, Public
Museum or Non-Profit Foundation
Convention Center
Child Care Center
All Education Facilities
Governmental Building
Post Office
Visitor Bureau
Medical Clinic/Urgent Care
All Parks and Open Areas

Golf Course, Public or Private
Air Transportation
Public Transportation System
Religious Institution/House of Worship
Electric Generating Facility
Natural Gas Distribution Facility
Water Treatment Facility
All Indoor Recreation
All Offices
Amusement Park
Baseball Hitting Range
Golf Driving Range
Country Club
Miniature Golf Course
Recreation Instruction and Camps
All Overnight Accommodations
Restaurant

Brewpubs/Brewery-Micro
Winery/Cidery-Micro
All Retail Sales
All Vehicle Sales and Service
Flex/Office Space
Cabinet and Woodwork Shop
Equipment Supply House
Food Catering Facility
LP Gas & Heating Oil Dealer
Machine Shop
Musical Instrument Manufacturing
Pest Control Service
Small Engine Repair
Upholstery Shop
Solid Waste Management Facility
Dry Cleaning/Laundry Plant

SITE PLAN



CAROLINA
AUTO SPORTS

 CHURCH ST N
20,000+/- VPD

 H&R BLOCK



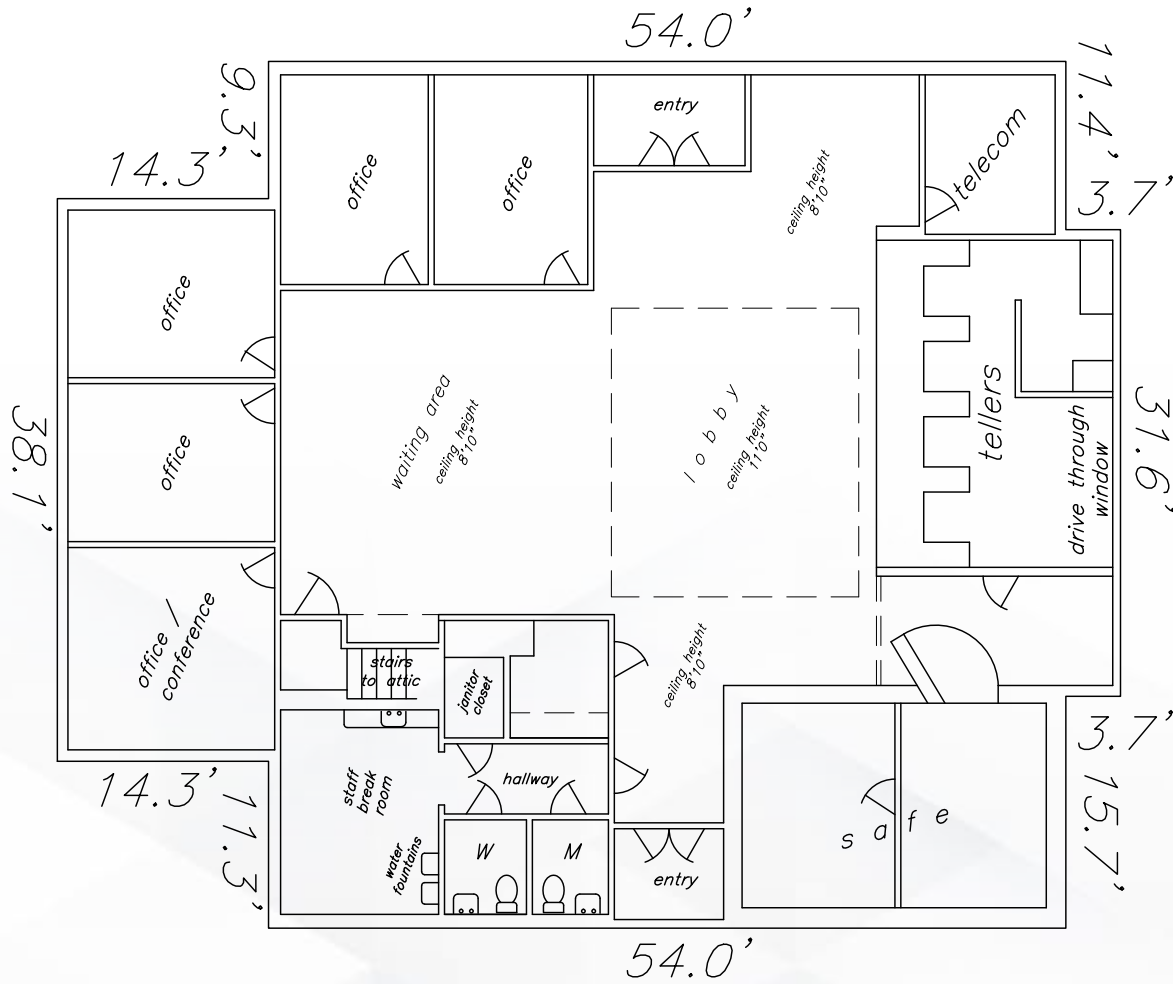


 CHURCH ST N
20,000+/- VPD

FLOOR PLAN

North Church Street

Parking
Side



Drive
Through
Structure

POTENTIAL TENANTS

SOURCE: PLACER AI 2025

POTENTIAL TENANTS	CATEGORY	DRIVE TIME (MIN)	MIN SIZE (SF)	MAX SIZE (SF)	NEAREST LOCATION (MI)	RELATIVE FIT SCORE
 Southern Seafood KITCHEN	Restaurants	13	1,533	4,429	18.07	100.01
 Cane's	Fast Food & QSR	18	1,928	7,900	92.92	98.77
 Petland	Pet Stores & Services	15	2,900	11,433	101.84	93.74
 Wawa	Gas Stations & Convenience Stores	17	2,499	20,416	147.58	90.72
 petsense	Pet Stores & Services	15	3,345	10,579	24.26	90.43
 HELVZBERG DIAMONDS	Fashion Accessories	26	1,255	4,561	28.68	89.19
 THE JUICY CRAB	Restaurants	13	4,386	12,174	12.8	88.15
 CHOPT <small>Creative Salad Company</small>	Restaurants	11	1,442	5,248	19.76	86.92
 Kidsfoot Locker	Clothing	6	1,246	5,448	8.03	86.71
 Gloria Jean's COFFEES	Breakfast, Coffee, Bakeries & Dessert Shops	21	1,056	2,041	105.49	83.86
 ROYAL FARMS	Gas Stations & Convenience Stores	17	2,753	16,904	115.39	83.02
 MISSION BBQ	Restaurants	15	2,273	6,987	95.56	82.88
 AMERIS BANK	Banks & Financial Services	13	2,205	12,573	23.02	82.54

POTENTIAL TENANTS	CATEGORY	DRIVE TIME (MIN)	MIN SIZE (SF)	MAX SIZE (SF)	NEAREST LOCATION (MI)	RELATIVE FIT SCORE
 Alamo	Stores & Services	15	1,752	14,170	24.16	82.34
 IGA	Groceries	11	4,640	40,327	31.29	82.24
 RISE	Breakfast, Coffee, Bakeries & Dessert Shops	15	1,056	3,133	92.13	82.03
 uscellular	Electronics Stores	12	663	5,091	59.64	81.74
 Smash BURGER	Fast Food & QSR	11	1,282	4,355	20.85	81.71
 BIGGBY COFFEE	Breakfast, Coffee, Bakeries & Dessert Shops	11	540	3,561	29.55	81.56
 REGIONS	Banks & Financial Services	11	1,860	10,979	16.58	81.48
 DAYLIGHT DONUTS	Breakfast, Coffee, Bakeries & Dessert Shops	11	724	3,646	18.63	81.42
 SHAKE SHACK	Fast Food & QSR	15	1,785	6,708	15.84	81.18
 SEVEN 73 BREW	Breakfast, Coffee, Bakeries & Dessert Shops	11	563	3,393	24.65	80.34
 Garden of Eatin'	Fast Food & QSR	17	1,582	4,419	23.37	79.89
 UNITED BANK	Banks & Financial Services	13	1,310	8,981	16.6	79.5

Atrium Health PEDIATRICS

Atrium Health ACUTE CARE SURGERY

UNITED CABARRUS INSURANCE
an AIA Group Partner

HAIR SALON

818 N CHURCH ST

LAKE CONCORD RD NW
11,000+/- VPD

First Citizens Bank

THE FIGHT GEAR

CALDWELL CLEANERS

The 000000 Family Restaurant

ENTRANCE TO Atrium Health
457-BEDS

WELLS FARGO
197,443 DEPOSITS
(THOUSANDS USD)

CHURCH ST N
20,000+/- VPD

H&R BLOCK

Both W. Belk, P.A. NC works
StateFarm
STRAYER UNIVERSITY

CAROLINA AUTO SPORTS

NC ABC STORE

WINECOFF
ELEM. SCHOOL

85 INTERSTATE 85
97,000+/- VPD

Rug&Home
Gabe's
HARBOR FREIGHT
THE HOME DEPOT

Atrium Health
CAROLINAS
REHABILITATION

MOE'S
MCDONALD'S
WALGREENS

QUALITY
HOME & GARDEN

DISCOUNT
TIRE
MATTRESS FIRM
verizon
golden corral
Wendy's

JCPenney
Staples
belk
SHOE SHOW

CABARRUS COLLEGE
HEALTH CENTER

FIVE GUYS
CHIPOTLE
Chick-fil-A
POPEYES

Atrium Health
CABARRUS
457-BEDS

Charleys
chijis
RESTAURANT • BAR

THE HATCH
PIT

Atrium Health
PEDIATRICS

CHASE
27,391 DEPOSITS
(THOUSANDS USD)

CONCORD PKWY
37,500+/- VPD

WELLS
FARGO
197,443 DEPOSITS
(THOUSANDS USD)

Atrium Health
ACUTE CARE
SURGERY

MRC'S

Bech W. Bell, P.A.
NC
State Farm works
STRAYER
UNIVERSITY

LAKE CONCORD RD NW
11,000+/- VPD

First
Citizens
Bank

CAROLINA
AUTO SPORTS

818 N CHURCH ST

H&R BLOCK

NC ABC STORE

CHURCH ST N
20,000+/- VPD

THE RIGHT
GEAR
SPORTS & GEAR COMPANY

AMERICA'S FOODS
FAMILY DOLLAR

LOWE'S

TAKE 5
SERVICES CENTER & MORE

TACO BELL

Public Storage

JOHNSON
CONCRETE PRODUCTS

PERDUE

SNYDER
PACKAGING, INC

CONCORD PKWY
37,500+/- VPD

Harris Teeter
YOUR NEIGHBORHOOD MARKET

CHASE
27,391 DEPOSITS
(THOUSANDS USD)

PROPST BROTHERS
RECREATIONAL POOL

Applebee's
GRILL + BAR

Beck W. Bell, P.A. NC
StateFarm works
STRAYER
UNIVERSITY

H&R BLOCK

CAROLINA
AUTO SPORTS

NC ABC STORE

WELLS
FARGO
197,443 DEPOSITS
(THOUSANDS USD)

CHURCH ST N
20,000+/- VPD

CALDWELL CLEANERS

THE RIGHT
GEAR

First Citizens
Bank

LAKE CONCORD RD NW
11,000+/- VPD

818 N CHURCH ST

BEVERLY HILLS
ELEM. SCHOOL

CONCORD HILGROVE
FILTER PLANT



CONCORD
AUTO MALL



WAL-MAR
SERVICES CENTER

818 N CHURCH ST



H&R BLOCK

NC ABC STORE



CAR CHASE
CHURCH ST N
20,000+/- VPD

CAR CHASE
LAKE CONCORD RD NW
11,000+/- VPD

CAROLINA
AUTO SPORTS







February 2, 2016

RE: Off-Site Groundwater Contamination at 818 Church Street
DSCA Site DC130002 Caldwell Cleaners

I understand that the off-site property at 818 Church Street may be changing owners and there have been questions regarding the groundwater contamination and the monitoring wells on the property. There are three monitoring wells on this property: MW-22S; MW-22D; MW-22BR. These wells progress deeper respectively into the groundwater aquifers and are important for the DSCA Program's need to continue monitoring the groundwater contamination from the source property at 800 North Church Street. Samples from these wells have shown an increase in contamination concentrations with depth but more importantly show that the shallow groundwater is below the indoor air contamination commercial screening level, **indicating vapor intrusion is not an issue in any of the buildings at the 818 Church Street property.**

The Dry-Cleaning Solvent Cleanup Act (DSCA) established a fund to help drycleaners and property owners investigate and clean up contaminated dry-cleaning sites. The DSCA Program oversees the cleanup of contaminated dry-cleaning sites under a voluntary agreement between the program and the potentially responsible party. Dry-cleaning solvent contamination has been documented by the Department of Environmental Quality to be originating from the Caldwell Cleaners site at 800 North Church Street. A potentially responsible party signed an Administrative Agreement for State-Directed Assessment and Remediation with the department in 2004.

While the site is certified in the program all property owners within the area of dry-cleaning contamination shall not be required to undertake additional remediation to unrestricted use standards per General Statute 143-215.104K.



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