

**CENTURY 21
COMMERCIAL.**
Triangle Group

THE
COLLECTIVE @ 687

687 Church St N
Concord, NC
28025



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CENTURY 21 COMMERCIAL[®]

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The

Collective @ 687

687 Church St N
Concord, NC 28025



THE COLLECTIVE @ 687

PROPERTY INFORMATION

Call for Rate

Property Address
687 Church St N
Concord, NC 28025

Year Built
1986

Rentable Area
33,257 Sq. Ft.

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

Flexible Office, Retail & Light Industrial Space | 500 SF – 33,257 SF Available

Unlock your business potential in one of Concord's most adaptable properties. Situated on Church Street North, this C-2 zoned building offers a wide spectrum of permitted uses including professional office, retail, showroom, medical, service operations, and light industrial.

The building is being offered in cold dark shell condition, giving tenants the ability to design, layout, and build their space to meet their specific operational needs. Whether you need an efficient 500 SF office or a full 33,257 SF commercial footprint, this property provides exceptional flexibility.

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PROPERTY DETAILS

A **10,465 SF basement level** is included and accessible via **elevator**, making it ideal for storage, production space, distribution, or additional workspace depending on tenant requirements.

The site features **35 dedicated parking spaces**, ensuring convenient access for employees, clients, and visitors. Its central location provides visibility, connectivity, and proximity to Concord's growing commercial corridor.

Highlights

- Flexible leasable areas from **500 SF to 33,257 SF**
- Delivered in **cold dark shell condition for custom build-out**
- **10,465 SF basement level** with elevator service
- Zoned **C-2** — suitable for office, retail, showroom, and light industrial uses
- **35 on-site parking spaces**
- Positioned along Church Street North with strong accessibility and exposure

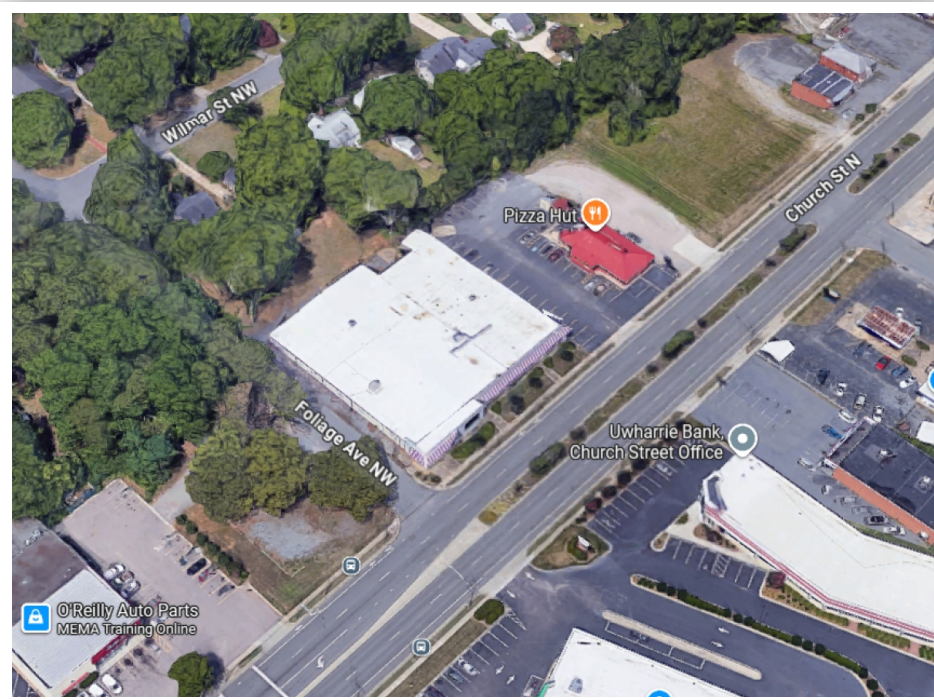
PROPERTY PHOTOS



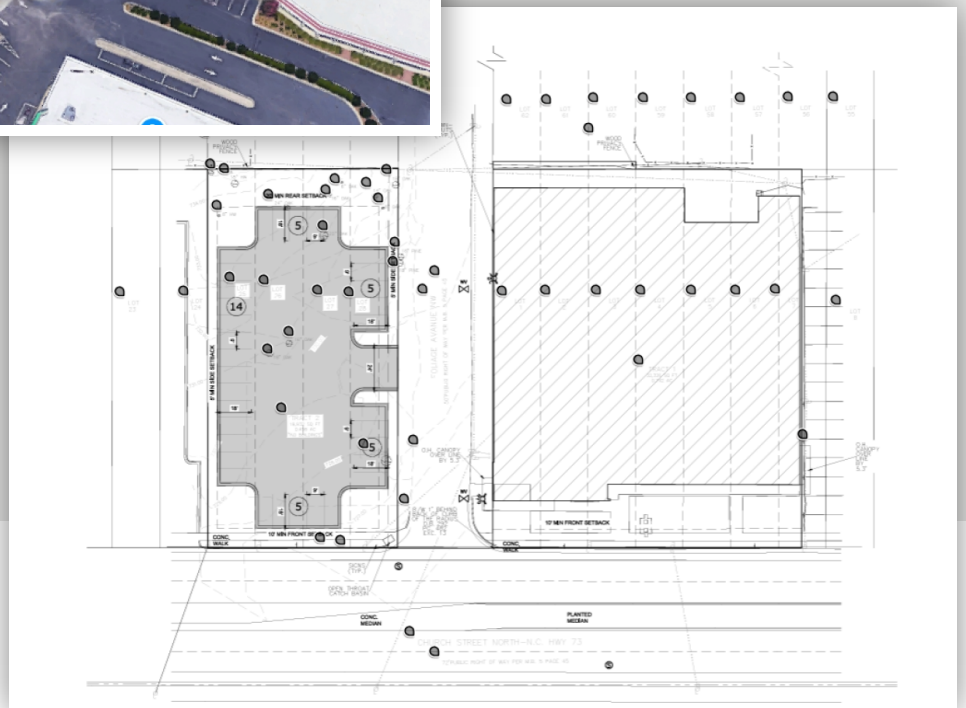
**CENTURY 21
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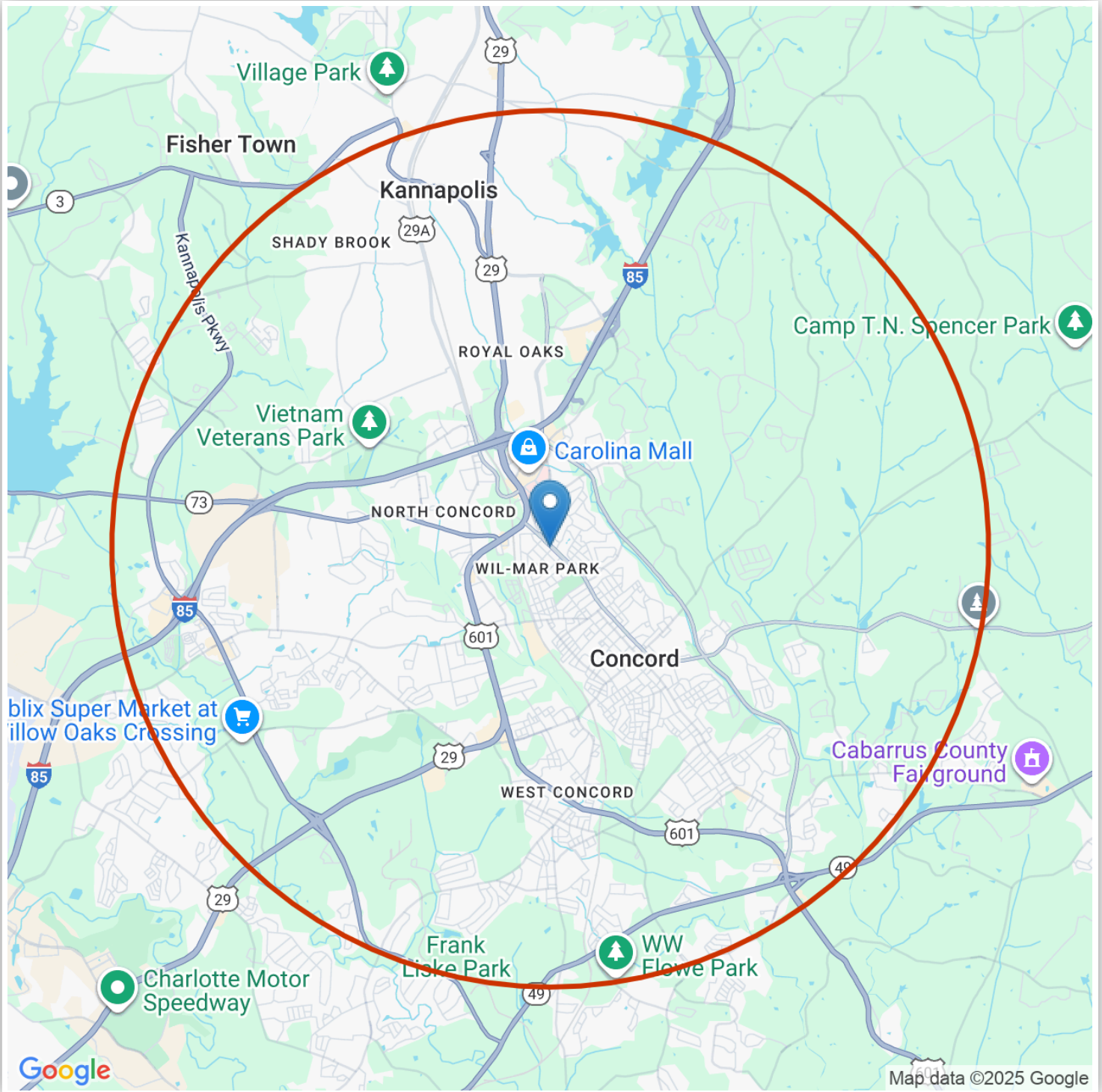
PROPERTY PHOTOS



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



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

110,572

Population

42,843

Households

37.8

Median Age

2.54

Avg Size Household

\$66,122

Median Household
Income

\$307,965

Median Home Value

79

Wealth Index

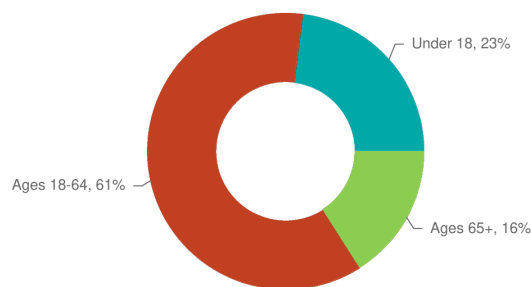
85

Housing Affordability

73.4

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



4.25%

Greatest Gen: Born
1945/Earlier



17.65%

Baby Boomer: Born
1946 to 1964



19.66%

Generation X: Born
1965 to 1980



25.02%

Millennial: Born 1981
to 1998



23.53%

Generation Z: Born
1999 to 2016



9.89%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

2.13%



2024-2029
Forecasted
Growth Rate

1.63%



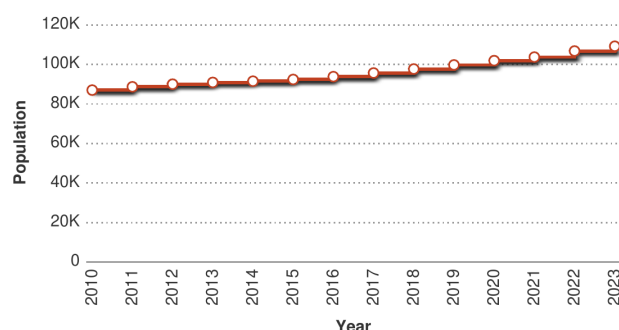
Household
Population

118,465



Population
Density

1,529



DAYTIME POPULATION



105,730

2024 Total Daytime Population



56,752

2024 Daytime Pop: Residents



48,978

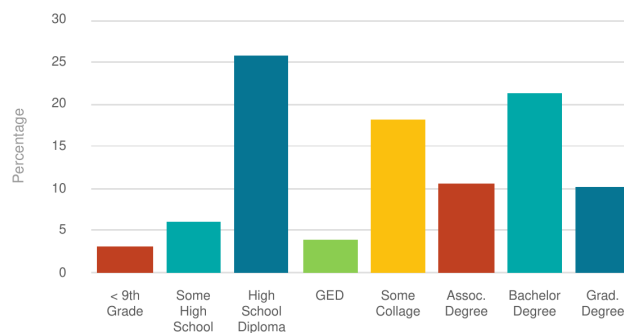
2024 Daytime Pop: Workers



1,346

2024 Daytime Pop Density

POPULATION BY EDUCATION



TheAnalyst
PRO

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INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

Community Profile



110,572
Population
Total

2.13%
Population
Growth

2.54
Average
HH Size

37.8
Median
Age

73.4
Diversity
Index

\$66,122
Median HH
Income

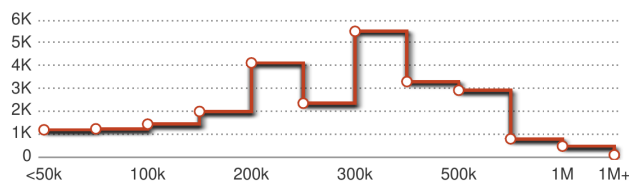
\$307,965
Median Home
Value

22.95%
Under 18

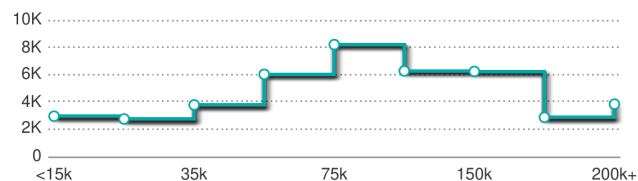
61.13%
Ages 18
to 65

15.92%
Aged 66+

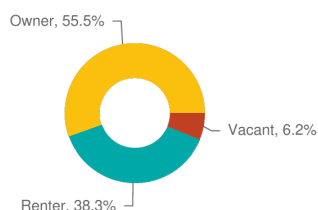
HOME VALUE



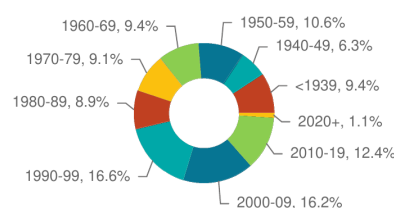
HOUSEHOLD INCOME



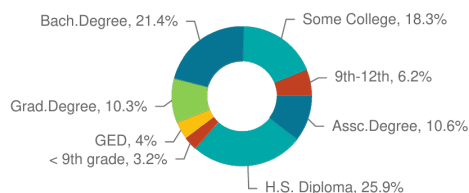
HOME OWNERSHIP



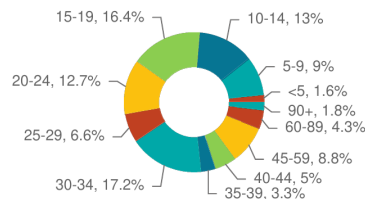
HOUSING: YEAR BUILT



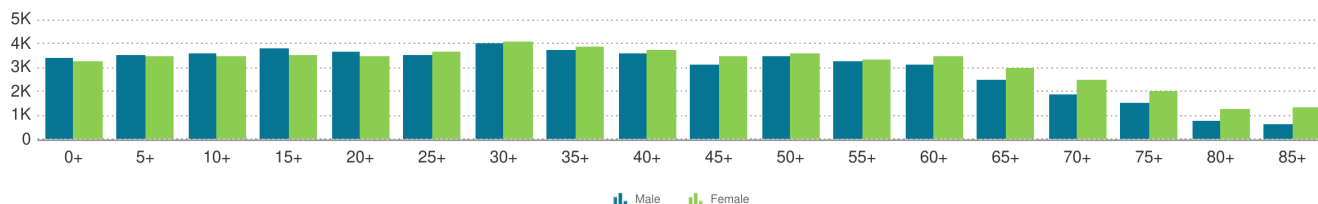
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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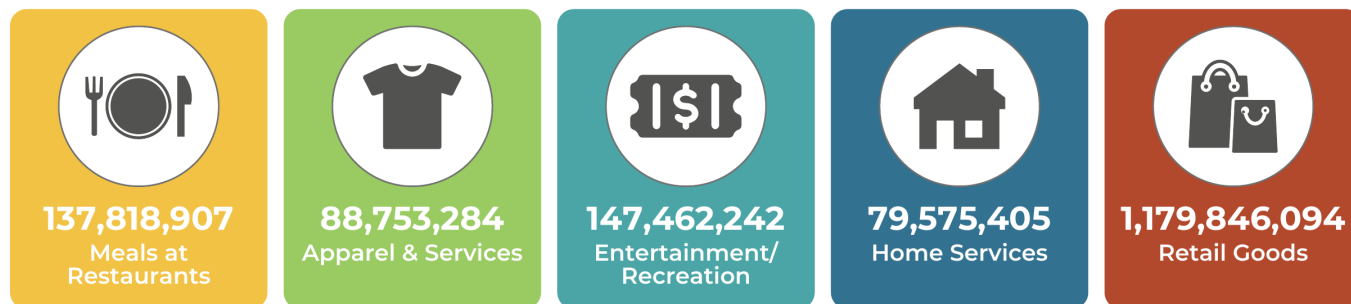


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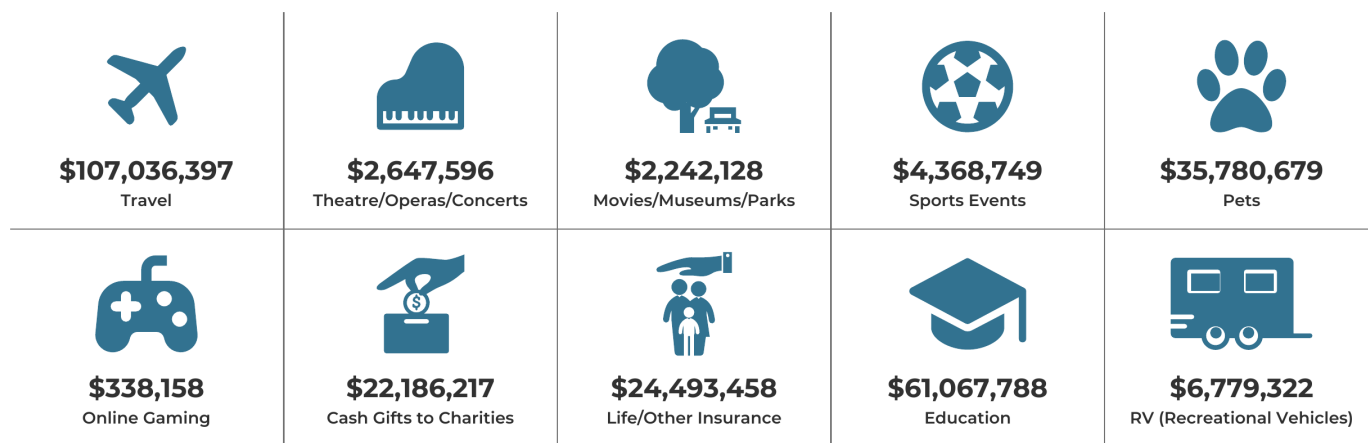
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

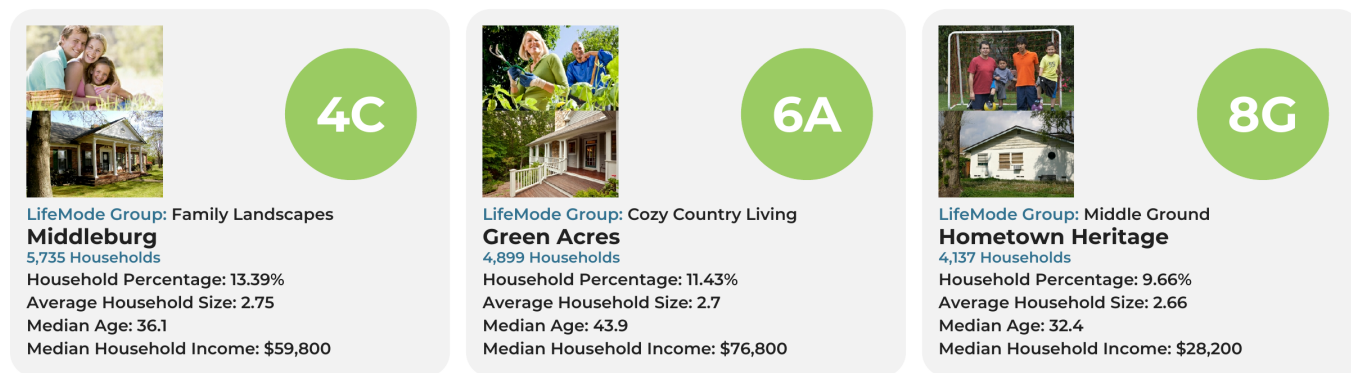
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
Segment 7B (Urban Villages)	Segment 13C (NeWest Residents)
Segment 7C (American Dreamers)	Segment 13D (Fresh Ambitions)
Segment 7D (Barrios Urbanos)	Segment 13E (High Rise Renters)
Segment 7E (Valley Growers)	Segment 14A (Military Proximity)
Segment 7F (Southwestern Families)	Segment 14B (College Towns)
Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	Segment 15 (Unclassified)



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010		Census 2020		2025		2030	
Population	86,433		101,094		110,962		118,790	
Households	33,030		39,163		43,728		47,248	
Families	22,567		26,229		28,495		30,500	
Average Household Size	2.58		2.54		2.50		2.48	
Owner Occupied Housing Units	20,928		23,110		25,689		27,894	
Renter Occupied Housing Units	12,102		16,053		18,039		19,354	
Median Age	36.1		37.5		38.2		39.3	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	1.37%		0.80%		0.42%			
Households	1.56%		1.10%		0.64%			
Families	1.37%		0.94%		0.54%			
Owner HHs	1.66%		1.21%		0.91%			
Median Household Income	2.82%		2.61%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			3,113	7.1%	2,883	6.1%		
\$15,000 - \$24,999			2,645	6.0%	2,216	4.7%		
\$25,000 - \$34,999			2,907	6.6%	2,559	5.4%		
\$35,000 - \$49,999			6,187	14.1%	5,846	12.4%		
\$50,000 - \$74,999			7,841	17.9%	8,088	17.1%		
\$75,000 - \$99,999			5,495	12.6%	6,018	12.7%		
\$100,000 - \$149,999			7,262	16.6%	8,527	18.0%		
\$150,000 - \$199,999			3,566	8.2%	4,753	10.1%		
\$200,000+			4,712	10.8%	6,359	13.5%		
Median Household Income			\$71,311		\$81,969			
Average Household Income			\$99,302		\$111,041			
Per Capita Income			\$39,205		\$44,241			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,552	7.6%	6,140	6.1%	6,565	5.9%	6,888	5.8%
5 - 9	6,333	7.3%	6,544	6.5%	6,905	6.2%	6,903	5.8%
10 - 14	6,029	7.0%	7,250	7.2%	6,944	6.3%	7,260	6.1%
15 - 19	5,895	6.8%	6,939	6.9%	7,405	6.7%	7,066	5.9%
20 - 24	5,165	6.0%	6,219	6.2%	7,187	6.5%	7,640	6.4%
25 - 34	11,866	13.7%	13,997	13.8%	15,496	14.0%	16,380	13.8%
35 - 44	12,340	14.3%	13,149	13.0%	15,208	13.7%	16,818	14.2%
45 - 54	11,931	13.8%	13,049	12.9%	13,735	12.4%	14,677	12.4%
55 - 64	9,117	10.5%	12,488	12.4%	13,178	11.9%	13,555	11.4%
65 - 74	5,951	6.9%	8,934	8.8%	10,308	9.3%	11,951	10.1%
75 - 84	3,664	4.2%	4,620	4.6%	6,074	5.5%	7,165	6.0%
85+	1,590	1.8%	1,767	1.7%	1,958	1.8%	2,484	2.1%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	60,391	69.9%	58,206	57.6%	58,866	53.1%	60,363	50.8%
Black Alone	16,342	18.9%	22,999	22.8%	27,838	25.1%	30,588	25.7%
American Indian Alone	289	0.3%	617	0.6%	708	0.6%	780	0.7%
Asian Alone	1,093	1.3%	1,762	1.7%	2,700	2.4%	3,205	2.7%
Pacific Islander Alone	43	0.0%	69	0.1%	110	0.1%	130	0.1%
Some Other Race Alone	6,272	7.3%	9,237	9.1%	11,085	10.0%	12,758	10.7%
Two or More Races	2,003	2.3%	8,204	8.1%	9,653	8.7%	10,967	9.2%
Hispanic Origin (Any Race)	10,866	12.6%	15,741	15.6%	18,906	17.0%	21,700	18.3%

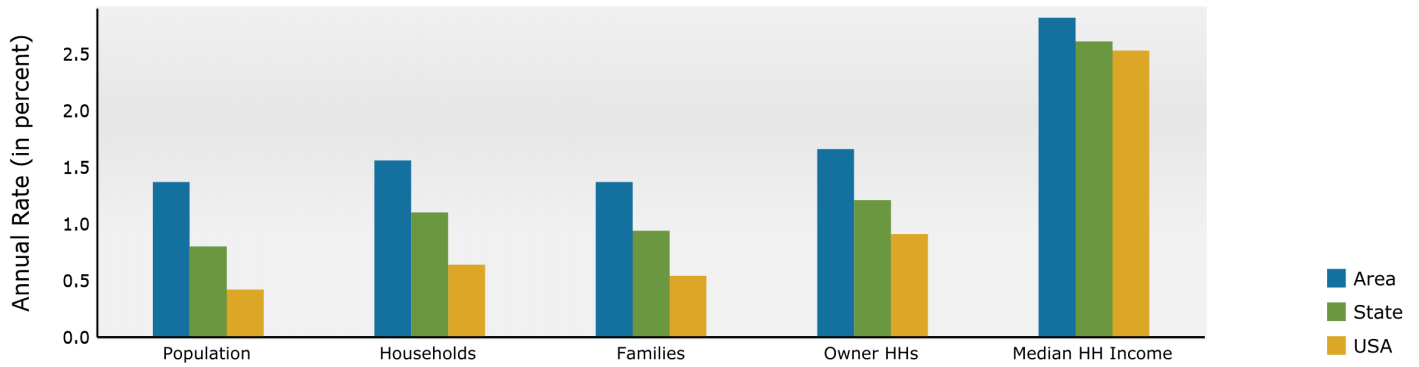
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

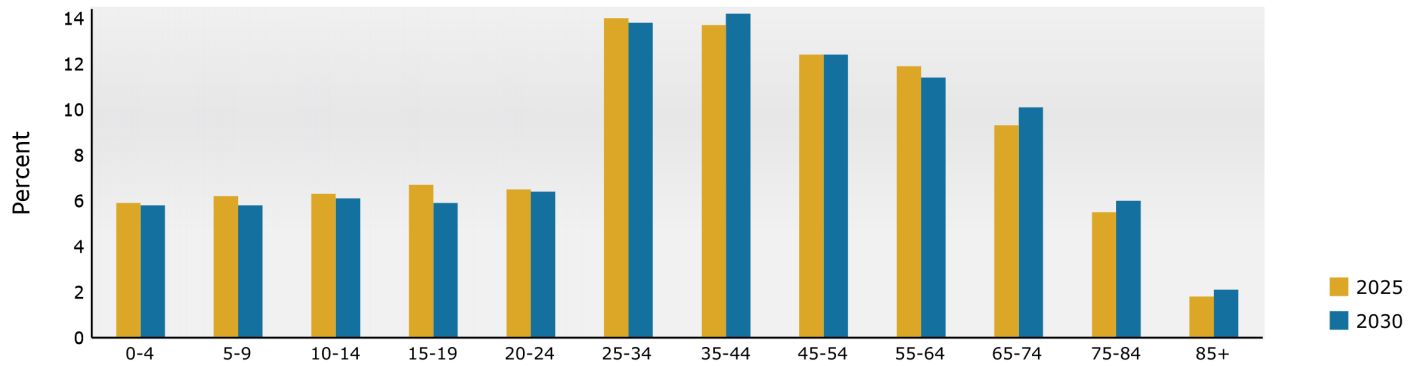


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

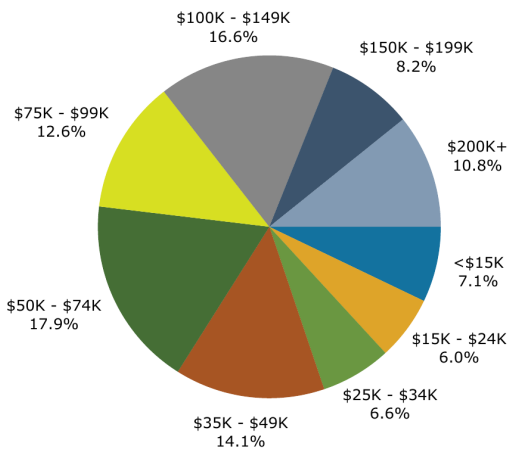
Trends 2025-2030



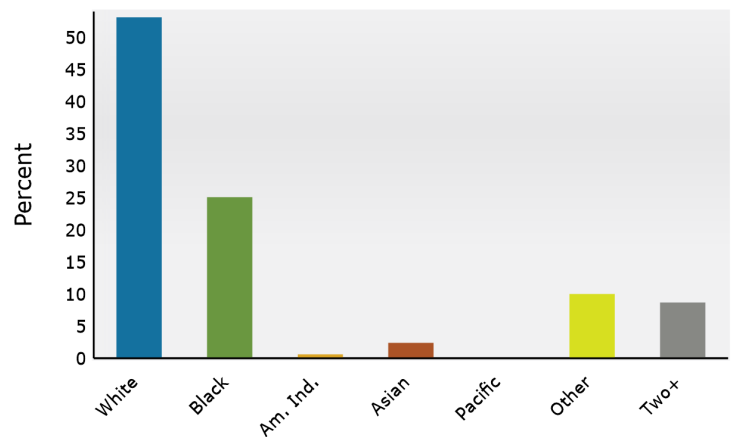
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 17.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Population		Households	
2020 Total Population	101,094	2025 Median Household Income	\$71,311
2025 Total Population	110,962	2030 Median Household Income	\$81,969
2030 Total Population	118,790	2025-2030 Annual Rate	2.82%
2025-2030 Annual Rate	1.37%		

Housing Units by Occupancy Status and Tenure	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	41,912	100.0%	46,652	100.0%	50,324	100.0%
Occupied	39,163	93.4%	43,728	93.7%	47,248	93.9%
Owner	23,110	55.1%	25,689	55.1%	27,894	55.4%
Renter	16,053	38.3%	18,039	38.7%	19,354	38.5%
Vacant	2,787	6.6%	2,924	6.3%	3,076	6.1%

Owner Occupied Housing Units by Value	2025		2030	
	Number	Percent	Number	Percent
Total	25,689	100.0%	27,895	100.0%
<\$50,000	1,052	4.1%	607	2.2%
\$50,000-\$99,999	1,194	4.6%	354	1.3%
\$100,000-\$149,999	1,343	5.2%	501	1.8%
\$150,000-\$199,999	2,033	7.9%	884	3.2%
\$200,000-\$249,999	3,665	14.3%	2,129	7.6%
\$250,000-\$299,999	2,279	8.9%	1,920	6.9%
\$300,000-\$399,999	5,344	20.8%	6,139	22.0%
\$400,000-\$499,999	3,562	13.9%	5,630	20.2%
\$500,000-\$749,999	3,634	14.1%	6,729	24.1%
\$750,000-\$999,999	853	3.3%	1,681	6.0%
\$1,000,000-\$1,499,999	494	1.9%	815	2.9%
\$1,500,000-\$1,999,999	114	0.4%	251	0.9%
\$2,000,000+	122	0.5%	255	0.9%
Median Value	\$323,952		\$425,115	
Average Value	\$376,451		\$489,516	

Census 2020 Housing Units	Number	Percent
Total	41,912	100.0%
Housing Units In Urbanized Areas	40,403	96.4%
Rural Housing Units	1,509	3.6%

Census 2020 Owner Occupied Housing Units by Mortgage Status	Number	Percent
Total	23,111	100.0%
Owned with a Mortgage/Loan	17,030	73.7%
Owned Free and Clear	6,081	26.3%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.



HOUSING PROFILE (RING: 5 MILE RADIUS)

Census 2020 Vacant Housing Units by Status

	Number	Percent
Total	2,787	100.0%
For Rent	959	34.4%
Rented- Not Occupied	72	2.6%
For Sale Only	347	12.5%
Sold - Not Occupied	159	5.7%
Seasonal/Recreational/Occasional Use	98	3.5%
For Migrant Workers	0	0.0%
Other Vacant	1,153	41.4%

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	39,163	23,110	59.0%
15-24	1,465	287	19.6%
25-34	6,227	2,474	39.7%
35-44	7,125	3,774	53.0%
45-54	7,493	4,653	62.1%
55-59	3,861	2,576	66.7%
60-64	3,402	2,374	69.8%
65-74	5,548	4,009	72.3%
75-84	2,976	2,255	75.8%
85+	1,068	709	66.4%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	39,163	23,110	59.0%
White Alone	25,046	17,171	68.6%
Black/African American Alone	8,626	3,254	37.7%
American Indian/Alaska Native	189	81	42.9%
Asian Alone	558	358	64.2%
Pacific Islander Alone	20	7	35.0%
Other Race Alone	2,407	1,045	43.4%
Two or More Races	2,317	1,194	51.5%
Hispanic Origin	4,180	1,870	44.7%

Census 2020 Occupied Housing Units by Size and Home Ownership

	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	39,163	23,110	59.0%
1-Person	10,534	5,192	49.3%
2-Person	12,849	8,405	65.4%
3-Person	6,564	3,950	60.2%
4-Person	5,140	3,218	62.6%
5-Person	2,536	1,531	60.4%
6-Person	1,014	525	51.8%
7+ Person	527	289	54.8%

2025 Housing Affordability

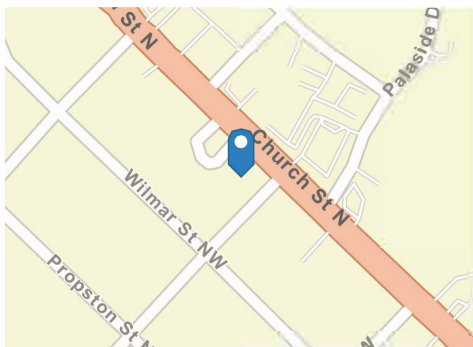
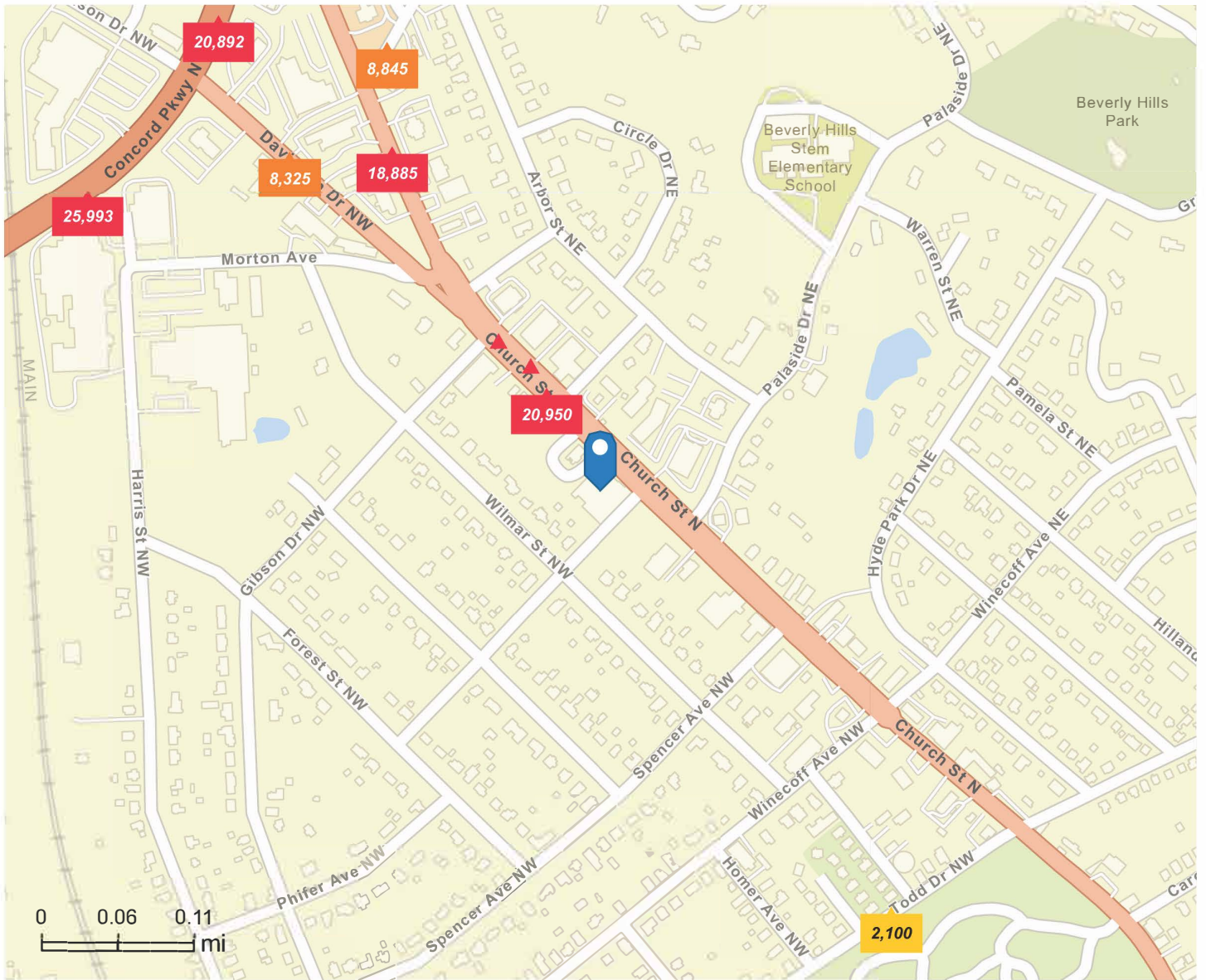
Housing Affordability Index	83
Percent of Income for Mortgage	28.4%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

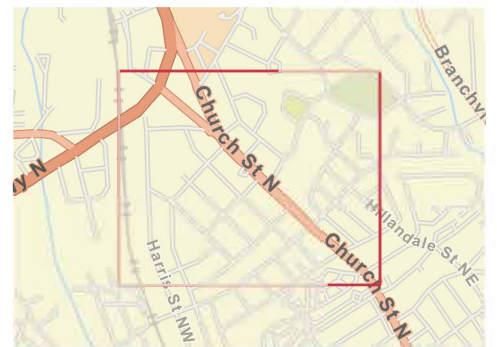


TRAFFIC COUNT MAP - CLOSE-UP

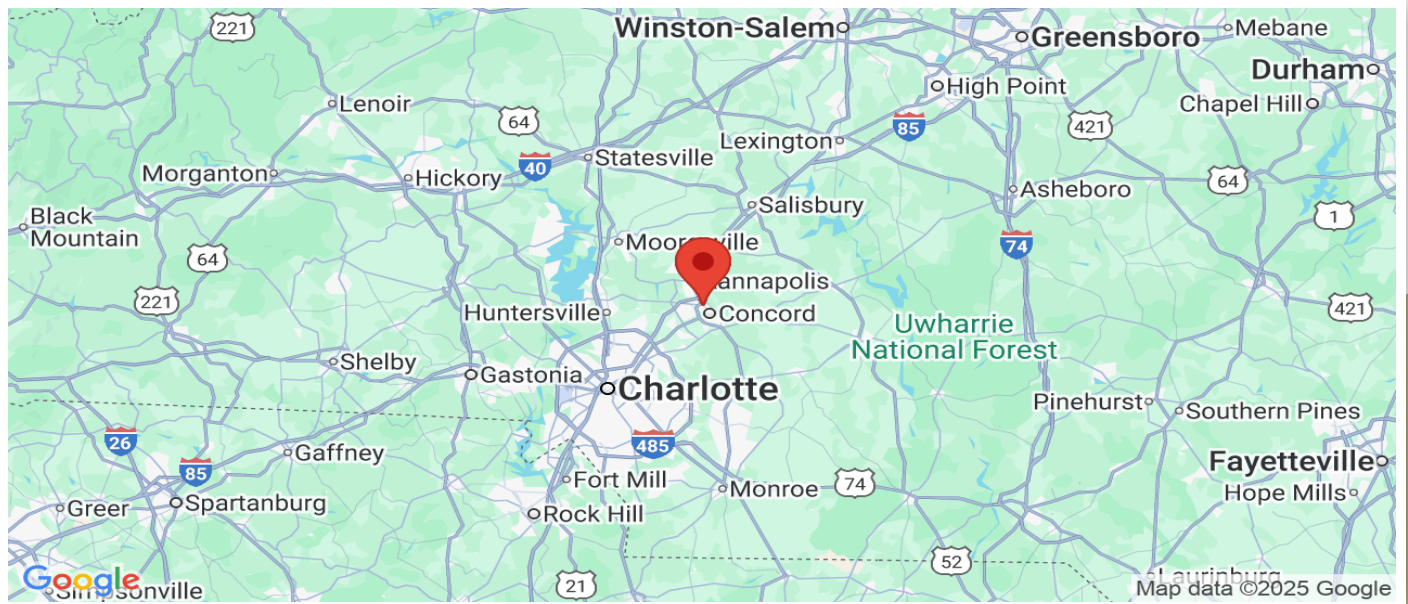


Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

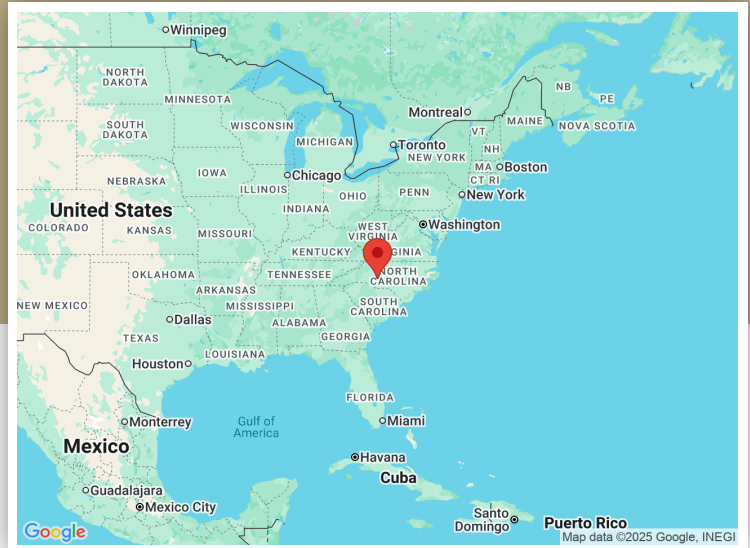


AREA LOCATION MAP



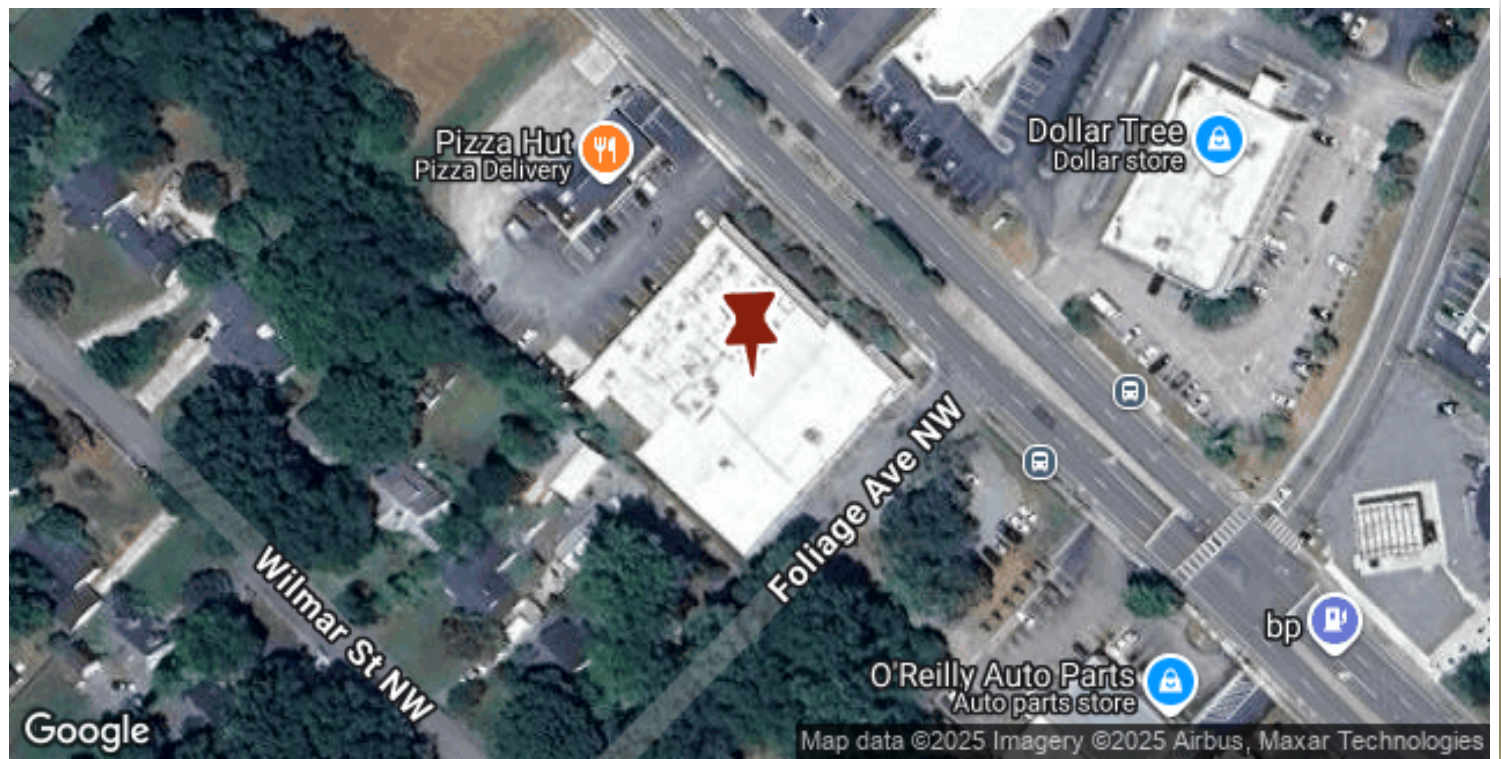
THE COLLECTIVE @ 687

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AERIAL ANNOTATION MAP



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