

Prime Development Opportuity Near Concord Mills

8560 Weddington Road Concord, NC 28027

Contact: Steven Tice, CCIM

Principal/Broker

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PROPERTY INFO:

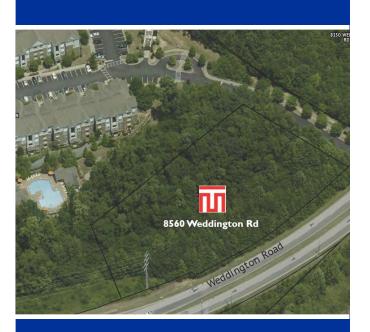
Land Area:

2.33 +/- Acres

Zoning: 3 **C-2**

Offered At:

\$1,490,000.00



Prime Development
Opportunity Near
Concord Mills

PROPERTY OVERVIEW

Prime Development Opportunity Near Concord Mills

Located less than 1 mile from Concord Mills and the Charlotte Motor Speedway, this 2.33 +/- acre tract fronts Weddington Road, with proposed access off of Waterlynn Circle NW. This location is also minutes from I-85, I-485, and Hwy 29.

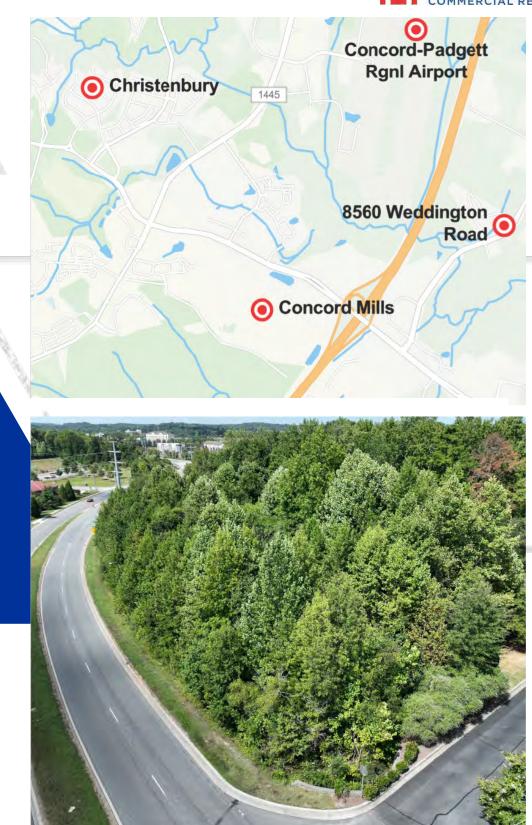
Located on the AM side of Weddington Rd., this high visibility tract is an ideal spot for a daycare, preschool or office use.





PROPERTY PHOTOS





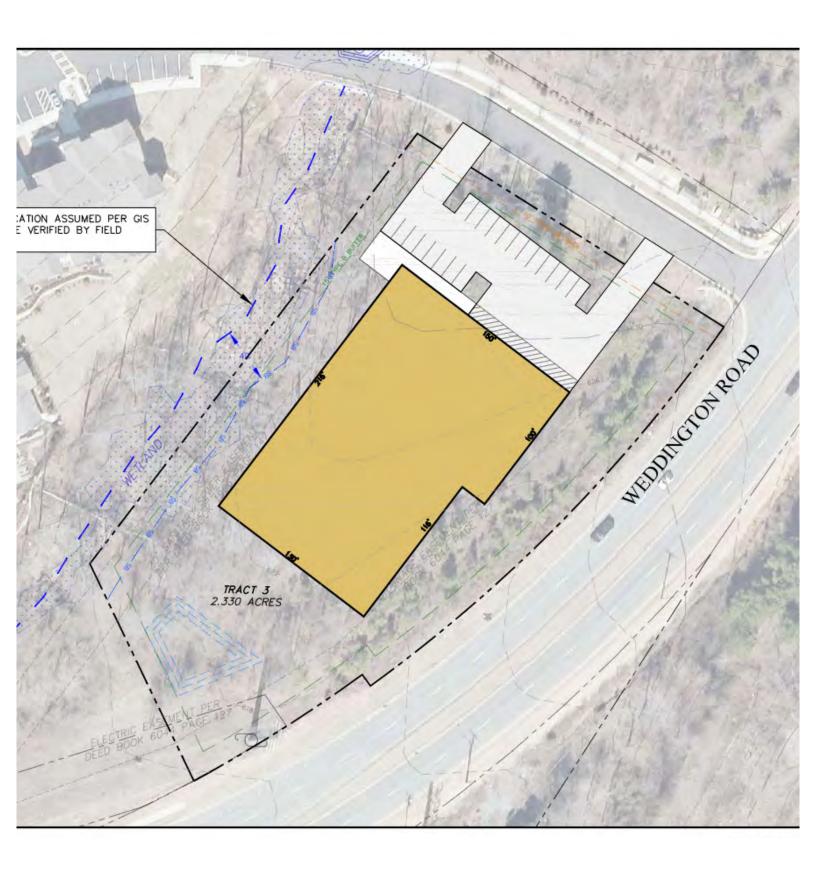
PROPERTY PHOTOS



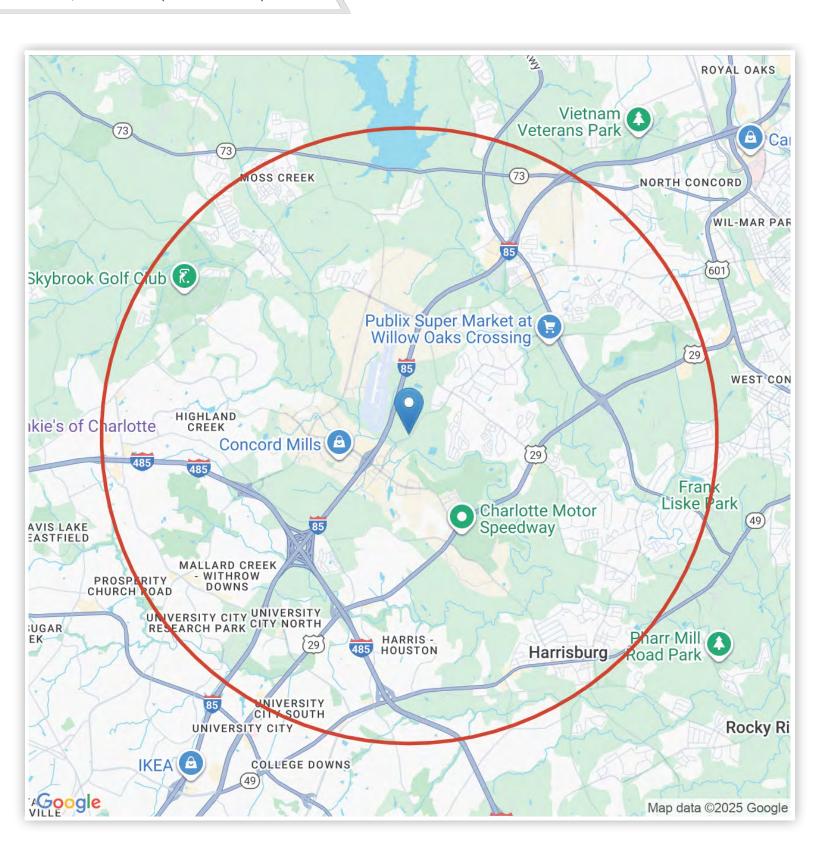




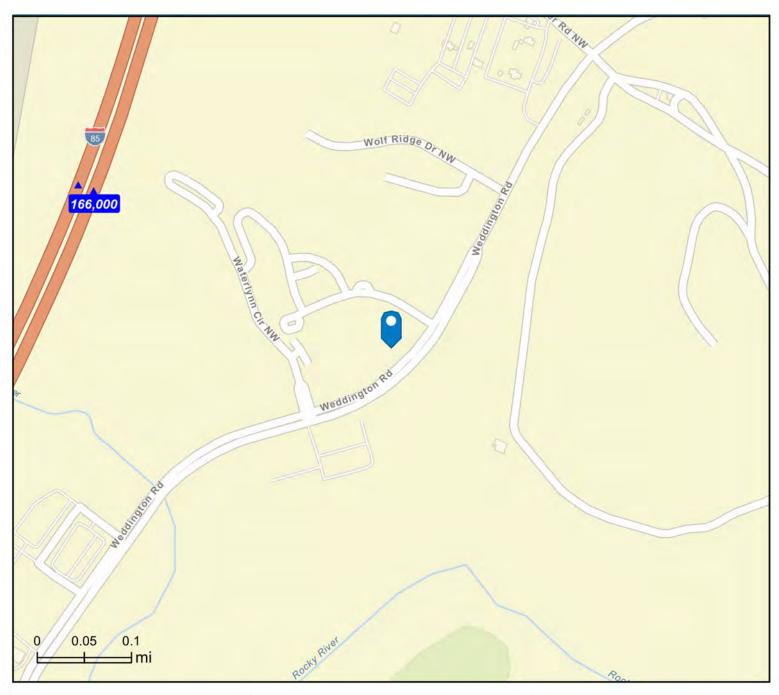














Source: ©2025 Kalibrate Technologies (Q1 2025).

Average Daily Traffic Volume

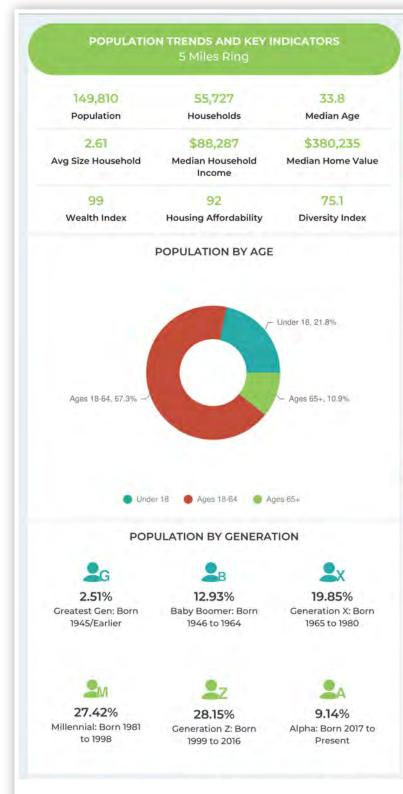
- ▲Up to 6,000 vehicles per day
- ▲6,001 15,000
- ▲ 15,001 30,000
- ▲30,001 50,000
- ▲50,001 100,000
- ▲More than 100,000 per day

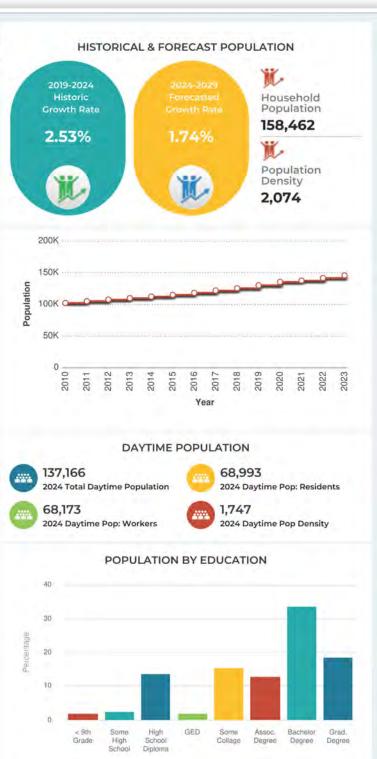


















Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



233,273,200 Meals at Restaurants









ANNUAL LIFESTYLE SPENDING

Recreation



\$178,844,255

Travel



\$4,437,314 Theatre/Operas/Concerts



\$4,071,154 Movies/Museums/Parks



\$6,894,053 Sports Events



\$57,227,264



\$577,053 Online Gaming



\$35,366,597 Cash Gifts to Charities



\$38,632,795 Life/Other Insurance



\$100,994,705 Education



\$11,108,047 **RV** (Recreational Vehicles)

TAPESTRY SEGMENTS





LifeMode Group: Sprouting Explorers **Up and Coming Families** 14.147 Households

Household Percentage: 25.39% Average Household Size: 3.12 Median Age: 31.4

Median Household Income: \$72,000







9.173 Households

Household Percentage: 16.46% Average Household Size: 3.25

Median Age: 34

Median Household Income: \$113,400





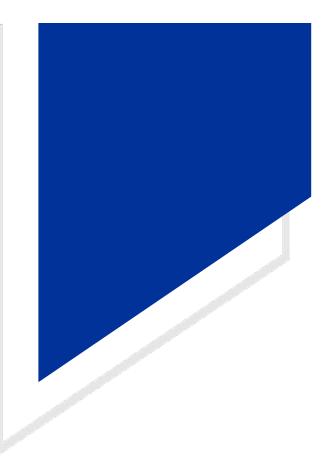
LifeMode Group: Family Landscapes **Workday Drive**

7.735 Households

Household Percentage: 13.88% Average Household Size: 2.97

Median Age: 37

Median Household Income: \$90,500



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