

8383 Old Holland Rd

Charlotte, North Carolina 28262



THE ADDISON
eighty50

Site

at home
The Home Décor Superstore

Available for Sale

+/- 4.84 AC Land in Concord Mills



145,000 VPD

8383 Old Holland Rd

Available for Sale

Opportunity to acquire a strategically located commercial development site totaling approximately +/- 4.84 AC, with +/- 1.5 AC of usable land, in the Concord/North Charlotte submarket, one of the region's most active and established retail corridors. The property is zoned C-2, allowing a wide range of uses by right, including drive-through concepts, making it well-suited for medical, dental, urgent care, or service-oriented retail users.

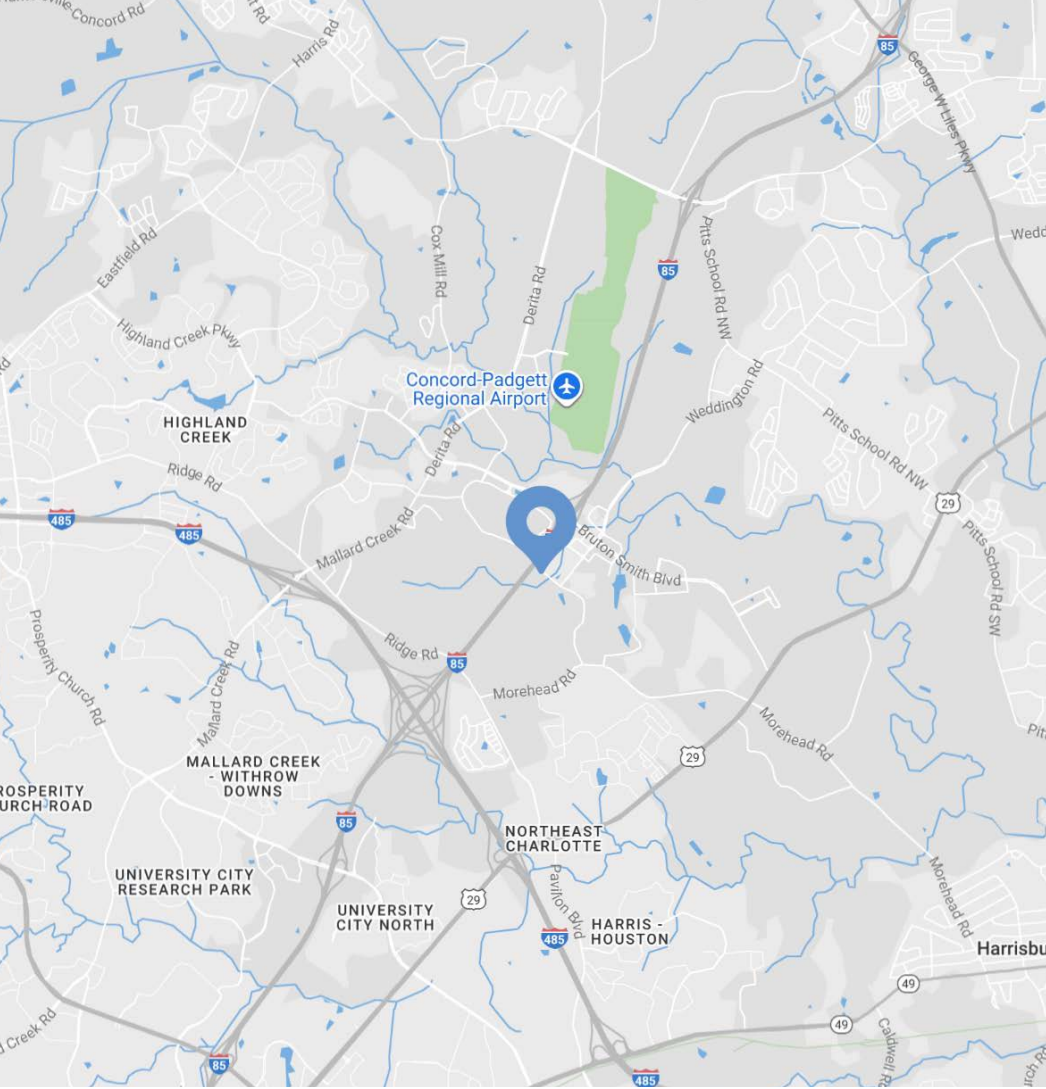
Situated just off Concord Mills Blvd, the site benefits from immediate proximity to Concord Mills Marketplace, one of the Charlotte region's most dominant retail destinations, and is surrounded by national retailers, hotels, and mixed-use development. While positioned behind the primary retail frontage, the location offers a quieter, more functional setting—ideal for medical or service users seeking adjacency to strong retail traffic without the congestion or pricing of front-row parcels.

The property analysis supports development potential of approximately 10,000 SF of retail or medical space, subject to utility availability and site constraints including wetlands.

With continued population growth and strong retail fundamentals in the Concord submarket, the property presents a compelling opportunity for users or developers targeting stable, needs-based demand in a proven commercial environment.

Property Details

Address	8383 Old Holland Rd Charlotte, NC 28262
Acreage	+/- 4.84 AC Available for Sale (Estimated +/- 1.5 useable Acres)
Use	Land
Zoning	C-2 (General Commercial)
Sale Price	\$900,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	4,252	54,208	177,848
Avg. Household Income	\$95,070	\$121,350	\$120,640
Median Household Income	\$82,662	\$93,075	\$92,232
Households	2,058	21,248	68,826
Daytime Employees	6,157	20,718	64,335

Site Overview



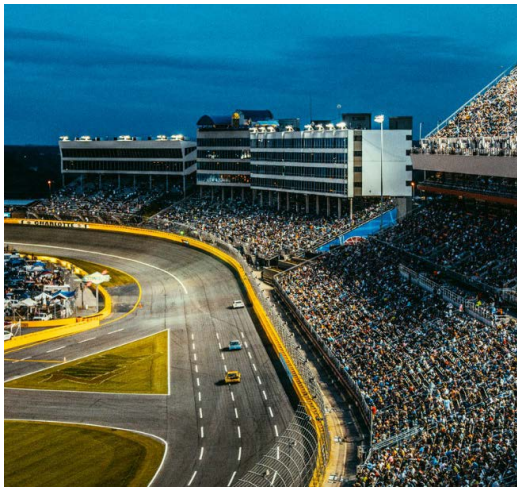
Market Overview



Concord

North Carolina

Concord is a city in Cabarrus County, the second-largest city in the Charlotte MSA and the 10th most populous city in North Carolina. Concord is home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills. Concord Mills is a nearly 1.4 million square foot shopping mall and is North Carolina's largest tourist attraction, attracting 17.6 million visitors a year on average.





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.