



**Something
For Everyone...**

42 Union St South
Concord, NC 28025

Steven Tice, CCIM

Principal/Broker

Contact:

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License : NC 168957 SC 125723

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PROPERTY INFO:

Main Floor
1,000 - 3,770 +/- sq ft
\$32 PSF NNN

Upper Floor
2,900 +/- sq ft
\$22 PSF Gross

Lower Floor
1,800 +/- sq ft
\$23 PSF NNN

NNN Estimate
\$3 PSF



**SOMETHING
FOR
EVERYONE...**

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

Something for Everyone...

Situated in the heart of downtown Concord, 42 Union Street South offers unmatched proximity to the county courthouse, city and county government offices, and the bustling social district—making it an ideal location for your businesses.

Recent improvements to the downtown streetscape have transformed the area into a pedestrian-friendly hub, featuring widened sidewalks, decorative lighting, and inviting outdoor seating areas. New tenants like Two Scoops Creamery Charros Mexican Restaurant, The Dive Bar, and other exciting new businesses have injected fresh energy into the downtown, making this location ideal for businesses ready to capitalize on Concord's growing vibrancy.

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Concord NC 28025

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PROPERTY HIGHLIGHTS

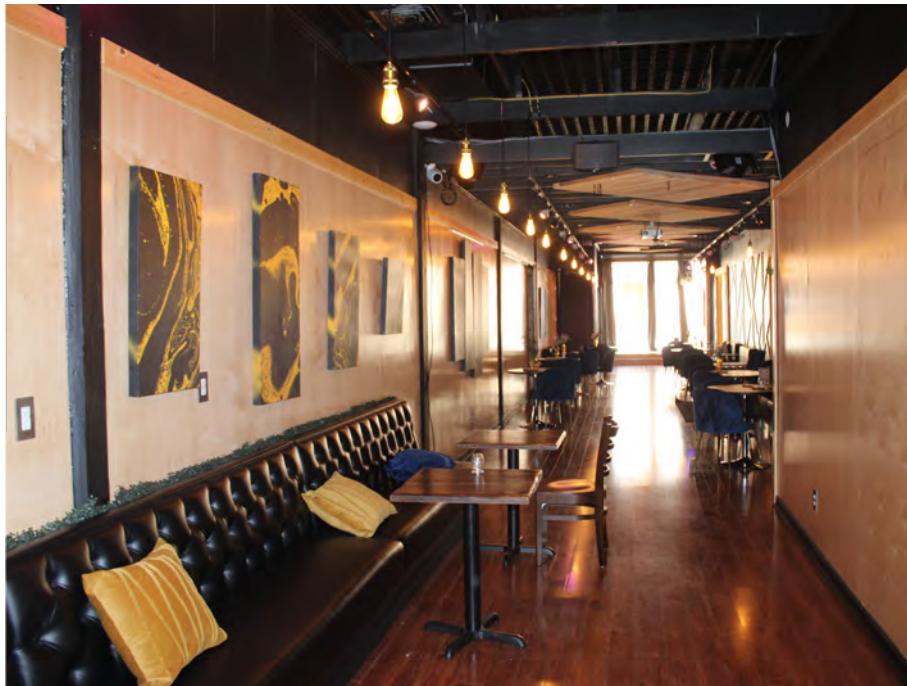
***Ground Level (1,000 - 3,700± sq. ft.):** A prime opportunity for a restaurant, bar, or downtown market. With ample space and the potential for outdoor seating, this floor is perfect for businesses that want to connect directly with downtown's bustling pedestrian traffic.

***Upper Level (2,900± sq. ft.):** Currently outfitted as professional offices, this floor is ideal for a law firm or business seeking proximity to the courthouse and government offices. Its flexible design also makes it suitable for other professional uses.

***Lower Level (1,800± sq. ft.):** Divided into individual offices, this level offers versatility for office use or could be converted into retail space to benefit from the growing downtown residences and those attracted to the shopping and dining opportunities.

PROPERTY PHOTOS

MORTICE
COMMERCIAL REAL ESTATE



PROPERTY PHOTOS

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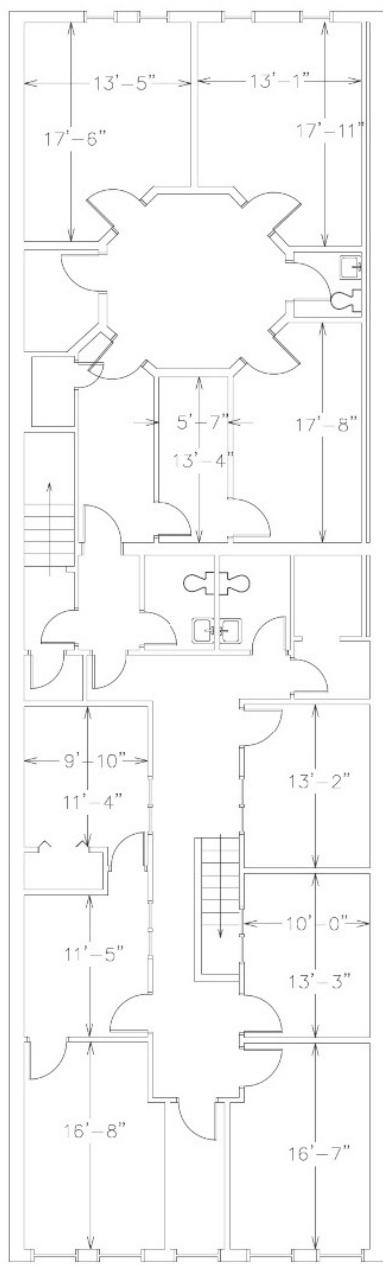
PROPERTY PHOTOS

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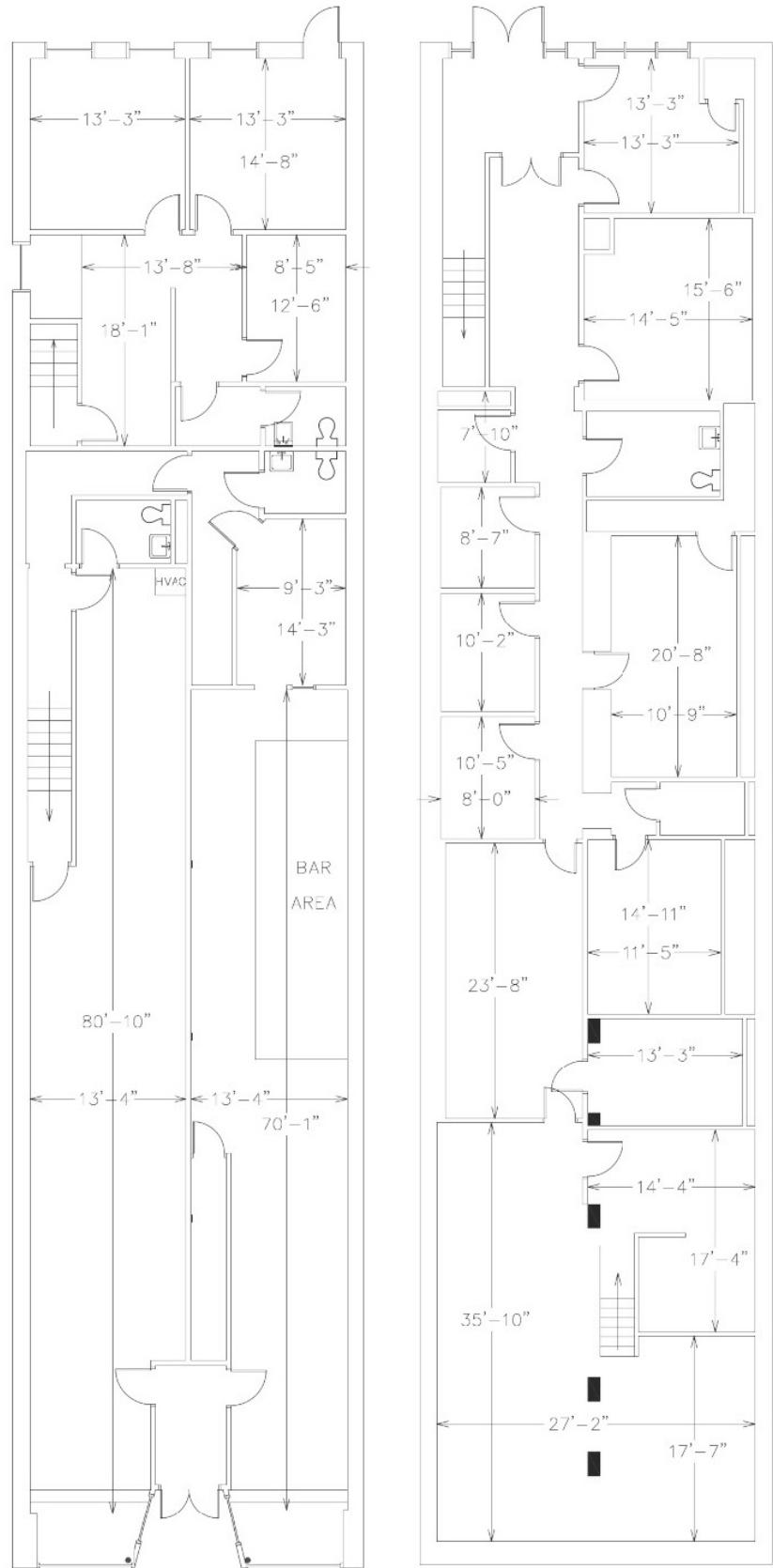


AS-BUILTS

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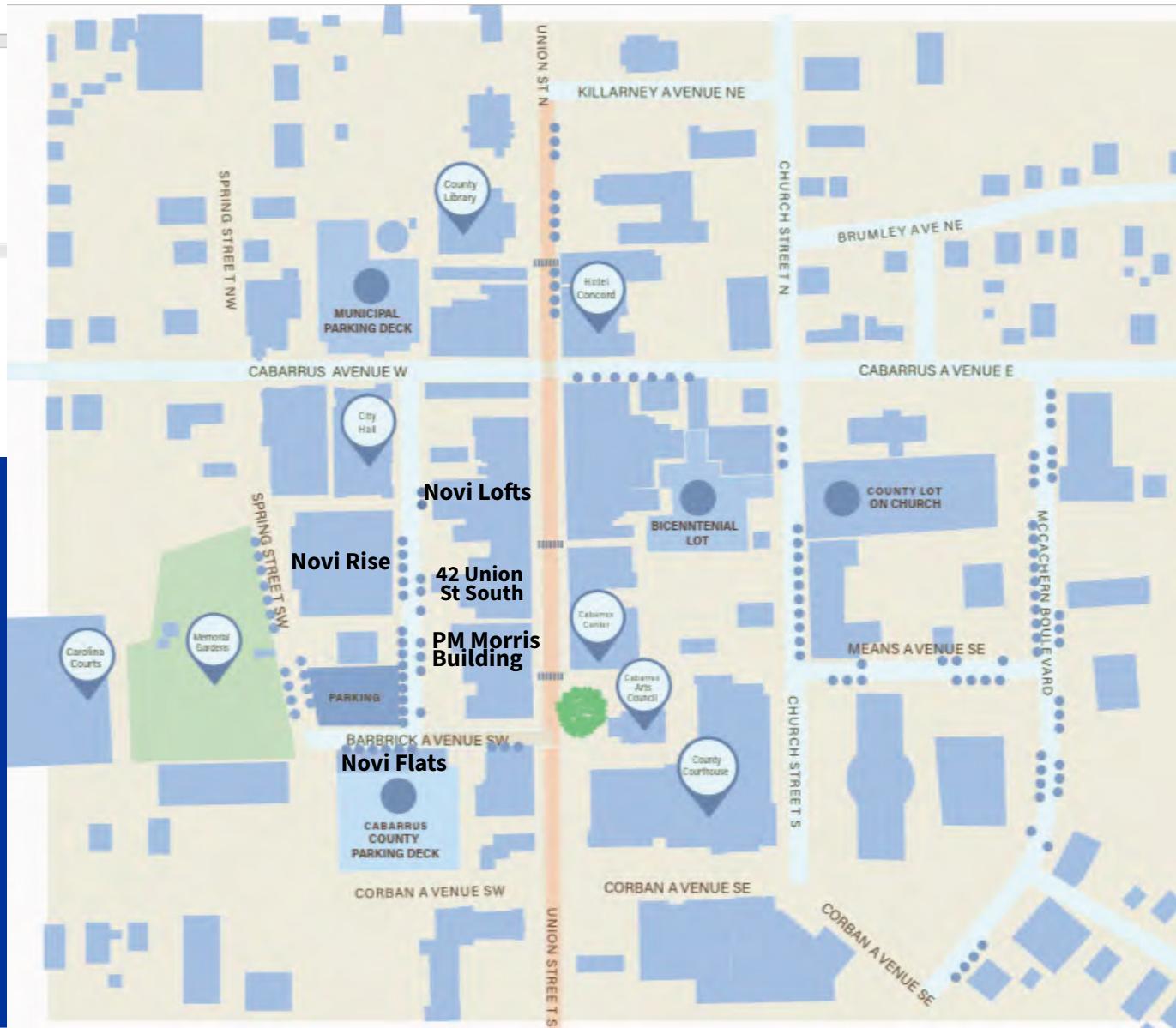


"SECOND" FLOOR



STREET LEVEL
UNION ST

DOWNTOWN SPOTLIGHT



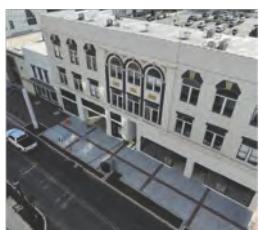
Novi Flats
48 Units
3,047 sq. ft. retail



Novi Rise
167 Units
3,540 sq. ft. retail



Novi Lofts
89 Units
6,707 sq. ft. retail

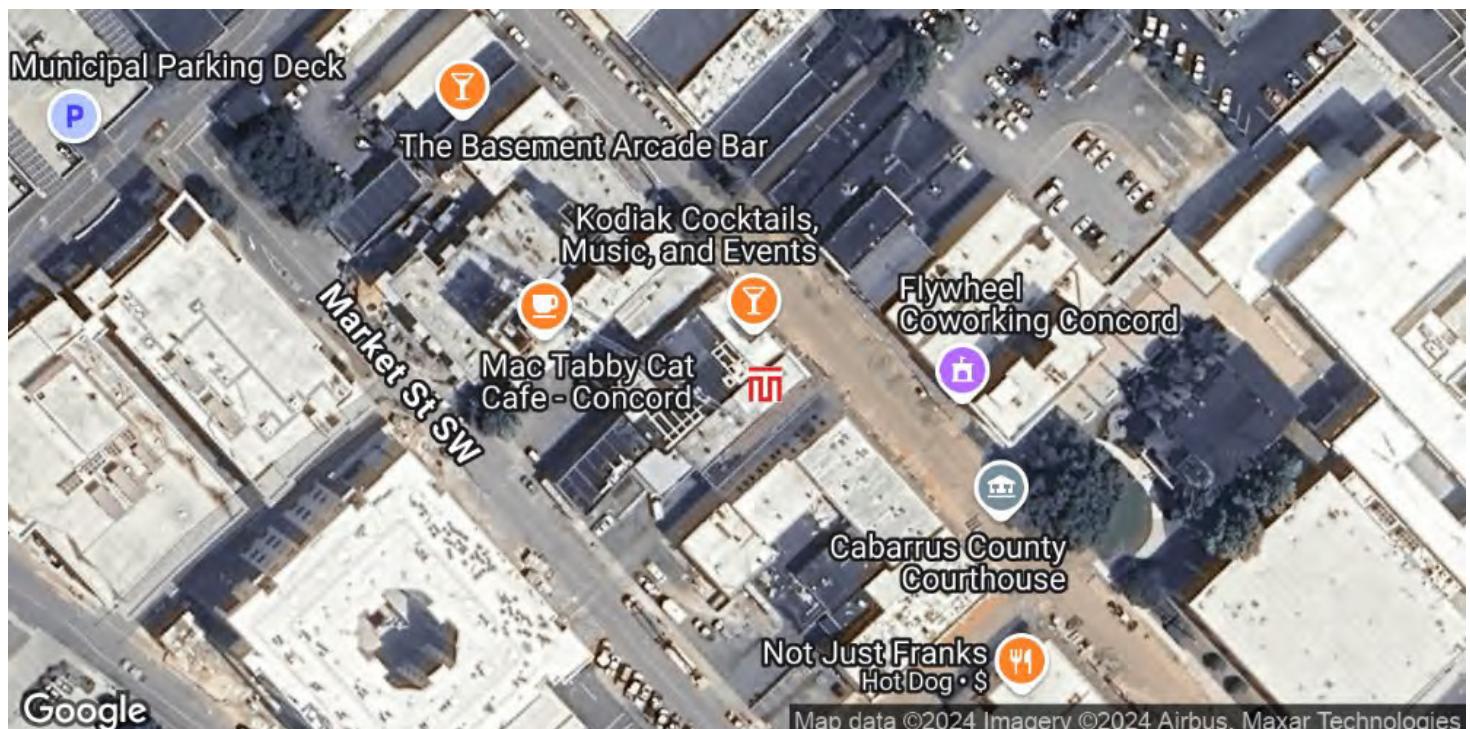


PM Morris Building
14 Units
11,000 sq. ft. retail

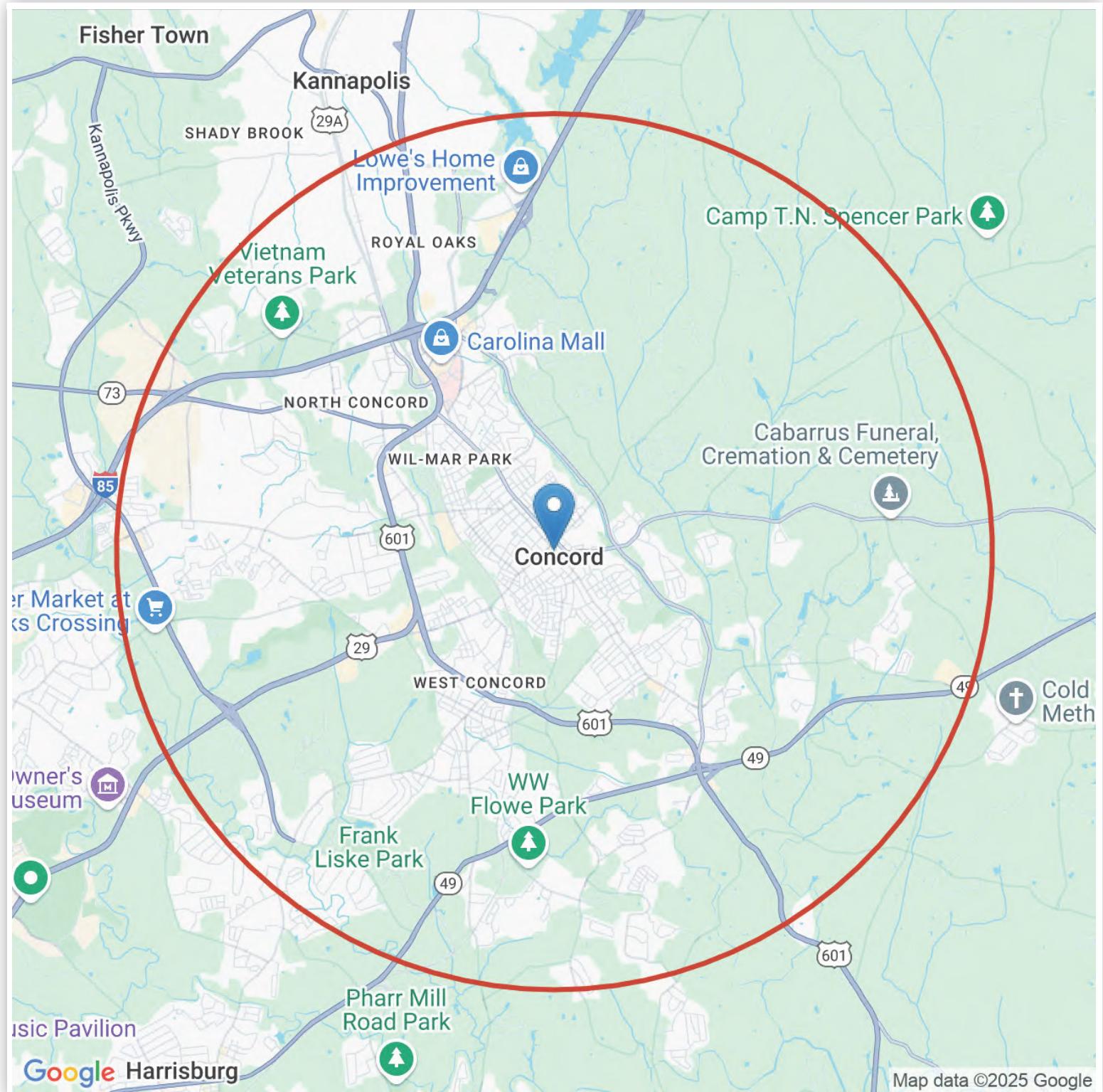


42 Union St South
8,470 Retail
3 Floors

Something For Everyone...
42 Union St South, Concord, NC, 28025



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Map data ©2025 Google

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126 Arlington Avenue Southeast, Concord NC 28025

KEY FACTS

95,272

Population

37.5 Median Age

2.6
Average Household Size

33,719
Total Households

EDUCATION

6.14%

No High
School
Diploma

10.75%

High School
Graduate

17.75%

Some College

21.57%

Bachelor's/
Grad

BUSINESS

3,602

Total
Businesses

39,283

Total
Employees

EMPLOYMENT

8,760

Retail Trade
Employees

1,545

Finance/Ins/Real
Estate Emp

1,715
Manufacturing
Employees

3,243

Eating &
Drinking
Employees

4.7%

Unemployment Rate

INCOME



\$68,305
Median Household Income

536,420
Per Capita Income



\$174,415
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.54%)

The smallest group : \$15,000 - \$24,999 (6.05%)

Indicator	Value(%)	
< \$15,000	6.38	
\$15,000 - \$24,999	6.05	
\$25,000 - \$34,999	9.24	
\$35,000 - \$49,999	13.53	
\$50,000 - \$74,999	18.54	
\$75,000 - \$99,999	15.34	
\$100,000 - \$149,999	15.25	
\$150,000 - \$199,999	6.35	
\$200,000+	9.31	

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Community Profile



95,272
Population Total

1.62%
Population Growth

2.6
Average HH Size

37.5
Median Age

73.7
Diversity Index

\$68,305
Median HH Income

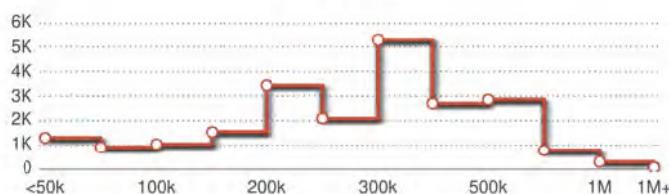
\$316,859
Median Home Value

23.71%
Under 18

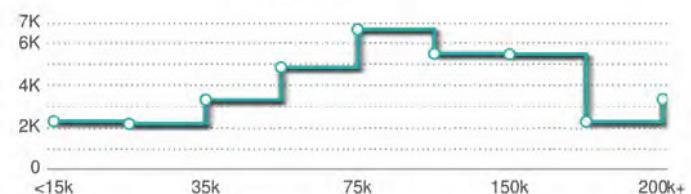
60.79%
Ages 18 to 65

15.5%
Aged 66+

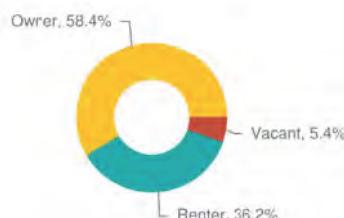
HOME VALUE



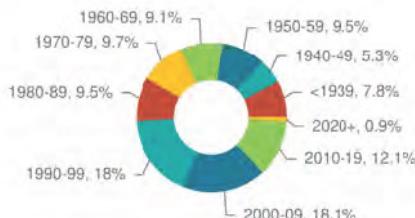
HOUSEHOLD INCOME



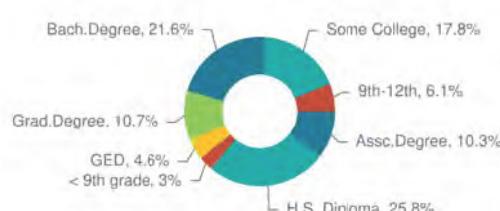
HOME OWNERSHIP



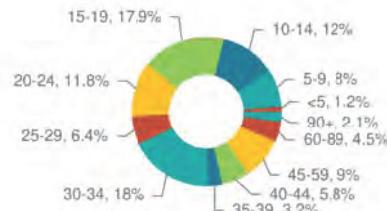
HOUSING: YEAR BUILT



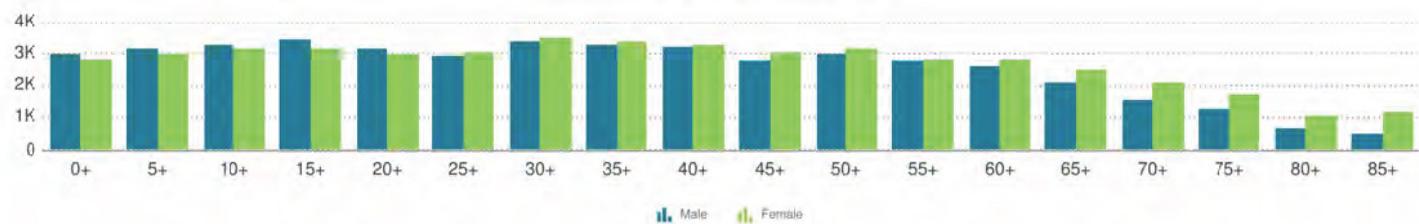
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



\$91,539,297
Travel



\$2,254,066
Theatre/Operas/Concerts



\$1,944,169
Movies/Museums/Parks



\$3,667,618
Sports Events



\$30,428,559
Pets



\$283,715
Online Gaming



\$18,902,637
Cash Gifts to Charities



\$20,824,535
Life/Other Insurance



\$51,471,391
Education



\$5,827,725
RV (Recreational Vehicles)

TAPESTRY SEGMENTS



LifeMode Group: Sprouting Explorers
Up and Coming Families

3,637 Households

Household Percentage: 10.11%

Average Household Size: 3.12

Median Age: 31.4

Median Household Income: \$72,000

7A



LifeMode Group: Middle Ground
Hometown Heritage

3,351 Households

Household Percentage: 9.31%

Average Household Size: 2.66

Median Age: 32.4

Median Household Income: \$28,200

8G



LifeMode Group: Family Landscapes
Middleburg

3,193 Households

Household Percentage: 8.88%

Average Household Size: 2.75

Median Age: 36.1

Median Household Income: \$59,800

4C

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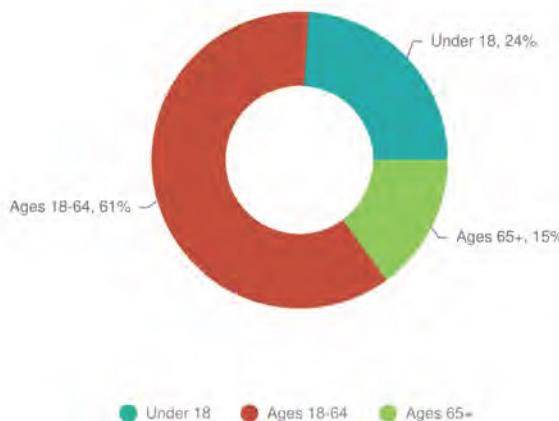
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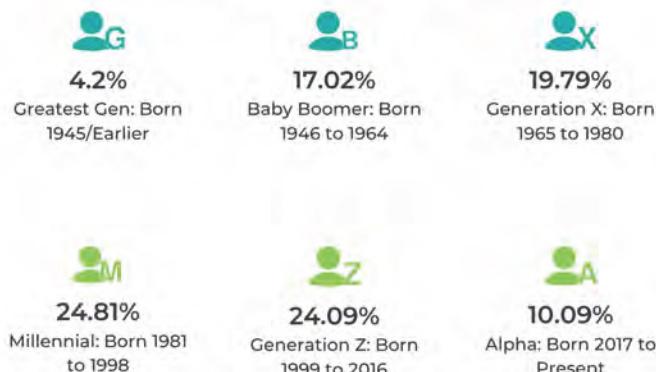
POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

95,272	35,975	37.5
Population	Households	Median Age
2.6	\$68,305	\$316,859
Avg Size Household	Median Household Income	Median Home Value
81	86	73.7
Wealth Index	Housing Affordability	Diversity Index

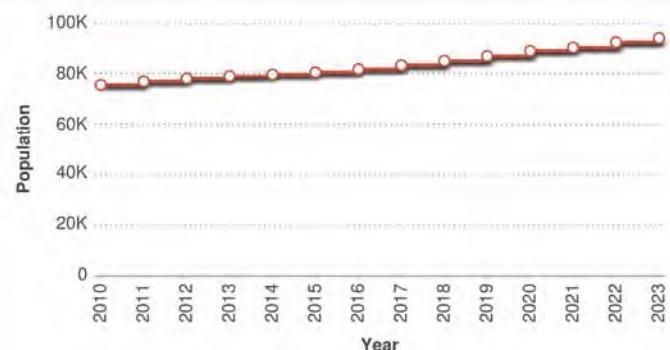
POPULATION BY AGE



POPULATION BY GENERATION



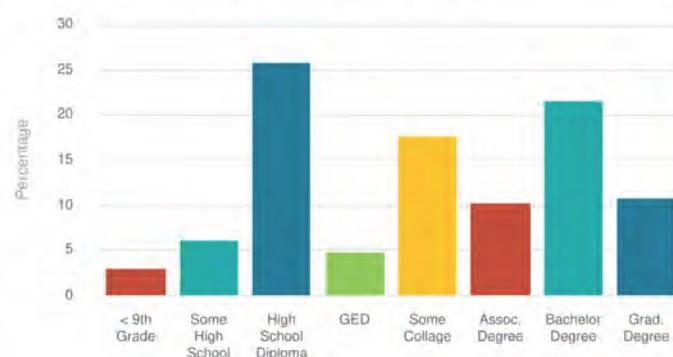
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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