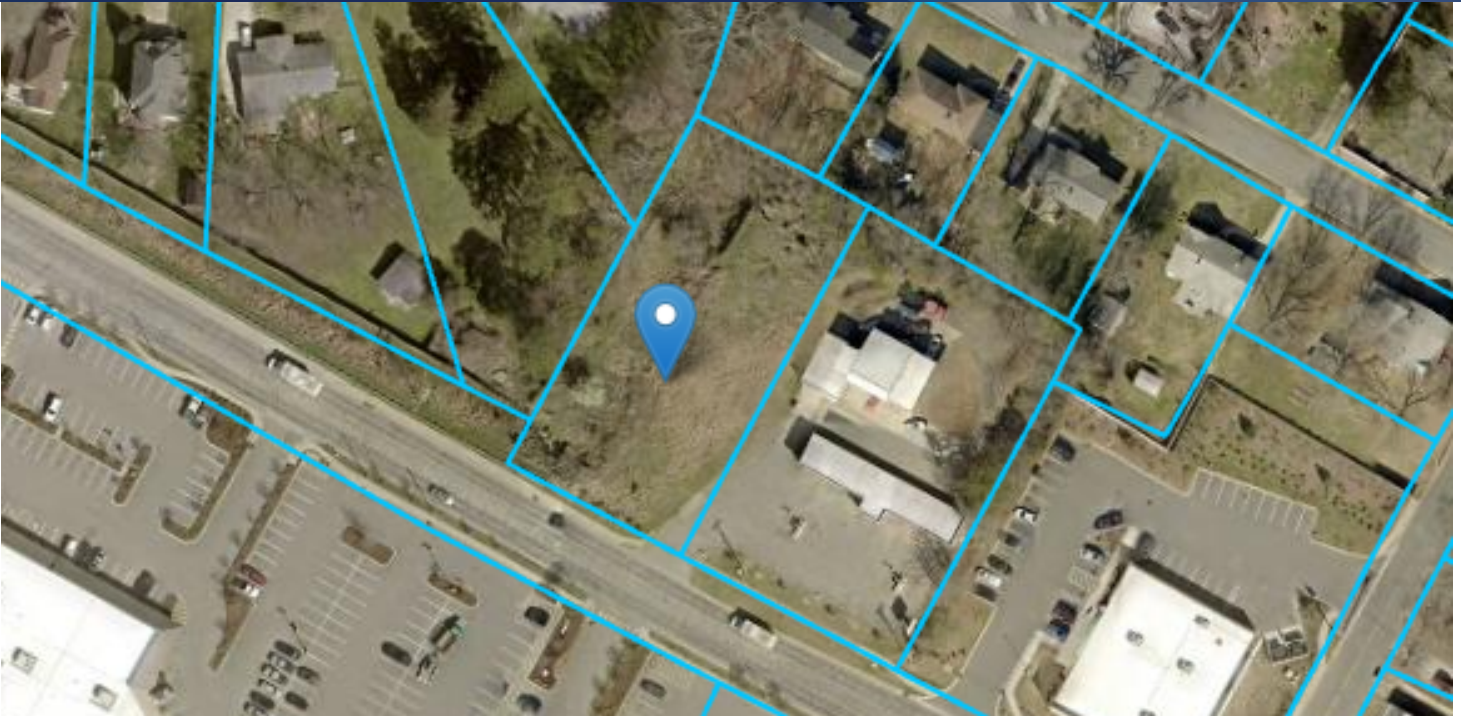


SALE

SOUTH UNION STREET PARCEL FOR DEVELOPMENT

Union St S Concord, NC 28025



PROPERTY DESCRIPTION

Surrounded by residential and commercial development, this parcel of 0.71 acres has just enough land for 5,000 sf retail center for up to five shops. Across the street is Food Lion and other retail stores. Parcel id: 5539592849.

PROPERTY HIGHLIGHTS

- Relatively flat parcel with slight slope towards retaining wall
- Next to Queen City (Car) Wash (857 Union St. S.)
- Across the street from Food Lion and shopping center
- 130 ft. frontage, 240 ft. depth
- Access to water and sewer on Union St.
- Site plans and surveys available upon request.
- Priced under Tax value of \$167,010
- Owner will owner finance portion of sales price for qualified buyer.

OFFERING SUMMARY

Sale Price:	\$149,900
Lot Size:	30,928 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	308	648	2,151
Total Population	736	1,591	5,647
Average HH Income	\$104,600	\$104,077	\$95,811

Peter Rieke
Commercial Broker, NC, SC
704 575 1993

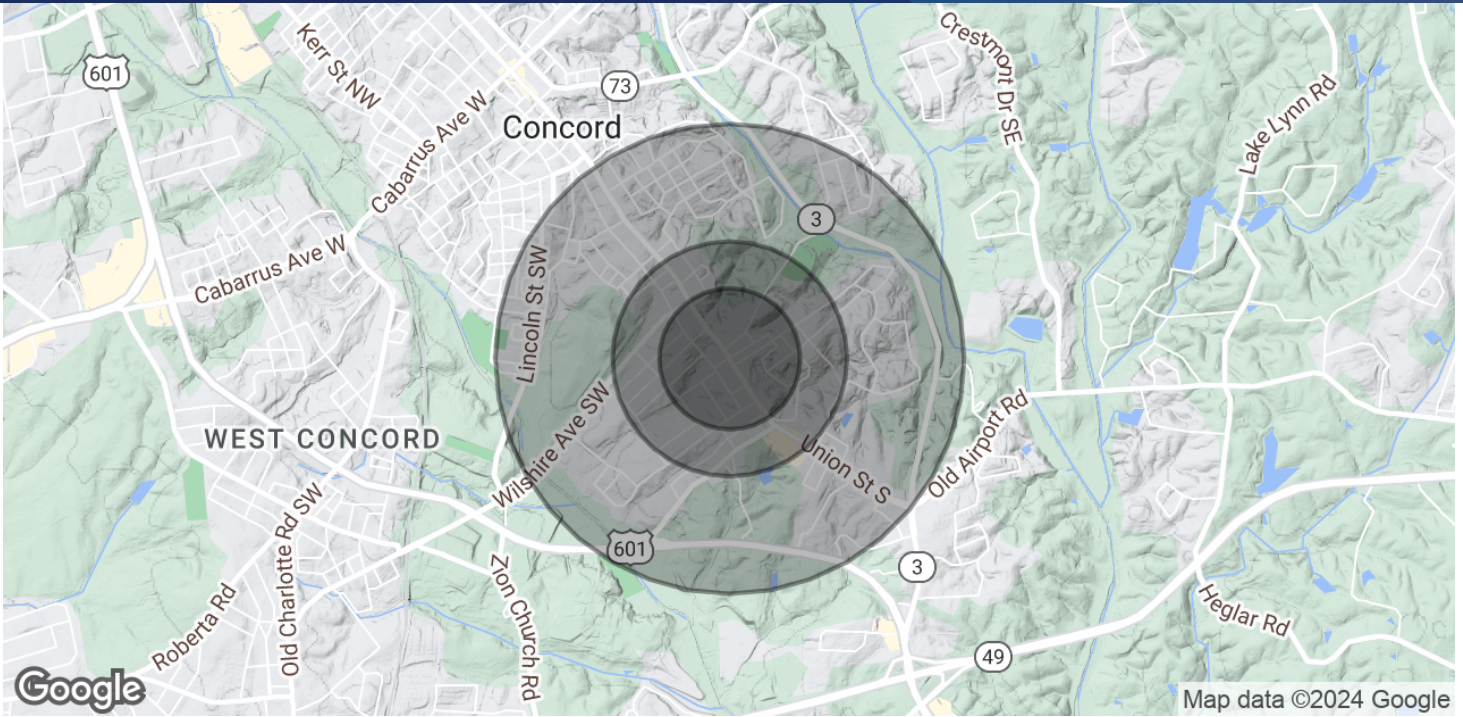
Kirk Hanson
704 791 9469



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SALE SOUTH UNION STREET PARCEL FOR DEVELOPMENT

Union St S Concord, NC 28025



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	736	1,591	5,647
Average Age	44	43	41
Average Age (Male)	42	42	39
Average Age (Female)	45	45	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	308	648	2,151
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$104,600	\$104,077	\$95,811
Average House Value	\$300,934	\$304,063	\$292,370

Demographics data derived from AlphaMap

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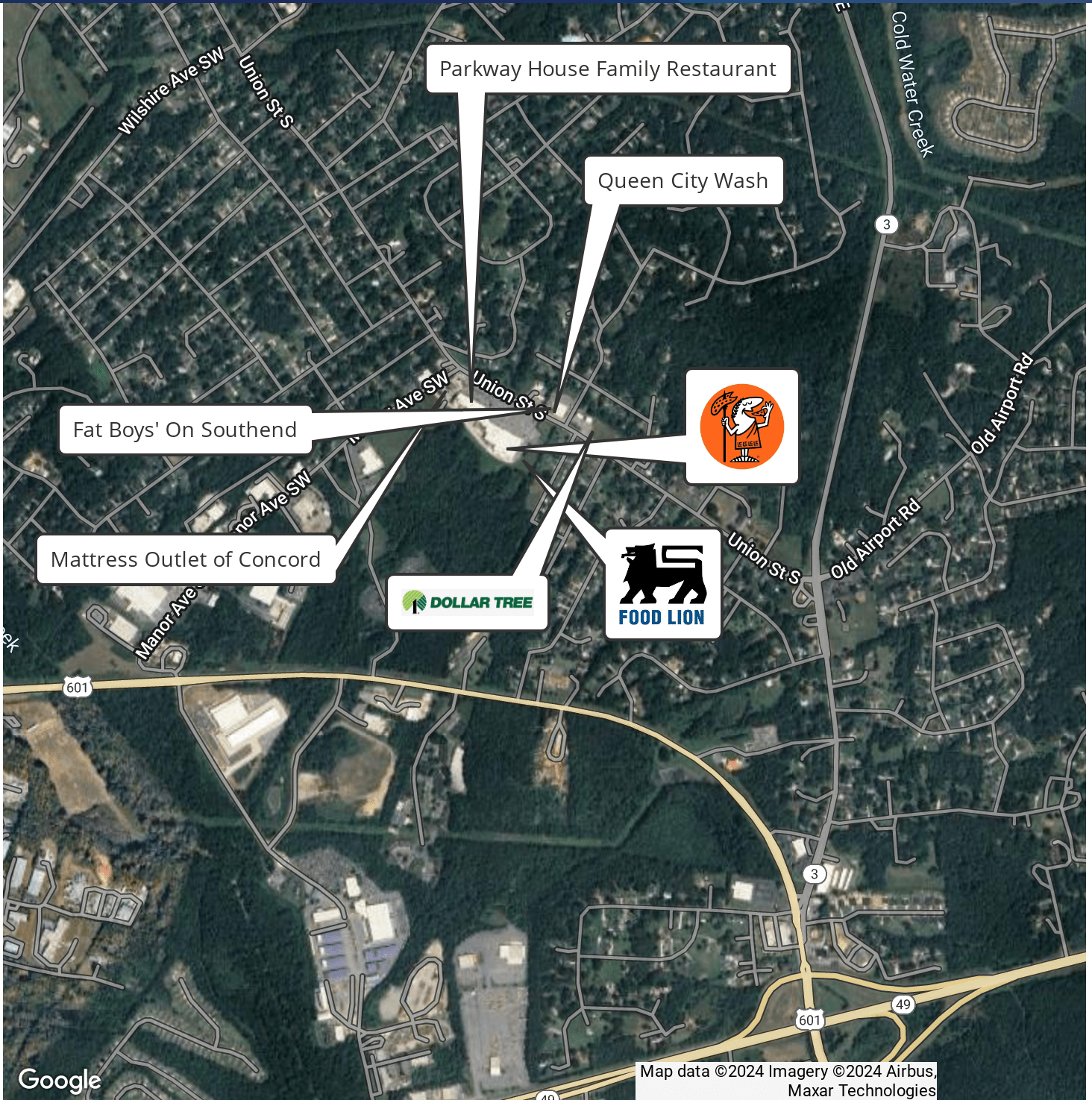
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