

FOR SALE

DOWNTOWN CONCORD BUILDINGS & LAND

4, 8, 12 Union Street S, Concord, NC 28025



NORTHSTATE
PROPERTY ADVISORS



Real Estate Overview

Address 4, 8, 12 Union Street S, Concord, NC 28025

Price Call 704-782-7777 for pricing

NOI Call for lease details

Market Charlotte MSA

County Cabarrus County

Building SF ±9,996 square feet

Land Area ±.33 acres (including ±.22 of paved area)

Year Built 1880 & 1890

Tax-Advantaged Opportunity Zone Yes

Tenants Press and Porter Coffee, Goldberry Books

Zoning CC - City of Concord

Parcel ID 5620877996, 5620878913, & 5620878932

Additional Details

Square Footage Breakdown

1st Floor Conditioned Space	±3,845 SF
2nd Floor Unconditioned Space	±3,700 SF
Basement Conditioned Space	±639 SF
Basement Unconditioned Space	±1,812 SF
Total	±9,996 SF

Located in the heart of Downtown Concord, 4, 8, and 12 Union Street S present a rare opportunity to acquire a contiguous assemblage of historic buildings and land along one of the city's most active corridors. The offering includes two character-rich masonry buildings fronting Union Street, currently home to established local tenants, along with a vacant lot at 4 Union Street that provides additional flexibility for parking, expansion, or future development. Positioned within walking distance of restaurants, retail, offices, and recent mixed-use development, the property benefits from strong foot traffic, urban infrastructure, and long-term growth momentum in the Charlotte MSA.

Showing Instructions

By appointment only



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SITE

4, 8, 12 Union Street S, Concord, NC

CABARRUS AVENUE



MARKET STREET

UNION STREET

PAVED PARKING AREA

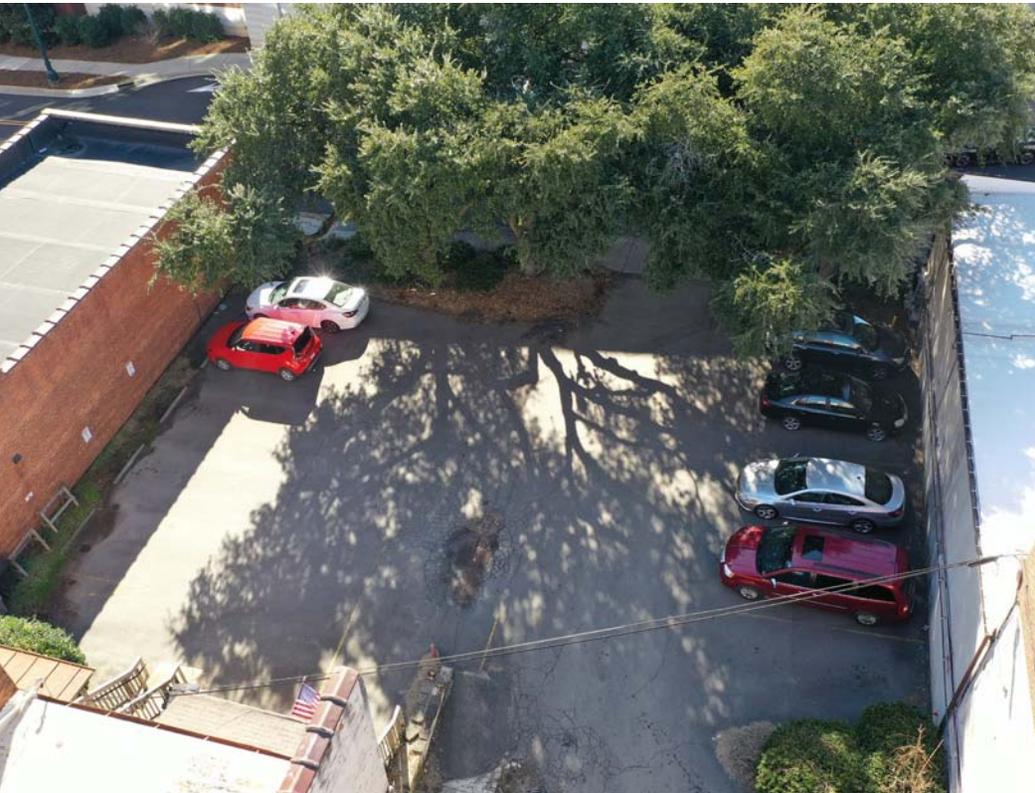
4 UNION ST

8 UNION ST

12 UNION ST

PHOTOS

4, 8, 12 Union St S, Concord, NC



PHOTOS

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TENANT OVERVIEW

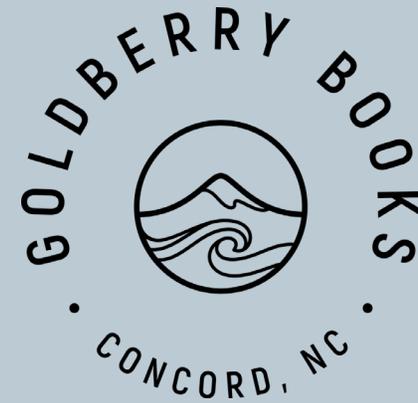
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Tenant Press and Porter Coffee and Pourhouse

Leased SF 1,745 SF of 1st floor space + 512 SF basement

Building 8 Union Street S



Tenant Goldberry Books

Leased SF 2,100 SF of 1st floor space + 1,948 SF basement

Building 12 Union Street S



Lake Norman

Kannapolis

AREA MAP

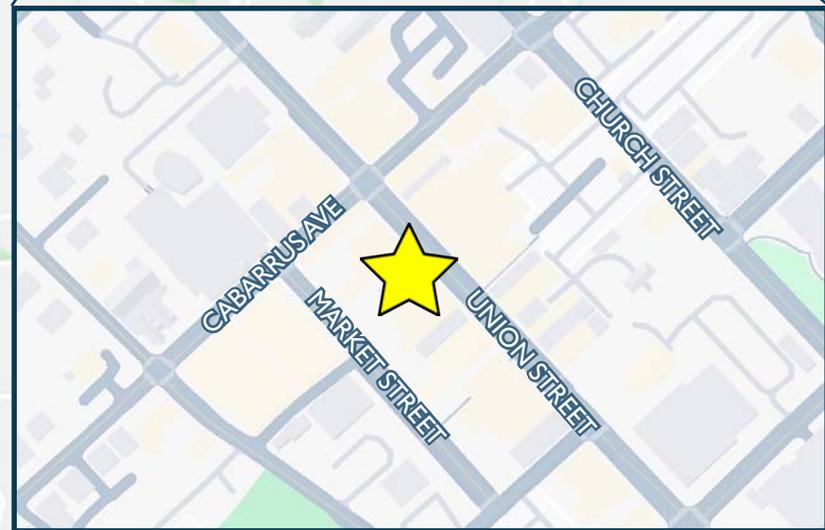
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Huntersville

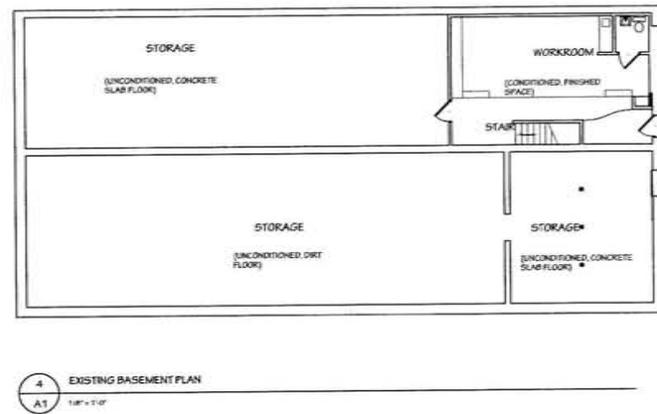
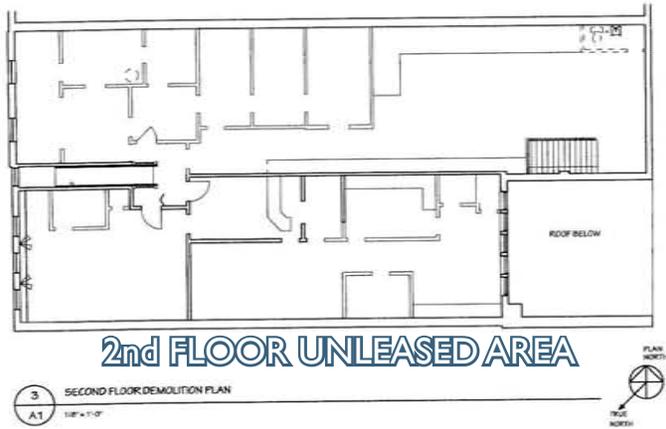
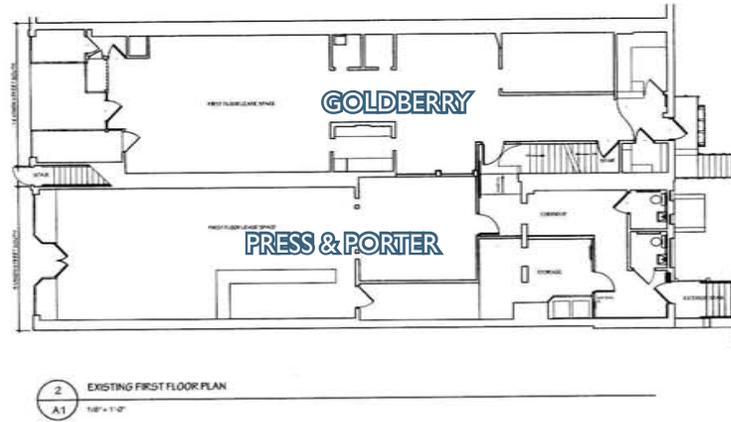
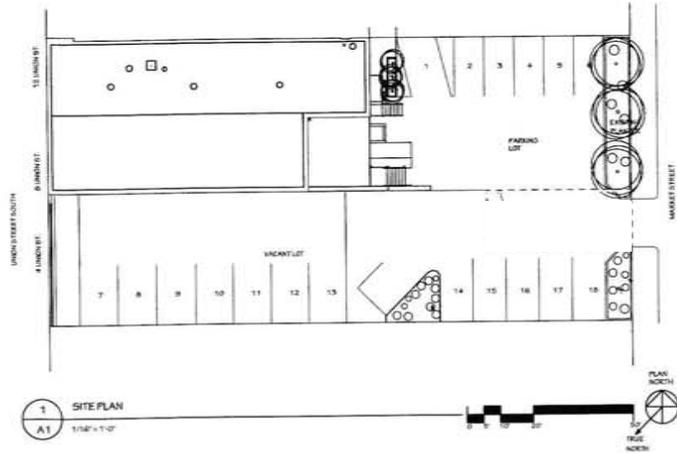
Concord

Harrisburg



FLOORPLAN

4, 8, 12 Union Street S, Concord, NC



CONTACT

4, 8, 12 Union Street S, Concord, NC



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Exclusively presented by:

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