

# Christenbury Medical

9620 CHRISTENBURY PKWY, CONCORD, NC 28027



Medical

FOR  
Lease

SIZE  
±23,200 SF

PRICE  
Call for Pricing



## Overview

Class A, 23,200 SF medical office building available

Delivering Q4 2025

Well positioned in new Lowes Foods anchored (115,959 SF) mixed-use center less than 1 mile from Concord Mills and less than 1.5 miles from I-85

50,000 residents within 3 miles of site

Parked at 5/1,000 with great visibility from Christenbury Pkwy

Building and monument signage available

## New Construction Medical Office Building in Christenbury Village



Joey Morganthall  
Director of Retail

(704) 367 5007  
jmorganthall@mpvre.com

Kevin Judd  
Associate Broker

(704) 367 5025  
kjudd@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

mpvre.com

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## Property Overview

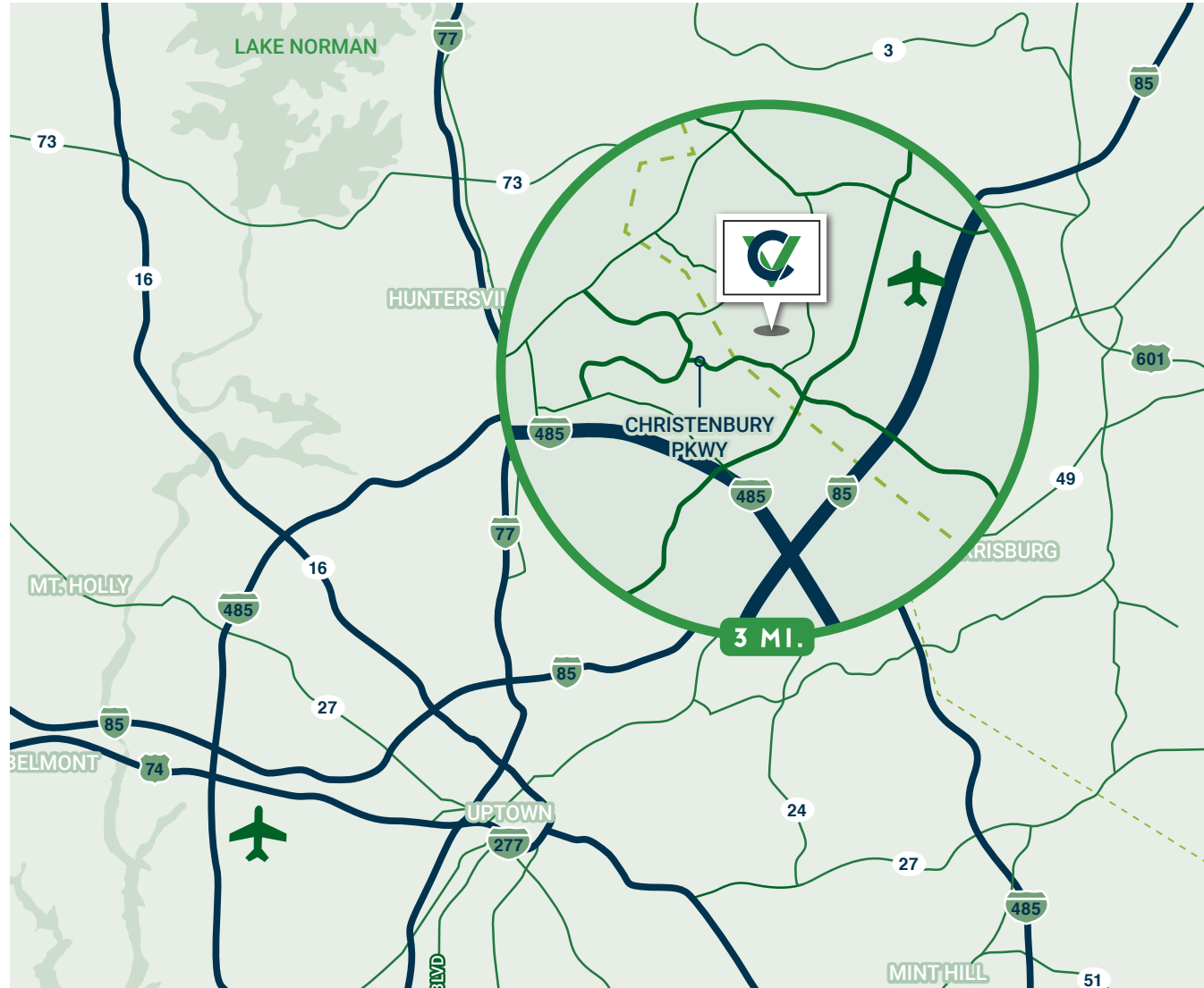
### Property Specifications

Address	9620 Christenbury Pkwy Concord, NC 28027
Property Type	Medical Office
Building	23,200 SF (2 levels)
Delivering	Late 2025
County	Cabarrus
Access	Christenbury Parkway
Location	Within 1 mile of Concord Mills
Signage	Building & Monument Options Available

### Demographics

	1 mile	3 mile	5 mile
Population	11,217	57,728	146,499
Growth Rate	1.35%	1.75%	1.80%
Avg. HH Income	\$130,073	\$140,426	\$123,770

Source: Esri® 2024



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## Site Overview



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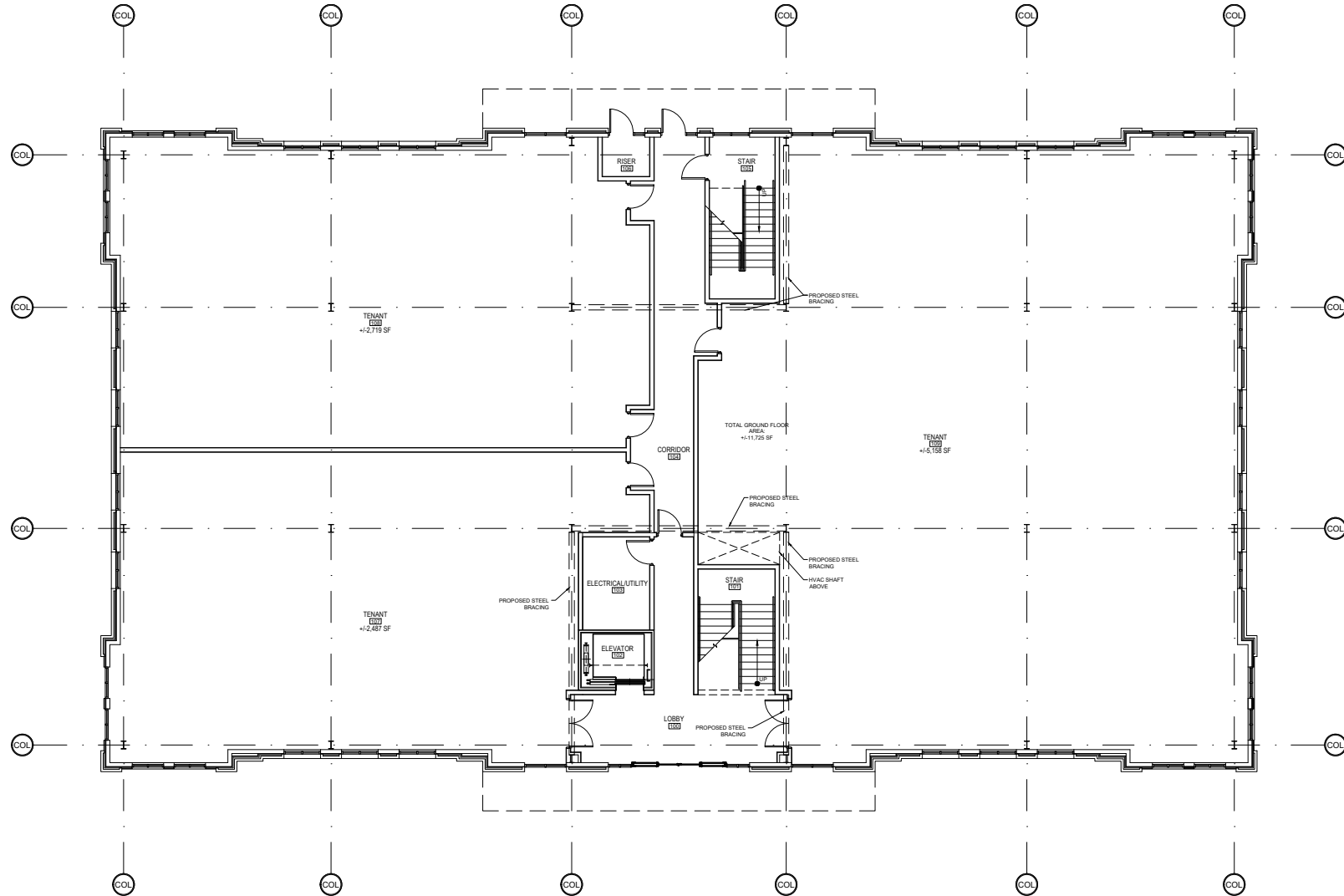
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## Floor Plan



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Rendering



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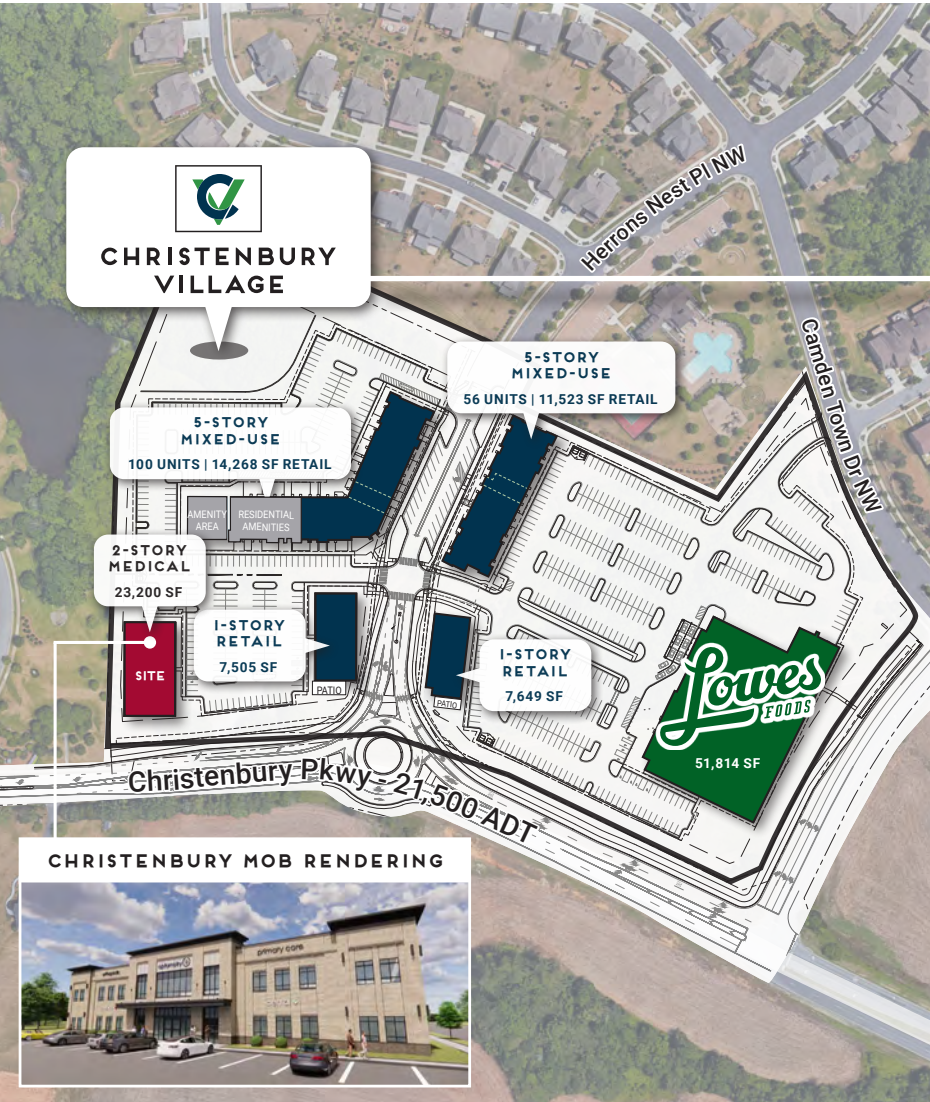
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## Site Location



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## Market Aerial



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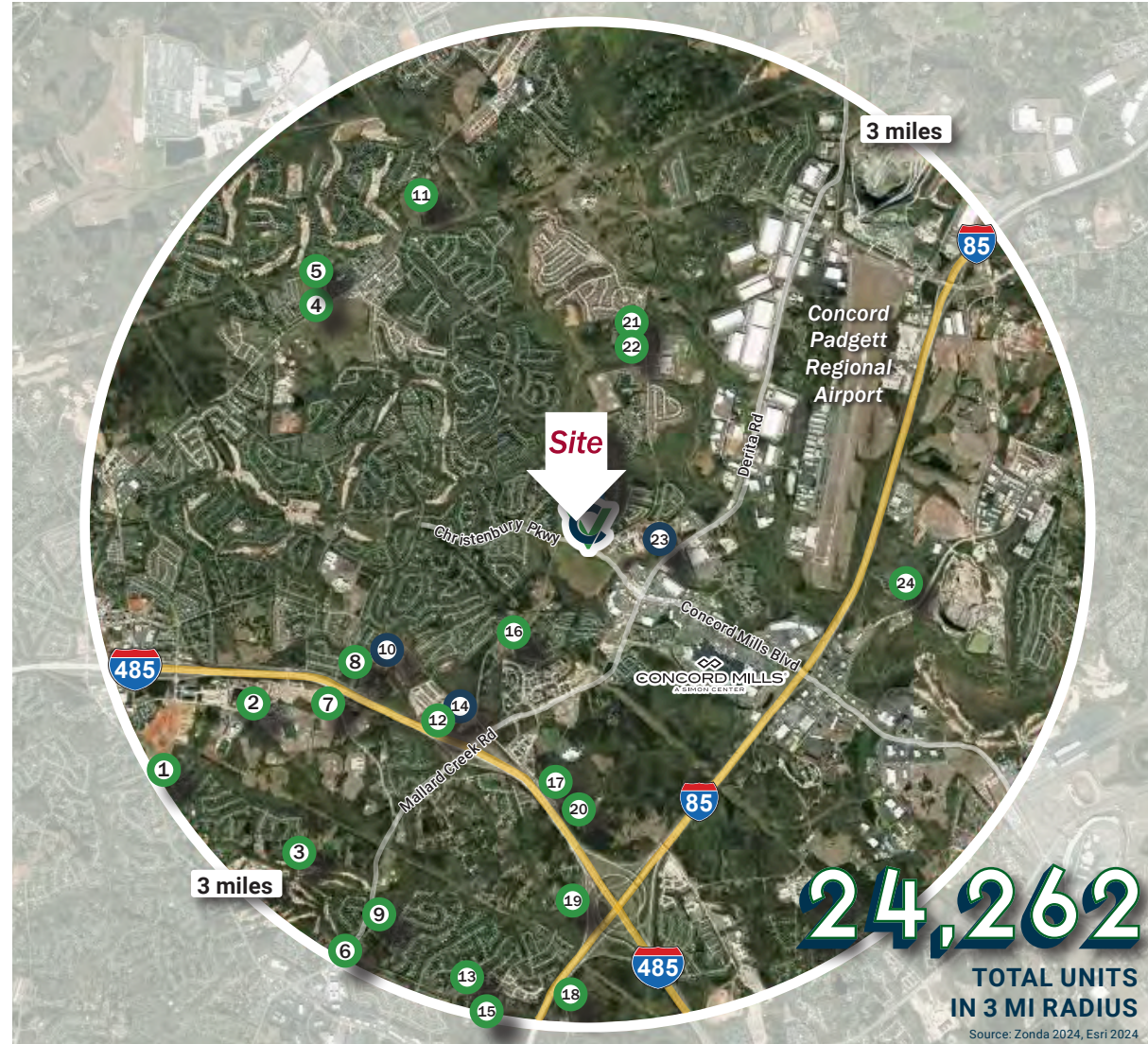
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## Residential Activity

### 3 Mile Residential Report

Key: ○ Active ○ Future

#	Subdivision Name	Status	Total
1	Prosperity View TH	Future	22
2	Maverick Towns (P) TH	Future	45
3	C and L Estates (P) SF	Future	19
4	Skybrook Billings Property (MECK) SF	Future	28
5	Skybrook Billings Property (CAB) SF	Future	19
6	Villages at Mallard Creek (Kinger) TH	Future	34
7	3440 Johston Oehler Rd (P) TH	Future	14
8	Jimmy Oehler (P) TH	Future	1
9	Galloway & Mallard MF (P) TH	Future	150
10	Aberdeen (MI Homes) TH	Active	279
11	Wallace Meadows TH	Future	81
12	Grays Landing (P) TH	Future	15
13	1916 Galloway Rd (P) TH	Future	28
14	Northfield Crossing TH	Active	105
15	Galloway Towns (Pulte) TH	Future	48
16	Beard Rd TH	Future	107
17	Pooja (P) TH	Future	26
18	Galloway TH	Future	63
19	Homewood (P) TH	Future	30
20	Covington Towns (P) TH	Future	121
21	Poplar Mills (P) SF	Future	14
22	Poplar Mills (P) TH	Future	154
23	Christenbury Greene TH	Active	63
24	Weddington Ridge (CAB) TH	Future	137



**24,262**  
TOTAL UNITS  
IN 3 MI RADIUS

Source: Zonda 2024, Esri 2024



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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