



FOR LEASE

26 Union St South – Novi Lofts

26 Union St S

concord, NC 28025

1,573 SF

AVAILABLE

\$25.00

SF/YR



Mortice Commercial Real Estate

126 Arlington Ave SE

Concord, NC

704 684-1958

www.morticecre.com

Steven Tice, CCIM

Principal/Broker

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Lic# NC 168957

Property Overview



1,573 SF
AVAILABLE SF



\$25
ASKING RATE SF/YR



2022
YEAR BUILT



0.390
LOT SIZE



94,924
BUILDING SQFT



5620 87 9814
PARCEL ID



PUBLIC WORKS
ZONING



Cabarrus
COUNTY



84
FRONTAGE



35.409852,-80.581122
COORDINATES

EXECUTIVE SUMMARY

Suite A2 is part of the Novi Lofts mixed-use development—89 apartments along with two ground-level retail spaces, and a unique rooftop concept.

A 1,573 SF storefront facing bustling Union Street with planned outdoor seating. This highly visible location is ideal for retail, boutique, or office use, positioned to capture daily foot traffic from Concord's revitalized downtown streetscape, Social District, and growing residential base. Together, these spaces combine prime visibility, unmatched atmosphere, and flexible use — offering the perfect platform to showcase your business at the center of Concord's growth story.

PROPERTY HIGHLIGHTS

- **1,573 SF street-level storefront** with prime frontage on Union Street
- Located within **Novi Lofts**, delivering **89 built-in residential units** directly above the space
- Positioned in the heart of **downtown Concord's Social District**, allowing patrons to walk with beverages and extend their stay
- **Outdoor seating available**, creating a natural draw and expanding usable customer space
- Surrounded by Concord's **revitalized streetscape** with widened sidewalks, improved lighting, and strong pedestrian flow
- Ideal for **restaurant, café, boutique retail, or specialty food concepts** seeking visibility and energy
- Benefits from **consistent foot traffic** generated by nearby dining, retail, and downtown events
- Walkable to the courthouse, city offices, Novi Flats and Novi Rise, plus surrounding historic neighborhoods, and multiple parking decks supporting daytime and evening traffic

ACCESSIBILITY

TRANSIT

Corban Ave & Church St	0.1 mi
Corban Ave & Georgia St	0.3 mi
Crowell Dr & Cabarrus Ave	0.4 mi

AIRPORTS

Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	27.0 mi
Concord-Padgett Regional Airport	7.8 mi

HIGHWAYS

Concord Parkway North	1.6 mi
US 601;NC 73 Truck	1.7 mi
Warren C. Coleman Boulevard North	1.7 mi
Warren C Coleman Boulevard North	1.7 mi



Space Available

A2

\$25 SF/Yr

SF AVAILABLE

1,573 SF

TERM

Negotiable

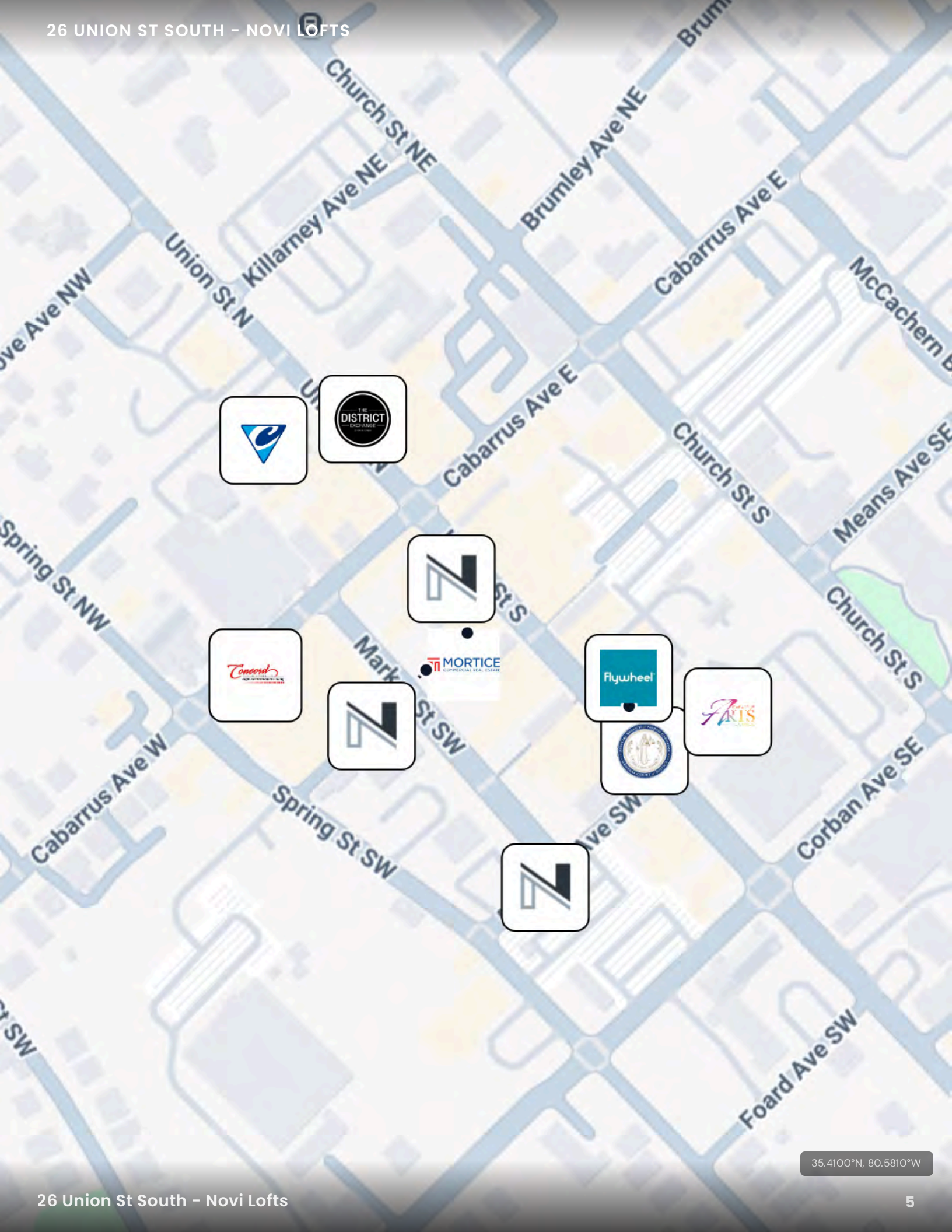
TYPE

NNN

USE

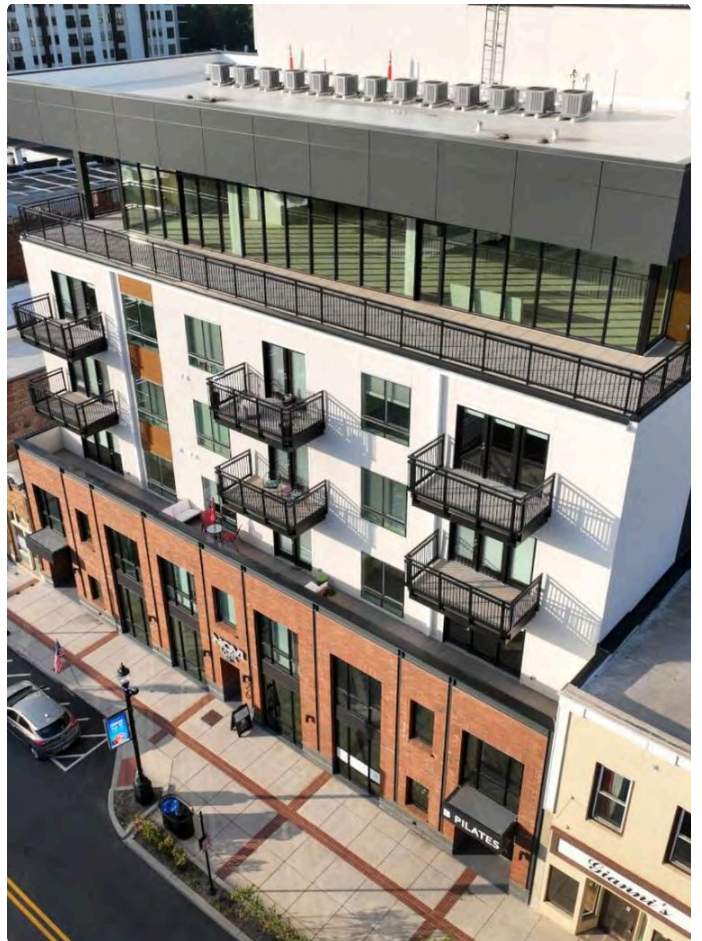
Restaurant, retail

This shell space is ideally suited for a restaurant/food concept or boutique retail use. Ownership is not interested in coffee or hair salon uses



35.4100°N, 80.5810°W

Photo Gallery



Market Overview



POPULATION 112400	AREA 61.8 sq mi
ELEVATION 705 ft	COUNTY Cabarrus County
INCORPORATED 1796	STATE North Carolina

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

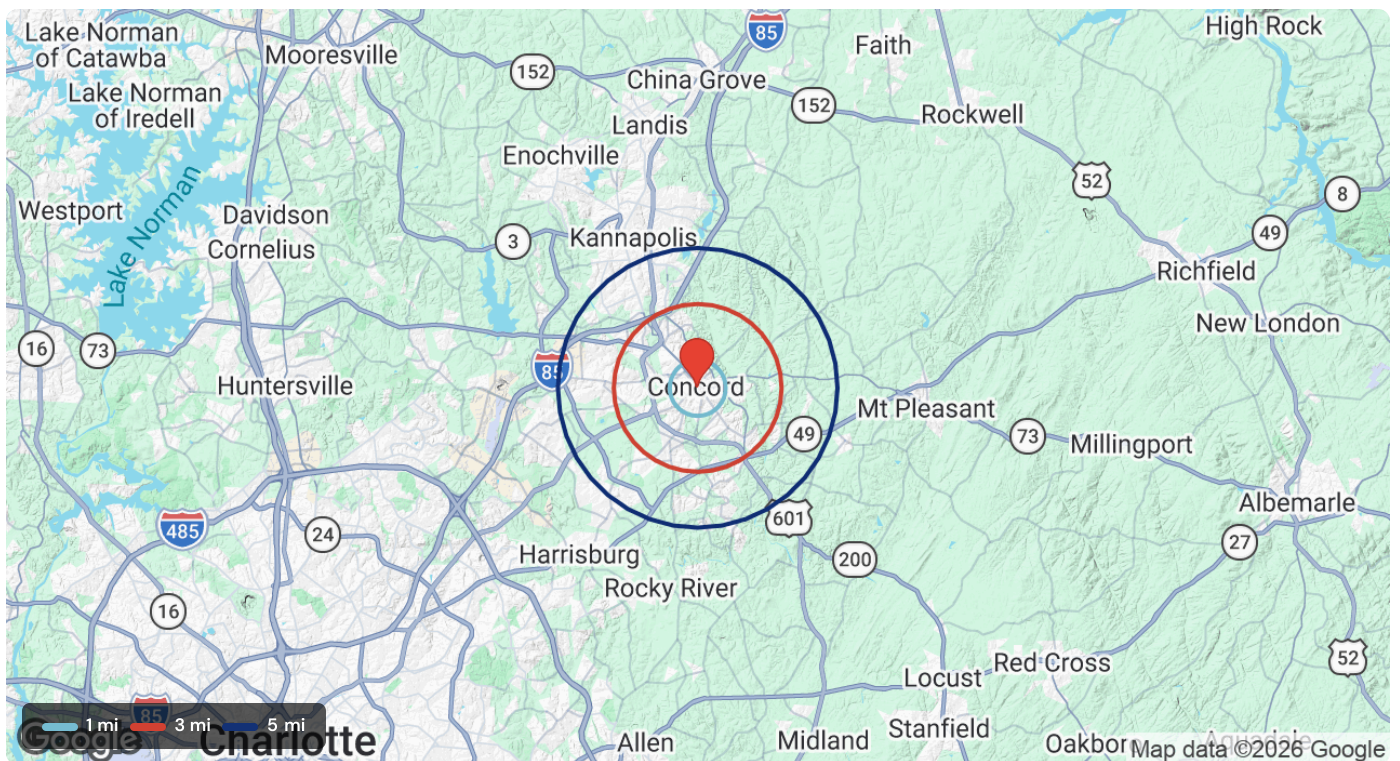
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,248	Population	42,993	Population	96,157
Median HH Income	\$56,223	Median HH Income	\$64,969	Median HH Income	\$73,051
Households	4,330	Households	17,009	Households	36,952

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,001	34,997	63,075
2010 Population	10,113	36,781	76,591
2025 Population	11,248	42,993	96,157
2030 Population	12,171	45,801	102,317
2025-2030 Growth Rate	1.59 %	1.27 %	1.25 %
2025 Daytime Population	11,406	50,220	94,730

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	4,001	13,505	24,092	less than \$15,000	425	1,279	2,455
2010 Total Households	3,744	14,420	28,975	\$15,000-\$24,999	355	1,280	2,233
2025 Total Households	4,330	17,009	36,952	\$25,000-\$34,999	319	1,231	2,600
2030 Total Households	4,727	18,252	39,641	\$35,000-\$49,999	699	2,495	5,037
2025 Avg. Household Size	2.44	2.46	2.56	\$50,000-\$74,999	1,068	3,225	6,513
2025 Owner Occupied Housing	1,922	9,377	22,507	\$75,000-\$99,999	627	2,141	4,785
2030 Owner Occupied Housing	2,080	10,220	24,529	\$100,000-\$149,999	334	2,849	6,325
2025 Renter Occupied Housing	2,408	7,632	14,445	\$150,000-\$199,999	132	926	2,878
2030 Renter Occupied Housing	2,647	8,032	15,111	\$200,000 or greater	370	1,583	4,126
2025 Vacant Housing	521	1,340	2,308	Median HH Income	\$56,223	\$64,969	\$73,051
2025 Total Housing	4,851	18,349	39,260	Average HH Income	\$83,313	\$93,364	\$99,957





PRESENTED BY

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