WINECOFF COMMONS

523 WINECOFF SCHOOL RD CONCORD NC 28027

2 PARCELS AVAILABLE FOR SALE



WINECOFF COMMONS CONTENTS

01 EXECUTIVE SUMMARY

PROPERTY SUMMARY LOCATION SUMMARY

03 DEMOGRAPHICSTAPESTRY SEGMENTATION

02 PROPERTY DESCRIPTION

AERIAL MAPS
TRAFFIC COUNT REPORT



PROPERTY SUMMARY

ADDRESS	523 WINECOFF SCHOOL RD CONCORD NC 28027			
ZONING	C-2 COMMERCIAL			
PIN ID	5612 60 2682 0000 5612 60 0205 0000			
LOT SIZE	+/- 1.57 ACRES			
PRICE	CALL FOR PRICING			
LOT AVAILABLE	LOT 1 - 0.5 AC LOT 2 - 1.07 AC			







UP TO +/- 7,000 CARS PER DAY

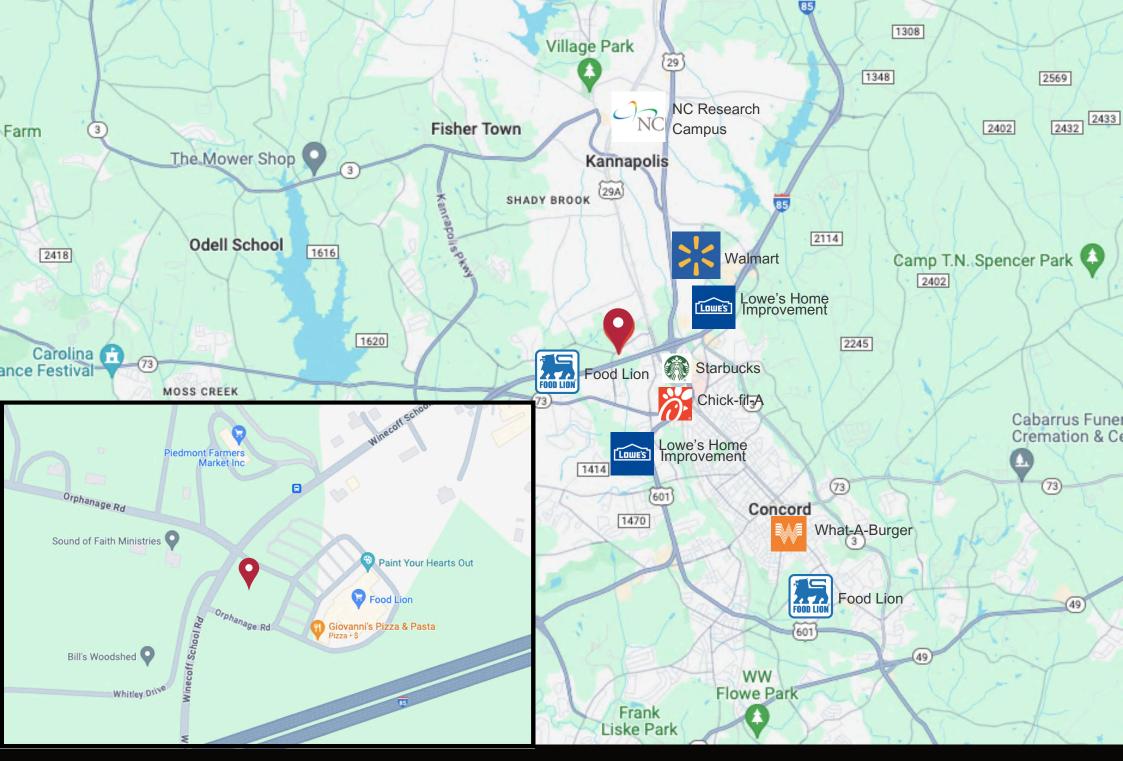


HIGHLY VISIBLE LOCATION

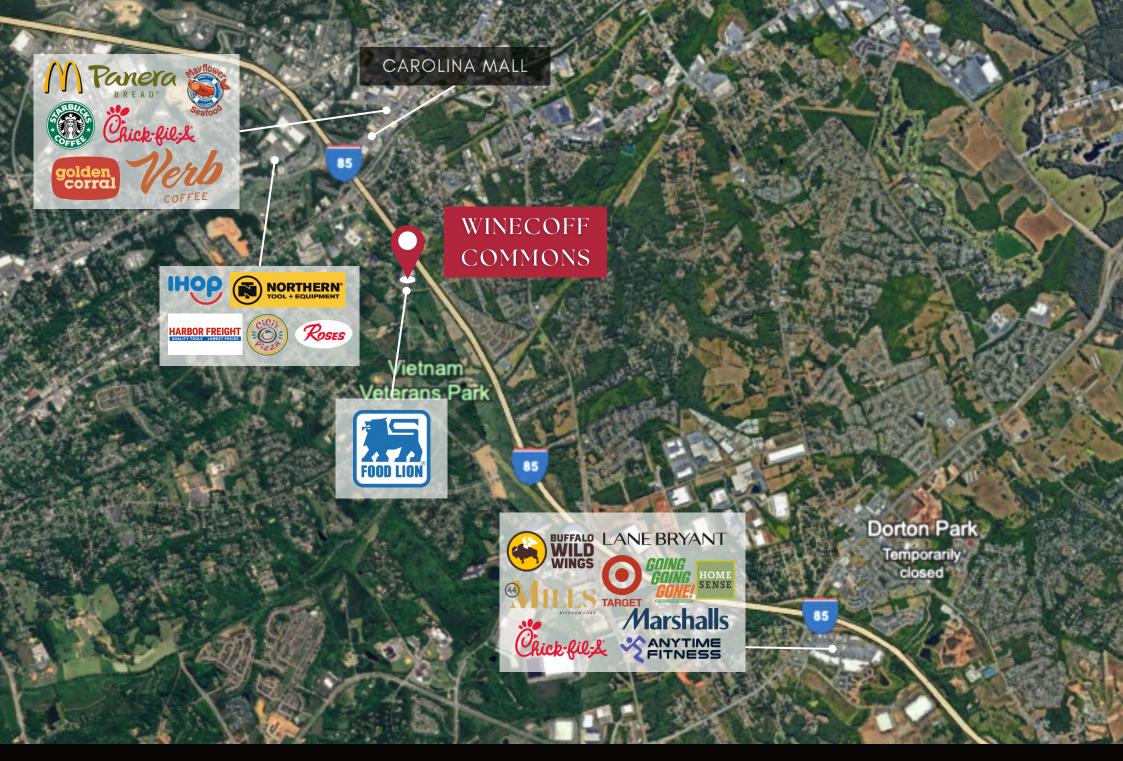


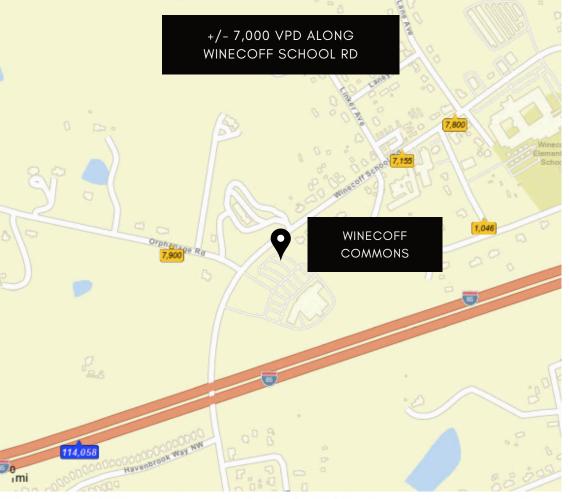
+/- 1.57 AC AVAILABLE

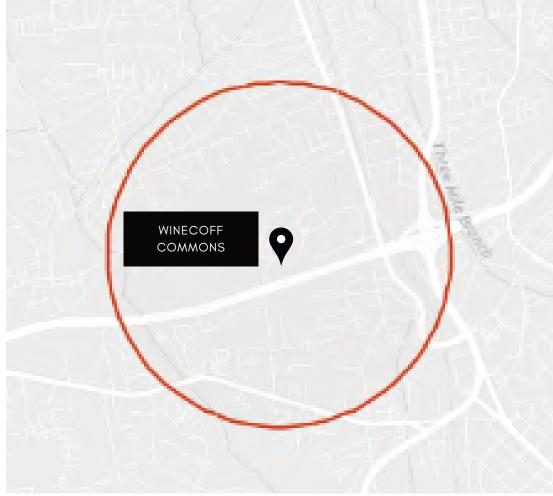














Source: ©2023 Kalibrate Technologies (Q4 2023).

Average Daily Traffic Volume

▲Up to 6,000 vehicles per day

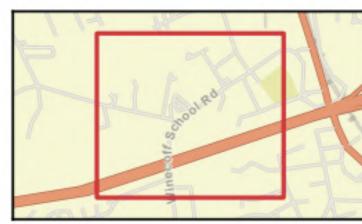
▲6,001 - 15,000

▲ 15,001 - 30,000

▲30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day



					HOUSEHOLDS	HHS%	% US HHS	INDEX
				Affluent Estates (L1)	371	1.25%	10.00%	12
\$236,159	\$61,717	11.8%	27.8%	Upscale Avenues (L2)	0	0.00%	5.55%	0
Median Home Value	Median HH Income	No High School Diploma	High School Graduate	Uptown Individuals (L3)	0	0.00%	3.58%	0
	Value to ne Ratio			Family Landscapes (L4)	6,582	22.09%	7.63%	290
38.3 Median Age	29,794	31.1% Some College/ Associate's	29.3% Bachelor's/Grad/ Prof	GenXurban (L5)	2,707	9.09%	11.26%	81
median Age	Age P	rofile	Degree	Sprouting Explorers (L7)	1,699	5.70%	7.20%	79
7.0% 7 7 7	7 7 7			Middle Ground (L8)	4,384	14.71%	10.79%	136
6.0%	600	6 6 6	5	Senior Styles (L9)	508	1.71%	5.80%	29
4.0%			5	Rustic Outposts (L10)	25	0.08%	8.30%	1
3.0%			3 Q 2 2	- Midtown Singles (L11)	2,574	8.64%	6.16%	140
1.0%			8-0	Hometown (L12)	6,324	21.23%	6.01%	353
0.0%	2° 2°2° 252° 3°3° 353° 2°5°	8 . As . As . As . As	3 ~7 ~7 ~8 65	Next Wave (L13)	0	0.00%	3.78%	0
, 10, 18	12. 12. 12. 12. 12. 12.	\$2 92 92 92 92	Ja Ja 80.	Scholars and Patriots (L14)	0	0.00%	1.61%	0

WINECOFF COMMONS

523 WINECOFF SCHOOL RD CONCORD NC 28027

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