

470 Lake Concord Road NE, Concord NC 28025

FOR LEASE



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# THE SPACE

Location	<b>470 Lake Concord Road NE Concord, NC 28025</b>
County	<b>Cabarrus</b>
Size	<b>3,898 SF</b>
Space	<b>Medical Office</b>
Lease Rate	<b>\$28.00 PSF (Yearly)</b>
Lease Type	<b>NNN</b>

# HIGHLIGHTS

- Excellent proximity to I-85 and Atrium Health Cabarrus
- Move-in ready condition
- Ideal layout for small medical practitioners
- Grandfathered monument sign facing Lake Concord Road NE



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,833	47,359	109,240

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$104,951	\$86,428	\$95,318

## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,154	18,963	43,659

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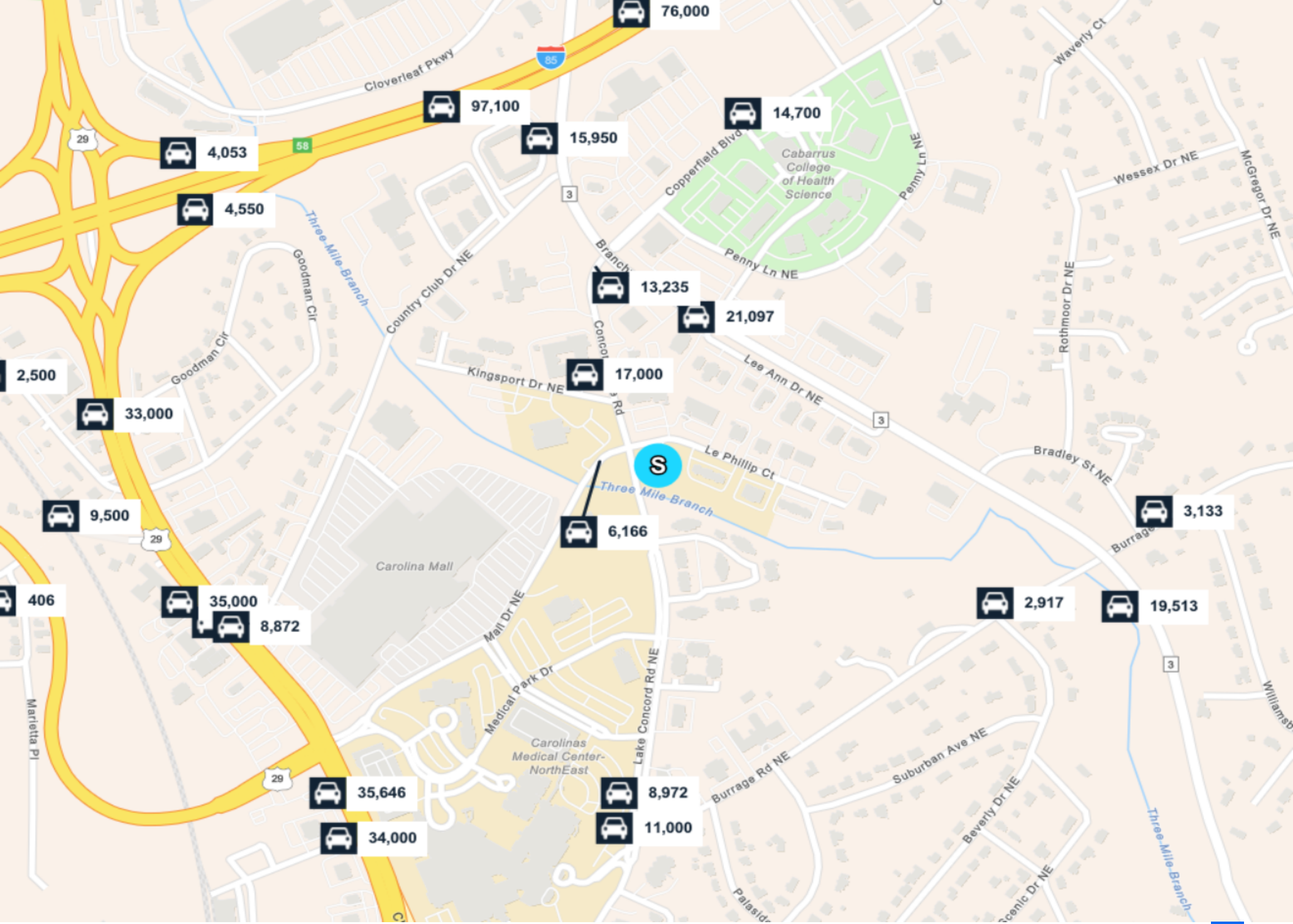
## PROPERTY FEATURES

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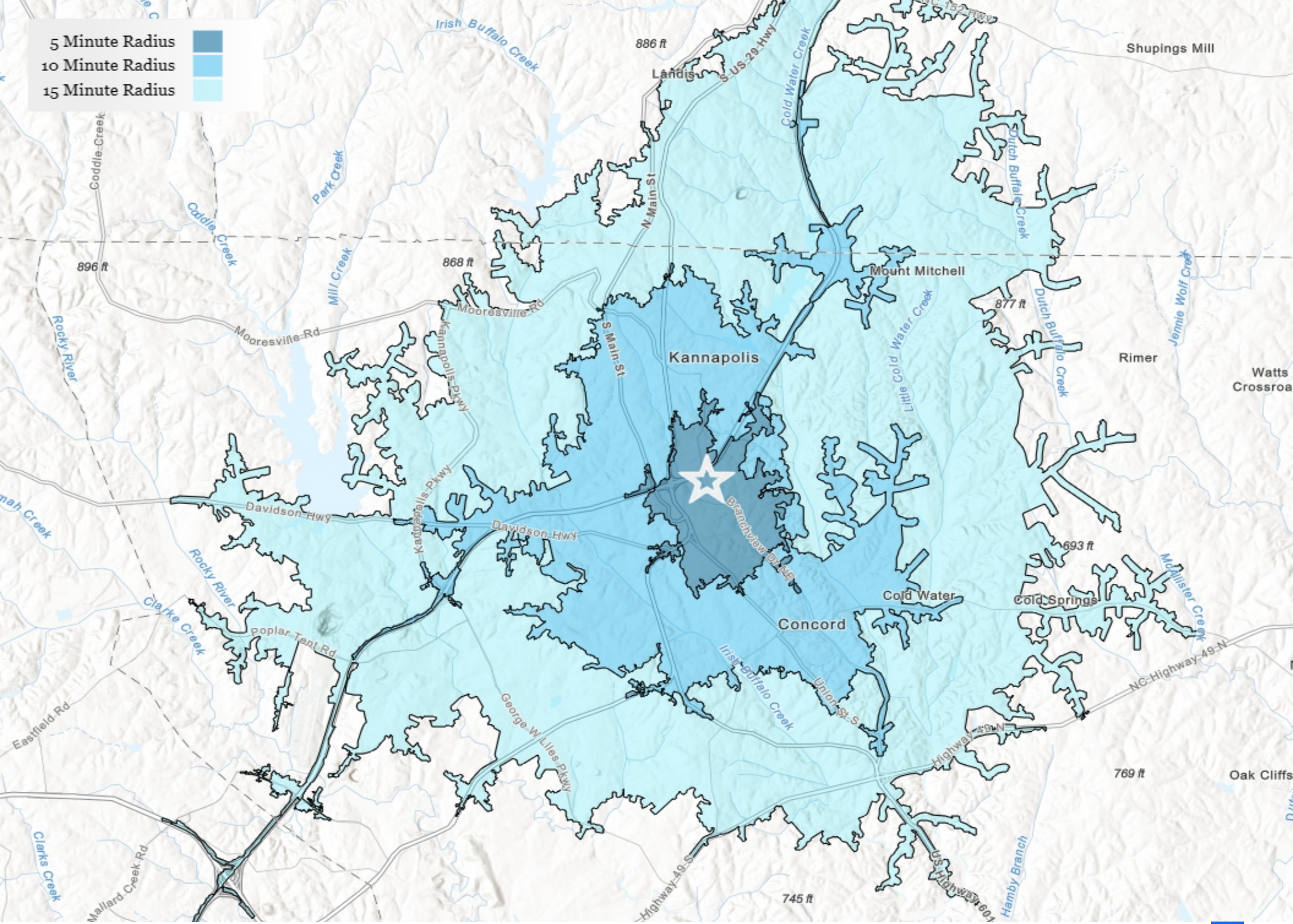
TOTAL TENANTS	<b>1</b>
BUILDING SF	<b>3,898</b>
YEAR BUILT	<b>1984</b>
YEAR RENOVATED	<b>2021</b>
NUMBER OF STORIES	<b>1</b>
NUMBER OF BUILDINGS	<b>1</b>
NUMBER OF PARKING SPACES	<b>22</b>

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5 Minute Radius  
10 Minute Radius  
15 Minute Radius



# 470 Lake Concord Road Northeast - Summary

Gross Living Area - 3898.5 Sq Ft

Non- Living Area - 250.25 Sq Ft



## Area Calculation Summary

### Gross Living Area

First Floor

**Total Living Area**

### Calculation Details

3898.5 Sq Ft

**3898.5 Sq Ft**

### Non-Living Area

Stone Patio

**Total Non- Living Area**

250.25 Sq Ft

**250.25 Sq Ft**

