



FOR LEASE

50 Union St North (Former City HQ Bank)

50 Union Street North
Concord, NC 28025

8,800 SF | **\$19.50**
AVAILABLE | SF/YR



Mortice Commercial Real Estate

126 Arlington Ave SE
Concord, NC 28025
704 684-1958
www.morticecre.com

Steven Tice, CCIM

Principal/Broker

704 794-2294 (Direct)

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Lic# NC 168957

Property Overview



8,800 SF
AVAILABLE SF



\$19.50
ASKING RATE SF/YR



1984
YEAR BUILT



0.805
LOT SIZE



9,820
BUILDING SQFT



5620 88 6615
PARCEL ID



CC Commercial
ZONING



Cabarrus
COUNTY



35.412080, -80.582114
COORDINATES

EXECUTIVE SUMMARY

Position your business in a landmark former central bank steps from the core of downtown Concord. This 8,800 +/- SF building spans two floors served by an elevator, combining character features with modern functionality.

Enjoy three-street presence—Union Street, Church Street, and Killarney Avenue – for superb visibility, access, and signage. Walkability to the nearby downtown destinations like the Arts Council, The District Exchange, Novi apartments, city and county offices, and the district courthouse.

Inside, flexible spaces accommodate private offices, collaboration areas, and secure rooms, while outside, you'll appreciate ample on-site parking—a true advantage downtown. Perfect for financial/professional offices, boutique medical, creative firms, retail, or a destination restaurant seeking a high-profile address with convenient customer access.

PROPERTY HIGHLIGHTS

- ±8,800 SF | Two floors | Elevator-served
- Tri-frontage: Union St / Church St / Killarney Ave
- Ample on-site parking (rare downtown)
- Mix of offices, open areas, and secure rooms (former bank) that could be repurposed or renovated as needed.
- Prominent monument signage on Union and Church St. and multiple entry points.
- Walkable to dining, retail, courthouse, and Novi Apartments
- Ability to create an outdoor seating area
- Facade grants are available
- Potential to become part of the Social District

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	0.3 mi
Corban Ave & Georgia St	0.4 mi
Crowell Dr & Cabarrus Ave	0.4 mi



AIRPORTS

Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	27.2 mi
Concord-Padgett Regional Airport	7.8 mi



HIGHWAYS

US Hwy 29	1.0 mi
US Hwy 49	3.0 mi
I - 85	4.0 mi

Space Available

50 Union St North

\$19.50 SF/Yr

SF AVAILABLE

8,800 SF

TERM

Negotiable

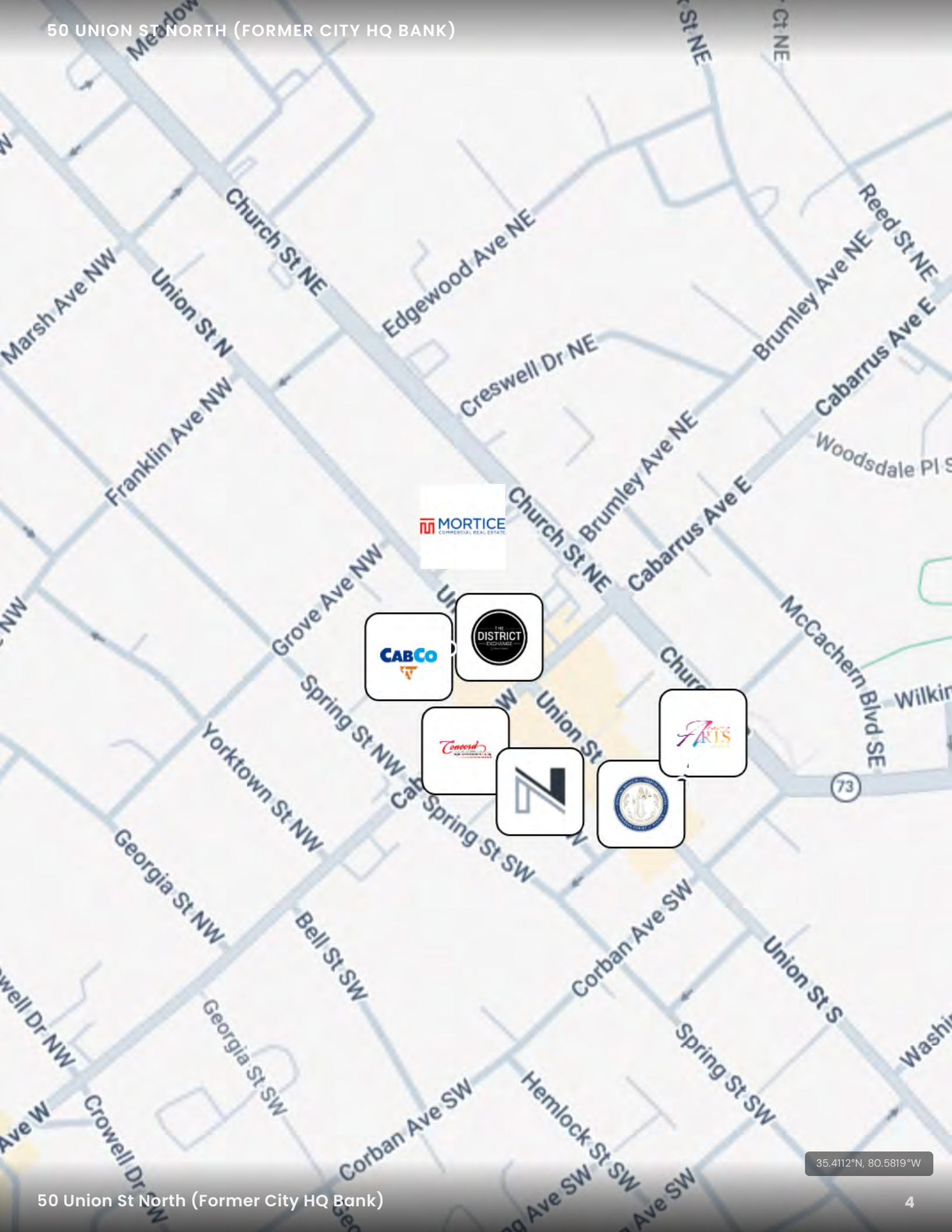
TYPE

MG

USE

Retail, Office, Restaurant

The upper floor is ideally suited for an office, but can be renovated for private dining or additional retail. Access via elevator or stairwells. The lower level can be subdivided into two sections, depending on use. Ability to create outdoor dining areas. Can build out the drive-through area for the kitchen.

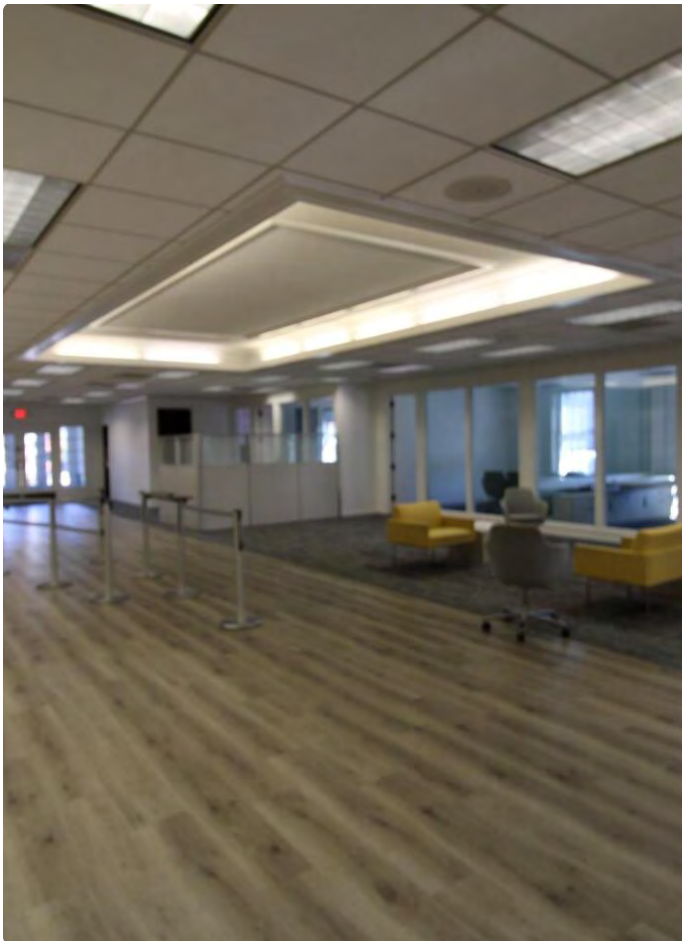


35.4112°N, 80.5819°W



50 Union St North (Former City HQ Bank)

Photo Gallery



Market Overview



POPULATION
112,400

AREA
61.8 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

RECOGNITION
**Ranked As #24 Best Place
To Live**

Market Overview: Concord, NC

(/ kon-KORD/) Concord, North Carolina continues to emerge as one of the most dynamic and business-friendly communities in the Charlotte MSA. Anchored by a steadily growing population of more than 200,000 residents in Cabarrus County and supported by a diverse employment base, Concord offers a strategic location with direct access to Interstate 85, Highway 29, and Highway 49. Major employers such as Eli Lilly, Corning, Amazon, and Atrium Health are driving sustained economic growth, while proximity to Charlotte Douglas International Airport enhances regional and national connectivity. This combination of accessibility, workforce strength, and corporate investment positions Concord as an ideal environment for businesses looking to expand or establish a presence.

Downtown Concord, in particular, has experienced a remarkable transformation, fueled by significant public and private investment. The recently completed streetscape project has introduced wider sidewalks, enhanced lighting, and inviting public spaces, complementing the energy created by the social district and a growing residential base, including the Novi apartment community. Anchored by the Cabarrus County Courthouse and surrounded by a vibrant mix of retail, dining, office, and cultural amenities, downtown has become a true destination. With increasing foot traffic, a strong sense of community, and ongoing momentum, Concord offers a compelling opportunity for businesses to be part of a thriving and evolving commercial landscape.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	10,942
Median HH Income	\$57,011
Households	4,070

3-MILE RADIUS

Population	42,567
Median HH Income	\$65,592
Households	16,780

5-MILE RADIUS

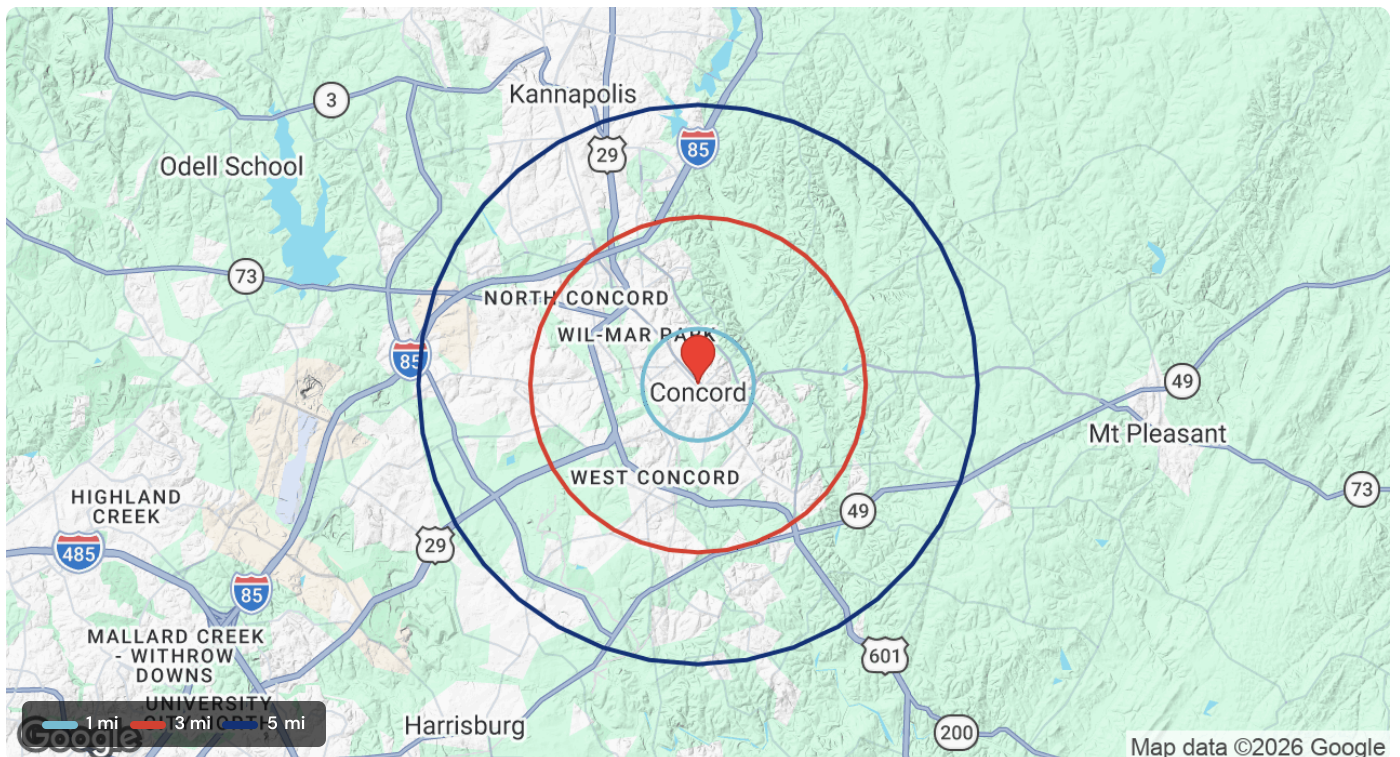
Population	95,232
Median HH Income	\$73,825
Households	36,593

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,809	34,739	62,522
2010 Population	9,828	36,510	75,785
2025 Population	10,942	42,567	95,232
2030 Population	11,857	45,350	101,350
2025-2030 Growth Rate	1.62 %	1.27 %	1.25 %
2025 Daytime Population	10,961	48,504	93,733

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,825	13,382	23,883	less than \$15,000	403	1,235	2,417
2010 Total Households	3,517	14,281	28,685	\$15,000-\$24,999	334	1,251	2,205
2025 Total Households	4,070	16,780	36,593	\$25,000-\$34,999	296	1,208	2,573
2030 Total Households	4,459	18,006	39,262	\$35,000-\$49,999	654	2,431	4,960
2025 Avg. Household Size	2.52	2.47	2.56	\$50,000-\$74,999	946	3,198	6,354
2025 Owner Occupied Housing	1,793	9,346	22,350	\$75,000-\$99,999	581	2,110	4,767
2030 Owner Occupied Housing	1,943	10,186	24,351	\$100,000-\$149,999	333	2,845	6,314
2025 Renter Occupied Housing	2,277	7,434	14,243	\$150,000-\$199,999	138	917	2,870
2030 Renter Occupied Housing	2,516	7,820	14,911	\$200,000 or greater	385	1,585	4,133
2025 Vacant Housing	507	1,330	2,257	Median HH Income	\$57,011	\$65,592	\$73,825
2025 Total Housing	4,577	18,110	38,850	Average HH Income	\$86,785	\$94,056	\$100,493





PRESENTED BY

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