



# iFly Indoor Skydiving

7840 Lyles Lane NW | Concord, North Carolina 28027



**Absolute Net Ground Lease for Sale**

+/- 1.16 AC with 5,300 SF Building

## Property Overview

# iFly Indoor Skydiving

## Absolute Net Ground Lease for Sale

This investment opportunity is within one of North Carolina's top tourist destinations. Surrounded by retail and adjacent to Charlotte's largest shopping trade area, Concord Mills Mall, this site offers a great opportunity in one of Charlotte's top, established growth markets.

iFly leases +/- 5,300 SF of entertainment space on +/- 1.16 AC of land. iFly opened in 2019 and has been tremendously successful, drawing thrill seekers from across the state to experience a unique indoor skydiving experience.

## Property Details

<b>Address</b>	7840 Lyles Lane NW   Concord, NC 28027
<b>Availability</b>	+/- 0.116 AC with 5,300 SF Building
<b>Parcel ID</b>	45898295170000
<b>Municipality</b>	Cabarrus County
<b>Zoning</b>	C-2
<b>Parking</b>	Abundant
<b>Access</b>	Access off Bruton Smith Boulevard
<b>Use</b>	Entertainment
<b>Traffic Counts</b>	Bruton Smith Boulevard   41,000 VPD I-85   160,000 VPD
<b>Sale Price</b>	Additional details are available upon execution of a <b>Confidentiality Agreement</b>



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Population</b>	2,607	47,924	157,622
<b>Avg. Household Income</b>	\$79,904	\$113,489	\$112,254
<b>Median Household Income</b>	\$76,318	\$82,917	\$81,155
<b>Households</b>	1,371	18,000	58,853
<b>Daytime Employees</b>	6,824	18,452	59,831



Contact for Details

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