



**Something  
For Everyone...**

*42 Union St South  
Concord, NC 28025*

**Steven Tice, CCIM**

Principal/Broker

**Contact:**

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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...**

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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*



## 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



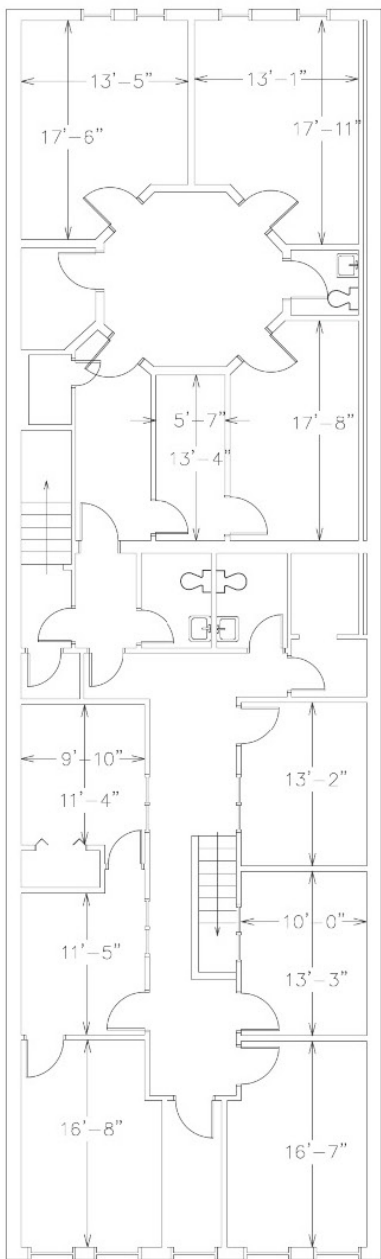
# PROPERTY PHOTOS



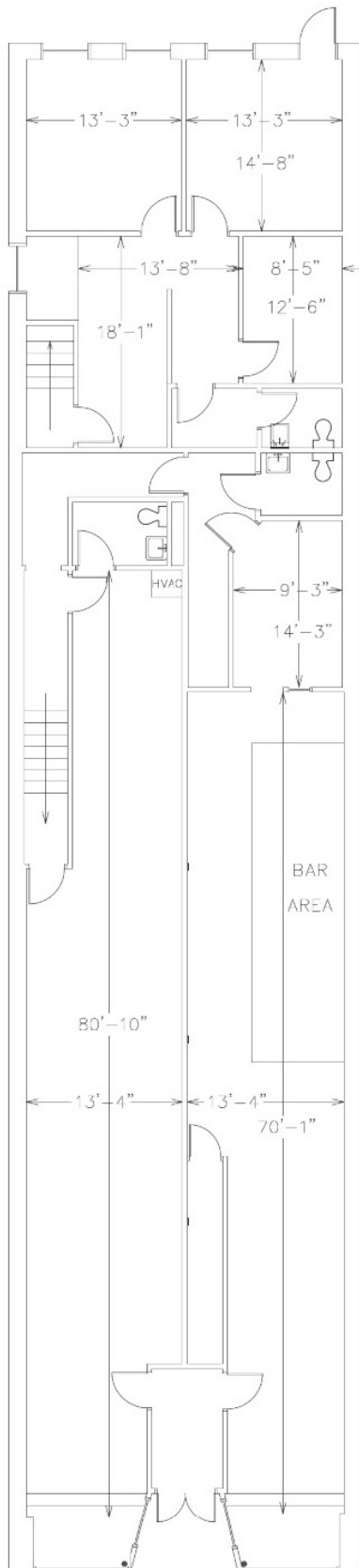


# PROPERTY PHOTOS

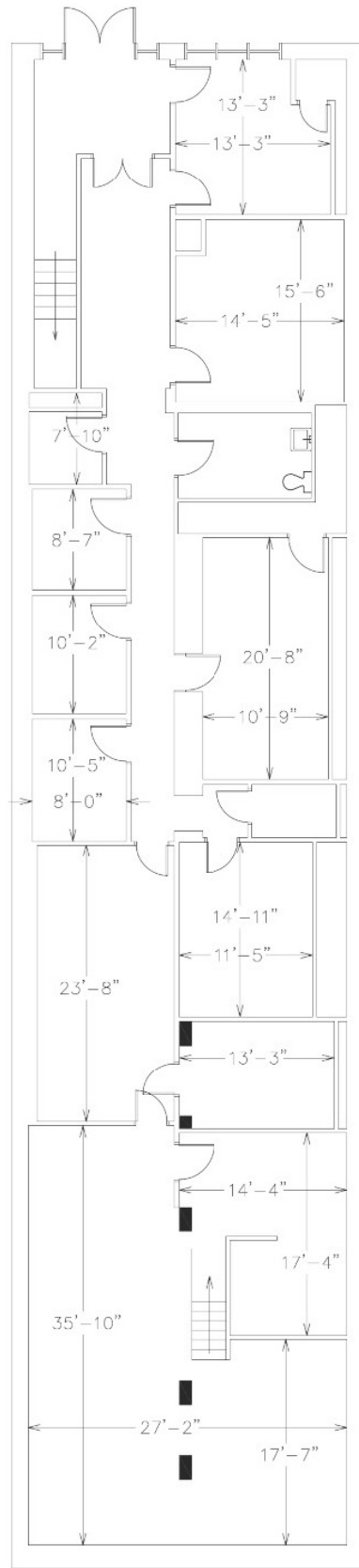




"SECOND" FLOOR

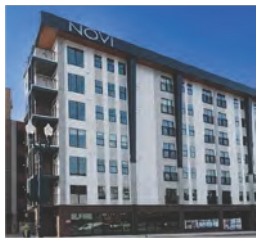
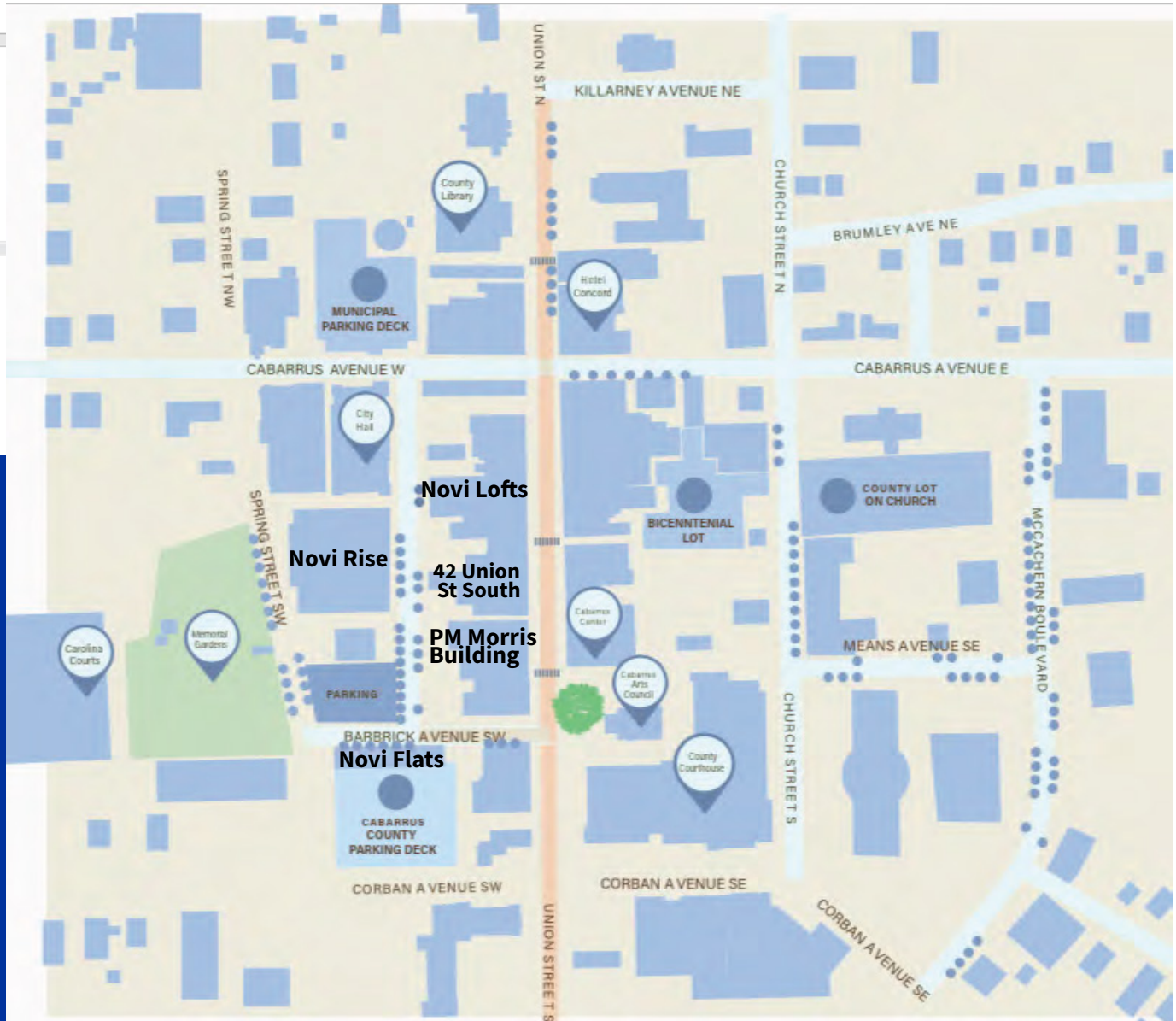


STREET LEVEL  
UNION ST





# 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

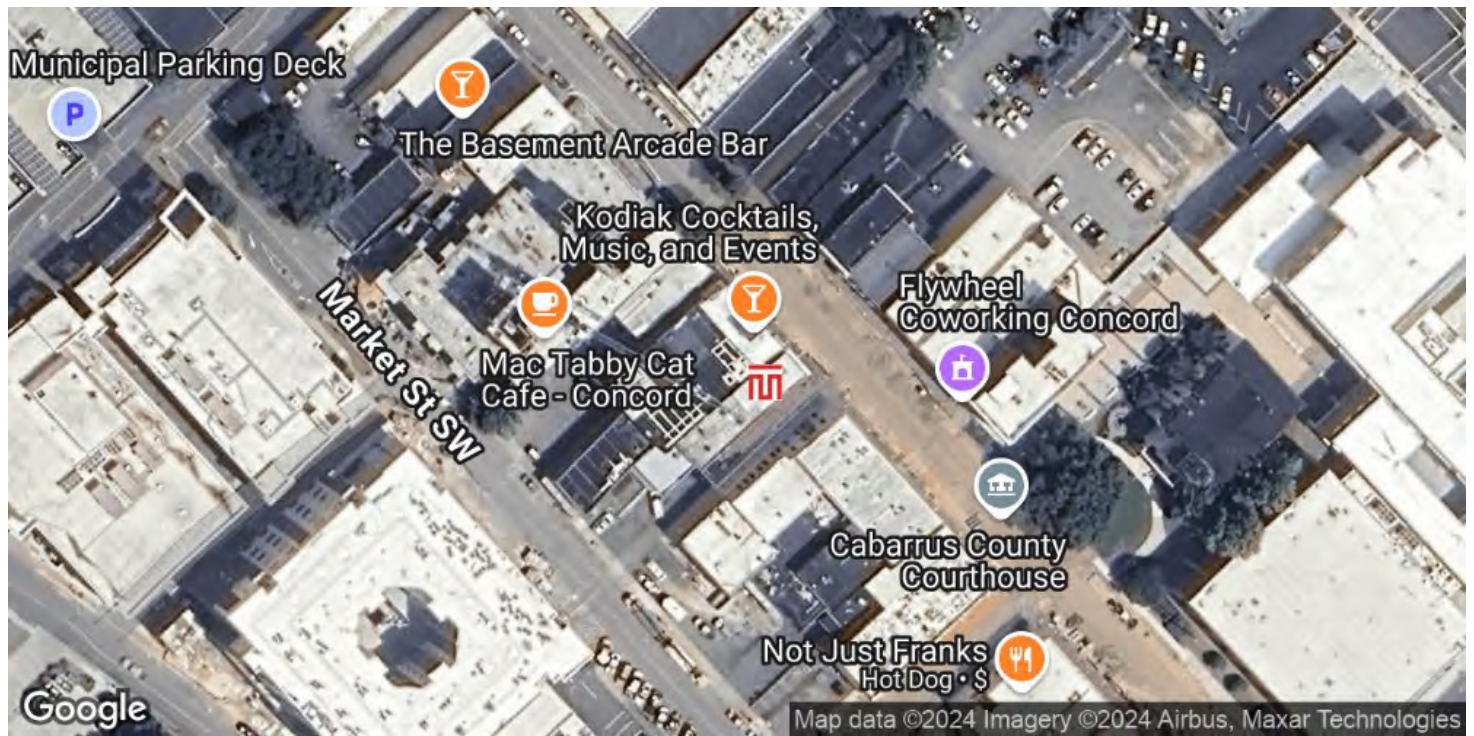
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42 Union St South, Concord, NC, 28025

AERIAL ANNOTATION MAP

## Something For Everyone...

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Mortice Commercial Real Estate

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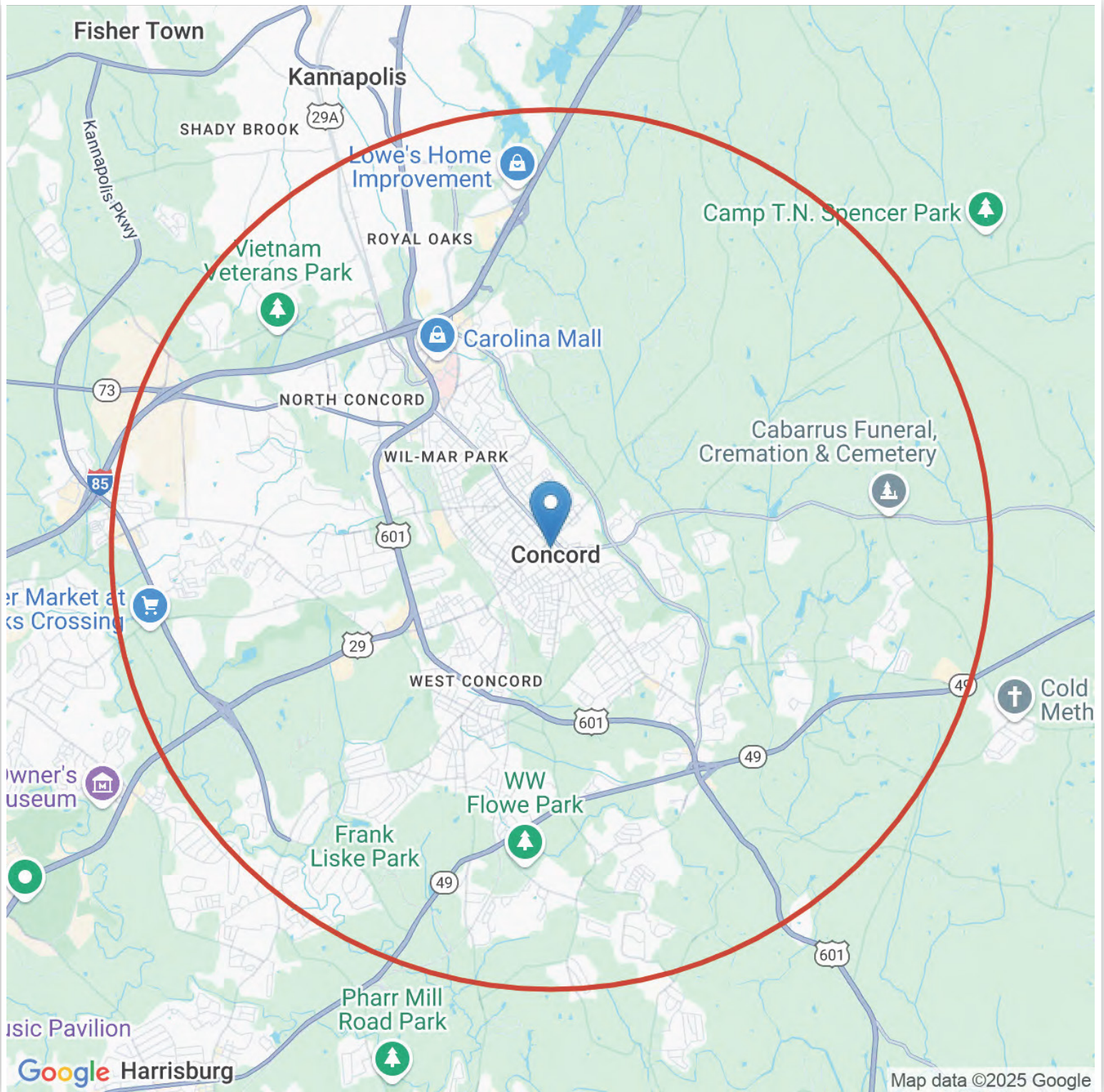
126 Arlington Avenue Southeast, Concord NC 28025



## Something For Everyone...

42 Union St South, Concord, NC, 28025

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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## Something For Everyone...

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

### 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

**1,715**

Manufacturing  
Employees

**3,243**

Eating &  
Drinking  
Employees

**1,545**

Finance/Ins/Real  
Estate Emp

**4.7%**

Unemployment Rate

### INCOME

**\$68,305**

Median Household Income

**\$36,420**

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

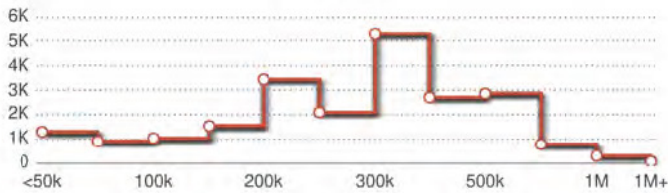
**\$316,859**  
Median Home  
Value

**23.71%**  
Under 18

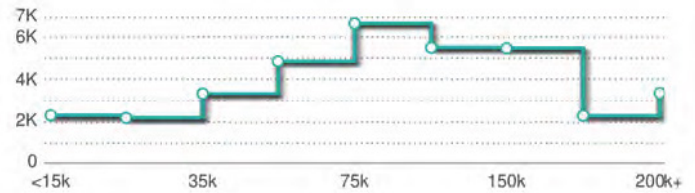
**60.79%**  
Ages 18  
to 65

**15.5%**  
Aged 66+

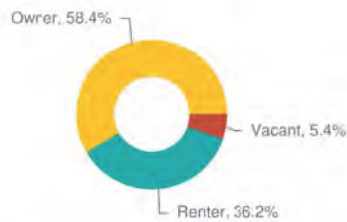
HOME VALUE



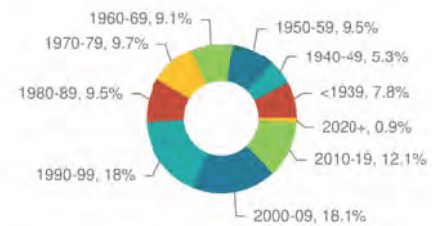
HOUSEHOLD INCOME



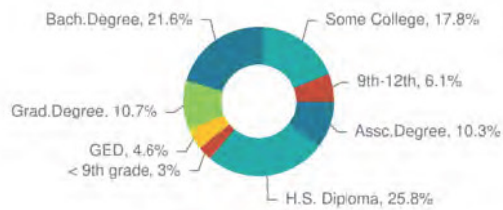
HOME OWNERSHIP



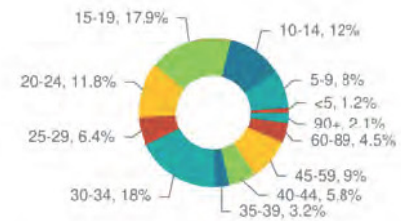
HOUSING: YEAR BUILT



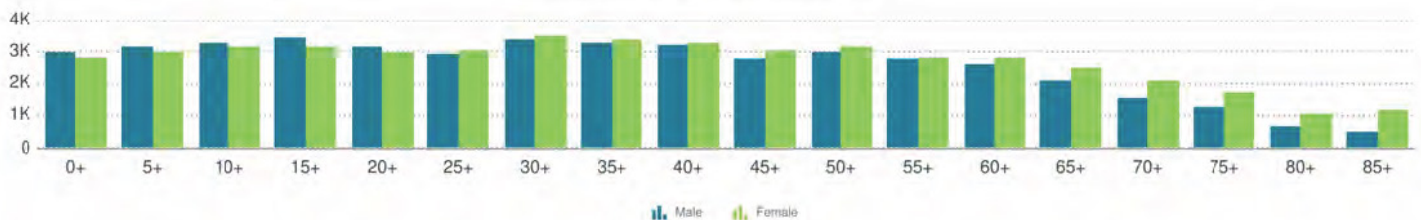
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS

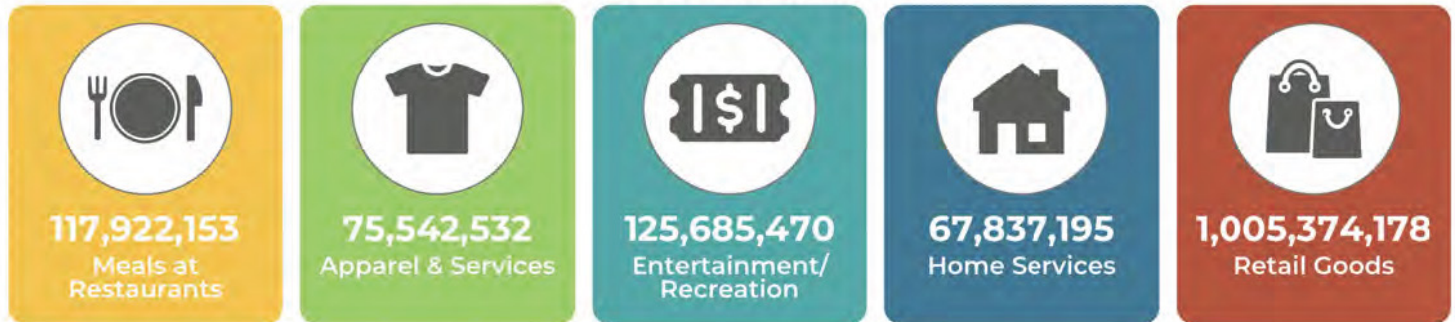


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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### 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



**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



**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



## POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

**95,272**

Population

**35,975**

Households

**37.5**

Median Age

**2.6**

Avg Size Household

**\$68,305**

Median Household  
Income

**\$316,859**

Median Home Value

**81**

Wealth Index

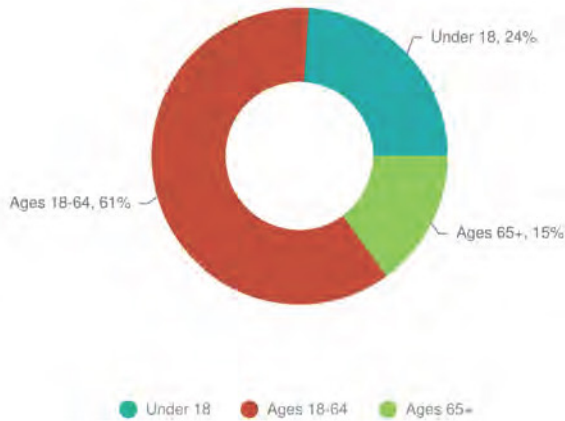
**86**

Housing Affordability

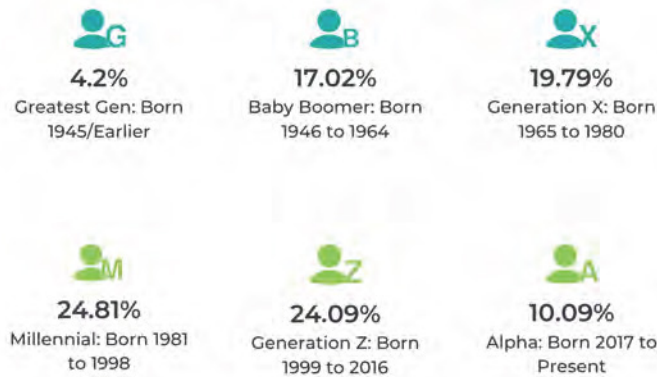
**73.7**

Diversity Index

## POPULATION BY AGE



## POPULATION BY GENERATION



## HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**1.62%**

2024-2029  
Forecasted  
Growth Rate

**1.57%**



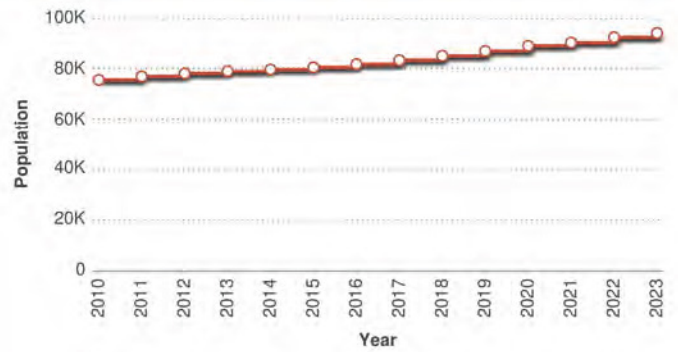
Household  
Population

**101,582**



Population  
Density

**1,314**



## DAYTIME POPULATION



**92,335**

2024 Total Daytime Population



**48,584**

2024 Daytime Pop: Residents



**43,751**

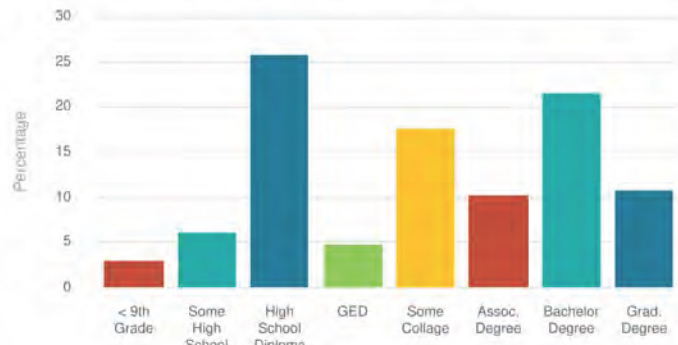
2024 Daytime Pop: Workers



**1,176**

2024 Daytime Pop Density

## POPULATION BY EDUCATION





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