



FOR LEASE

Former Brewery Space

82 Spring Street SW

2,400 SF

AVAILABLE

\$15.00

SF/YR



Mortice Commercial Real Estate

126 Arlington Ave SE
Concord, NC 28025
704 684-1958
www.morticecre.com

Steven Tice, CCIM

Principal/Broker

704 794-2294 (Direct)

tice@morticecre.com

Lic# NC 168957

Property Overview



2,400 SF
AVAILABLE SF



\$15
ASKING RATE SF/YR



1952
YEAR BUILT



1.030
LOT SIZE



15,384
BUILDING SQFT



5620879154
PARCEL ID



C-2
ZONING



Cabarrus
COUNTY



219
FRONTAGE



35.407972,-80.580937
COORDINATES

EXECUTIVE SUMMARY

Rare C-2 Opportunity in Downtown Concord

Located in the heart of Downtown Concord, 82 Spring Street SW offers a unique leasing opportunity in one of the Center City's few C-2 zoned properties.

Recently home to a brewery/bar, the approximately 2,400 SF main-level space is well suited for another brewery, taproom, bar, or entertainment concept, while the flexible zoning and layout also create opportunities for uses such as a gym, fitness concept, event venue, or other commercial use.

Tenants also have the potential to add approximately 2,400 SF of lower-level space, providing additional operating, storage, event, or support space.

A particularly unique feature is the ability to activate a large outdoor area, creating the potential for outdoor seating, events, recreation, or other complementary uses.

The property offers excellent accessibility for a downtown location, with access to a large parking lot and the Cabarrus County parking deck immediately next door. The property is walkable to restaurants, entertainment, offices, residential developments, and other destinations throughout Downtown Concord.

82 Spring Street also backs up to the new Kemba Walker facility, adding another significant activity generator immediately adjacent to the property.

With its rare C-2 zoning, existing commercial character, parking access, expansion potential, and indoor/outdoor flexibility, 82 Spring Street SW presents one of Downtown Concord's more distinctive opportunities for an experiential, entertainment, fitness, or hospitality-oriented tenant.

PROPERTY HIGHLIGHTS

- **±2,400 SF** main-level commercial space
- **Rare C-2 zoning** in Downtown Concord / Center City
- **Former brewery/bar space** — well suited for a similar concept
- Flexible layout with potential for **fitness, gym, event, entertainment, or hospitality uses**
- **Two existing restrooms**
- Potential to add approximately **2,400 SF of lower-level space**
- Opportunity to **activate a large outdoor area** for seating, events, recreation, or other uses
- Access to a **large surface parking lot**
- **Cabarrus County parking deck** immediately next door
- Backs up to the **new Kemba Walker facility**
- Highly walkable location with convenient access to restaurants, entertainment, offices, residential developments, and other Downtown Concord amenities
- Excellent opportunity for an **experiential or destination-oriented business** in the heart of Downtown Concord

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	0.1 mi
Corban Ave & Georgia St	0.2 mi
Crowell Dr & Cabarrus Ave	0.4 mi



AIRPORTS

Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	26.9 mi
Concord-Padgett Regional Airport	7.7 mi



HIGHWAYS

US 601; NC 73 Truck	1.6 mi
I-85	4.0 mi
Hwy 49	3.0 mi
Concord Parkway N/Hwy 29	1.6 mi

Space Available

82 Spring St

\$15 SF/Yr

SF AVAILABLE

2,400 SF

TERM

3 Yrs

TYPE

MG

USE

Brewery/Event/Fitness

The upper level is 2,400 SF (\$15 PSF), with the ability to add an additional 2,400 SF (\$10 PSF) on the lower level.

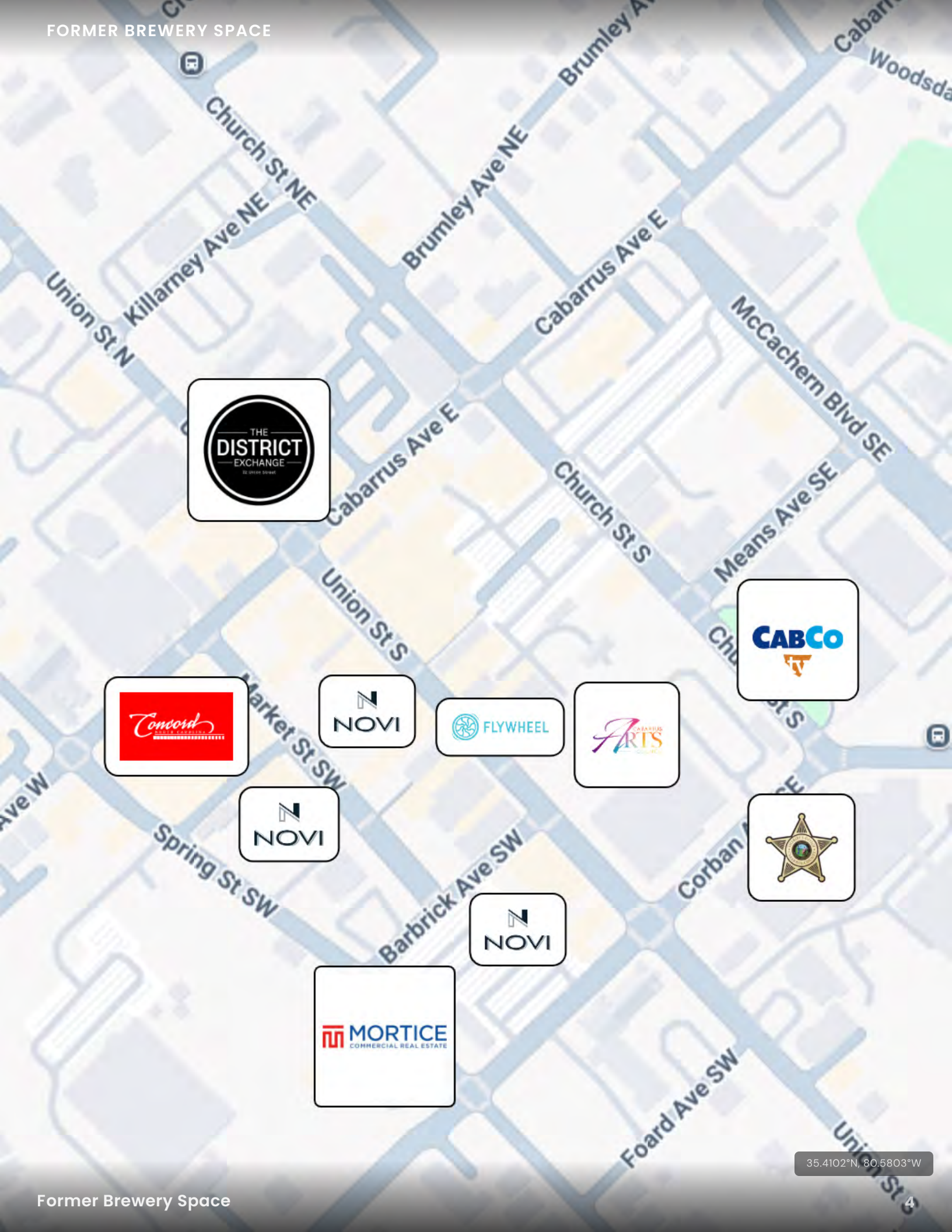


Photo Gallery



Market Overview



POPULATION
105,240

AREA
60.3 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

Market Overview: Concord, NC

Concord (/ kon-KORD/) is one of the fastest-growing and most dynamic cities in the Charlotte region, with a population exceeding 110,000 and continued strong residential and commercial expansion. As the county seat of Cabarrus County, Concord serves as a key economic hub, supported by major employers such as Atrium Health Cabarrus, Eli Lilly, Amazon, and Concord Mills. Its strategic location along I-85 provides direct access to Charlotte and the broader metro area, making it an attractive destination for businesses seeking both local engagement and regional reach.

Downtown Concord has undergone a remarkable transformation, driven by significant public and private investment. Recent enhancements, including widened sidewalks, improved streetscapes, and the introduction of a social district, have created a vibrant, walkable environment filled with restaurants, retail, and community gathering spaces. With continued momentum from new residential developments and ongoing economic growth, downtown Concord offers a unique opportunity for businesses to be part of a thriving and evolving district.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	10,448
Median HH Income	\$63,669
Households	3,875

3-MILE RADIUS

Population	44,668
Median HH Income	\$69,584
Households	17,603

5-MILE RADIUS

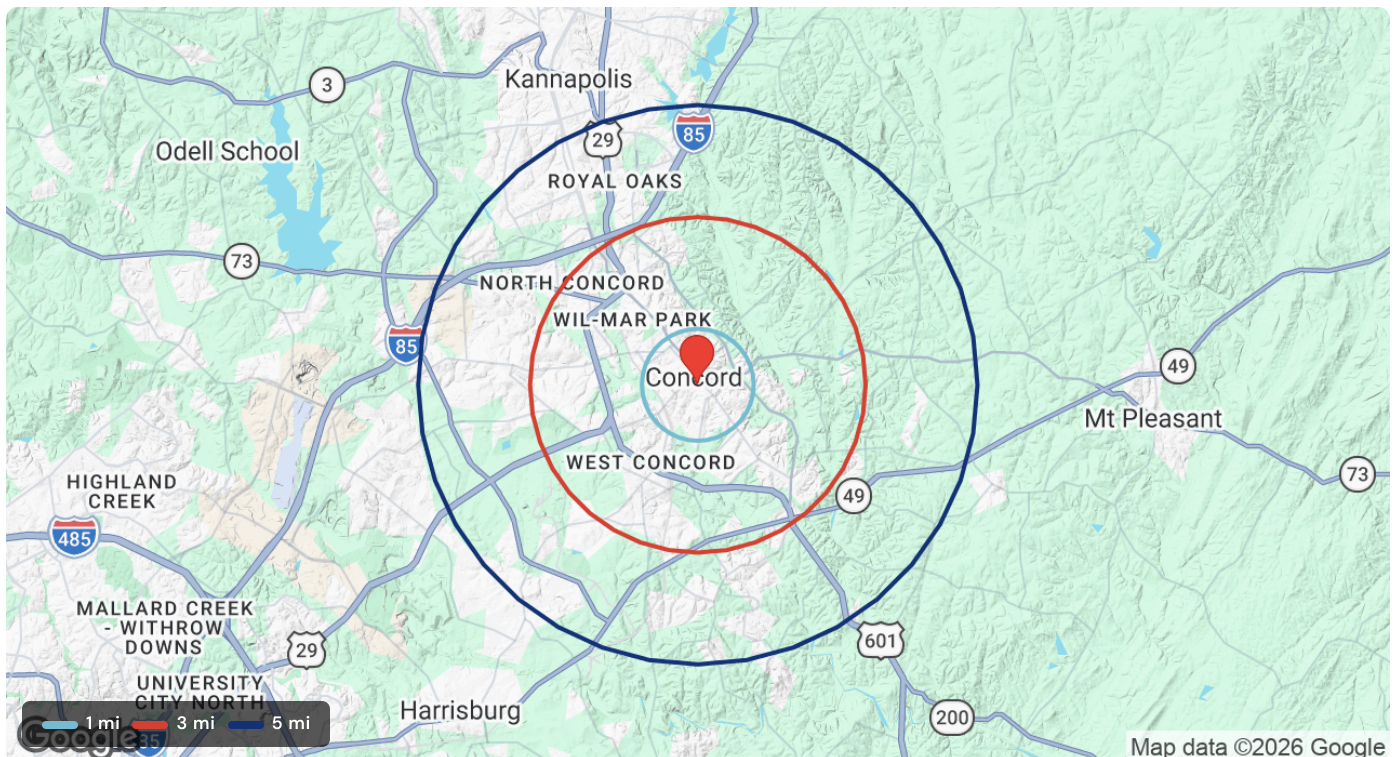
Population	96,302
Median HH Income	\$75,863
Households	37,258

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,180	35,199	62,016
2010 Population	8,978	37,306	75,361
2026 Population	10,448	44,668	96,302
2031 Population	11,175	47,576	102,999
2026-2031 Growth Rate	1.35 %	1.27 %	1.35 %
2026 Daytime Population	10,411	49,810	93,184

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,618	13,569	23,694	less than \$15,000	501	1,593	3,139
2010 Total Households	3,242	14,570	28,563	\$15,000-\$24,999	332	1,379	2,341
2026 Total Households	3,875	17,603	37,258	\$25,000-\$34,999	245	1,295	2,676
2031 Total Households	4,194	18,881	40,242	\$35,000-\$49,999	399	1,662	3,264
2026 Avg. Household Size	2.52	2.47	2.54	\$50,000-\$74,999	803	3,496	6,936
2026 Owner Occupied Housing	1,746	10,037	22,832	\$75,000-\$99,999	646	2,631	5,790
2031 Owner Occupied Housing	1,863	10,822	24,667	\$100,000-\$149,999	368	2,772	5,896
2026 Renter Occupied Housing	2,129	7,566	14,426	\$150,000-\$199,999	175	1,068	3,038
2031 Renter Occupied Housing	2,332	8,060	15,575	\$200,000 or greater	405	1,706	4,178
2026 Vacant Housing	488	1,333	2,317	Median HH Income	\$63,669	\$69,584	\$75,863
2026 Total Housing	4,363	18,936	39,575	Average HH Income	\$89,257	\$93,842	\$100,857





PRESENTED BY

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