

Christenbury Village

CHRISTENBURY PKWY & HERRONS NEST PL NW, CONCORD, NC 28027



Retail

FOR
Lease

SIZE
±1,450 – 5,779 SF

PRICE
Call for Pricing



Overview

±115,959 SF mixed-use development within 1 mile of Concord Mills and I-85

Delivering Q3 & Q4 2024

Anchored by Lowes Foods (now open)

50,000 residents within 3 miles of site

Great visibility from Christenbury Parkway

Building and monument signage available

Tenants include Lowes Foods, Heartland Dental, Woof Gang Bakery & Grooming, Fleet Feet, My Salon Suite, Haraz Coffee House and more

Retail Spaces For Lease in New Mixed-Use Development in Concord



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Property Overview

Demographics

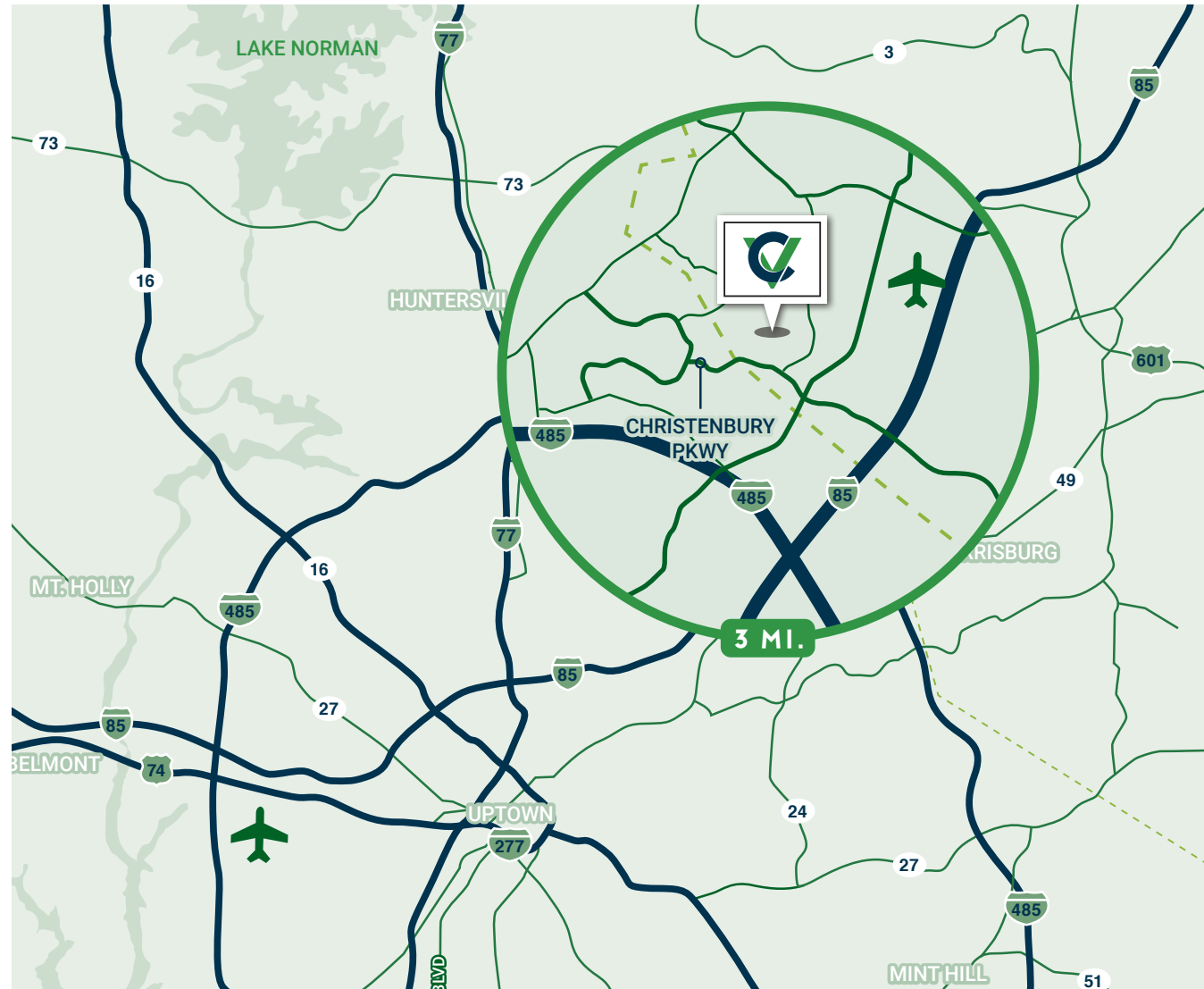
	1 mile	3 mile	5 mile
Population	11,217	57,728	146,499
Growth Rate	1.35%	1.75%	1.80%
Avg. HH Income	\$130,073	\$140,426	\$123,770

Source: Esri® 2024

Traffic Count

Source: NCDOT

	AADT
Christenbury Pkwy	22,300 (2024)
Cox Mill Rd	8,300 (2024)



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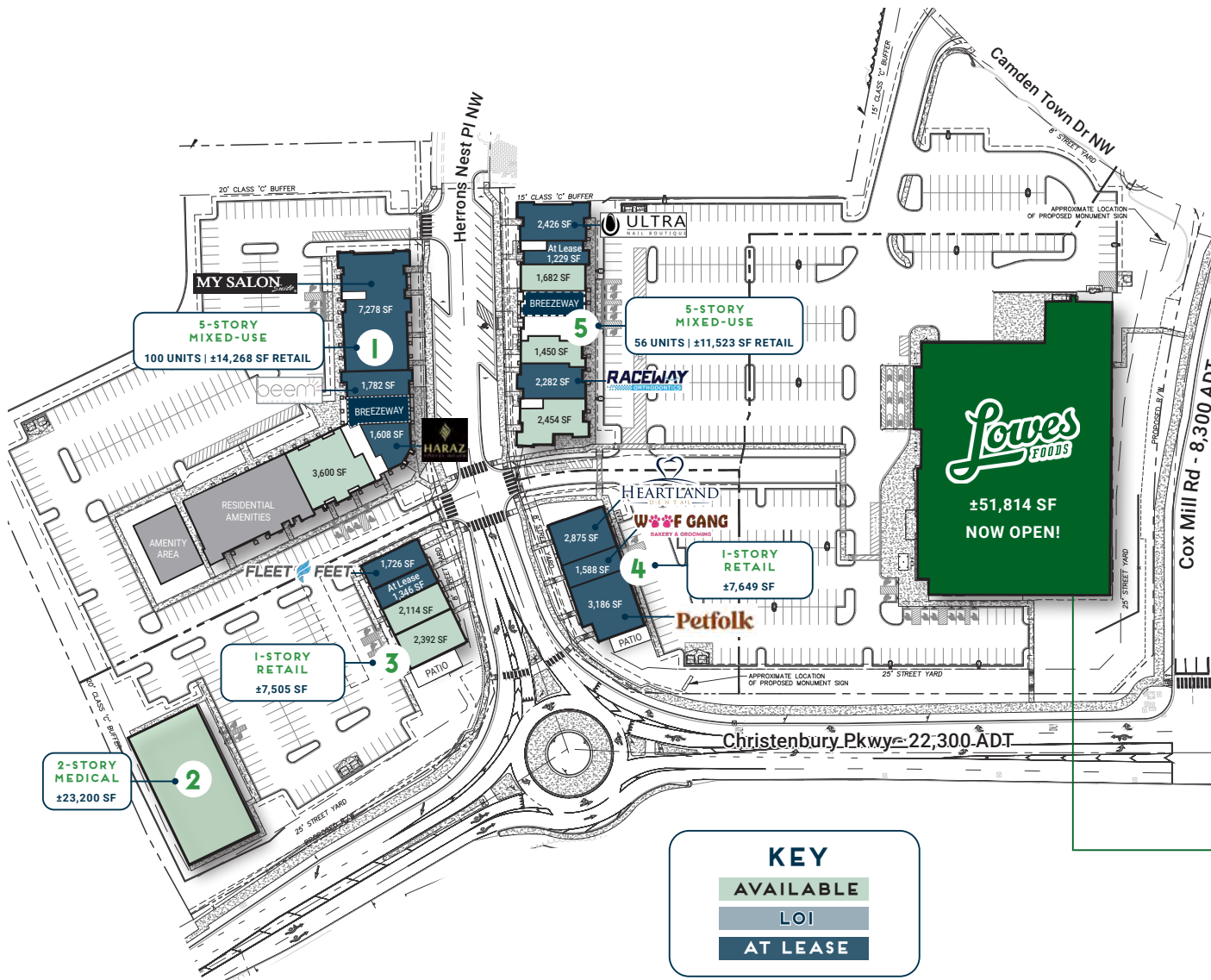
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Leasing Plan



BLDG	STORIES	USE	SF RETAIL
1	5	Mixed-Use	±14,268
2	2	Medical	±23,200
3	1	Retail	±7,505
4	1	Retail	±7,649
5	5	Mixed-Use	±11,523
Anchor	1	Lowes Foods	±51,814
TOTAL			115,959



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Site Overview



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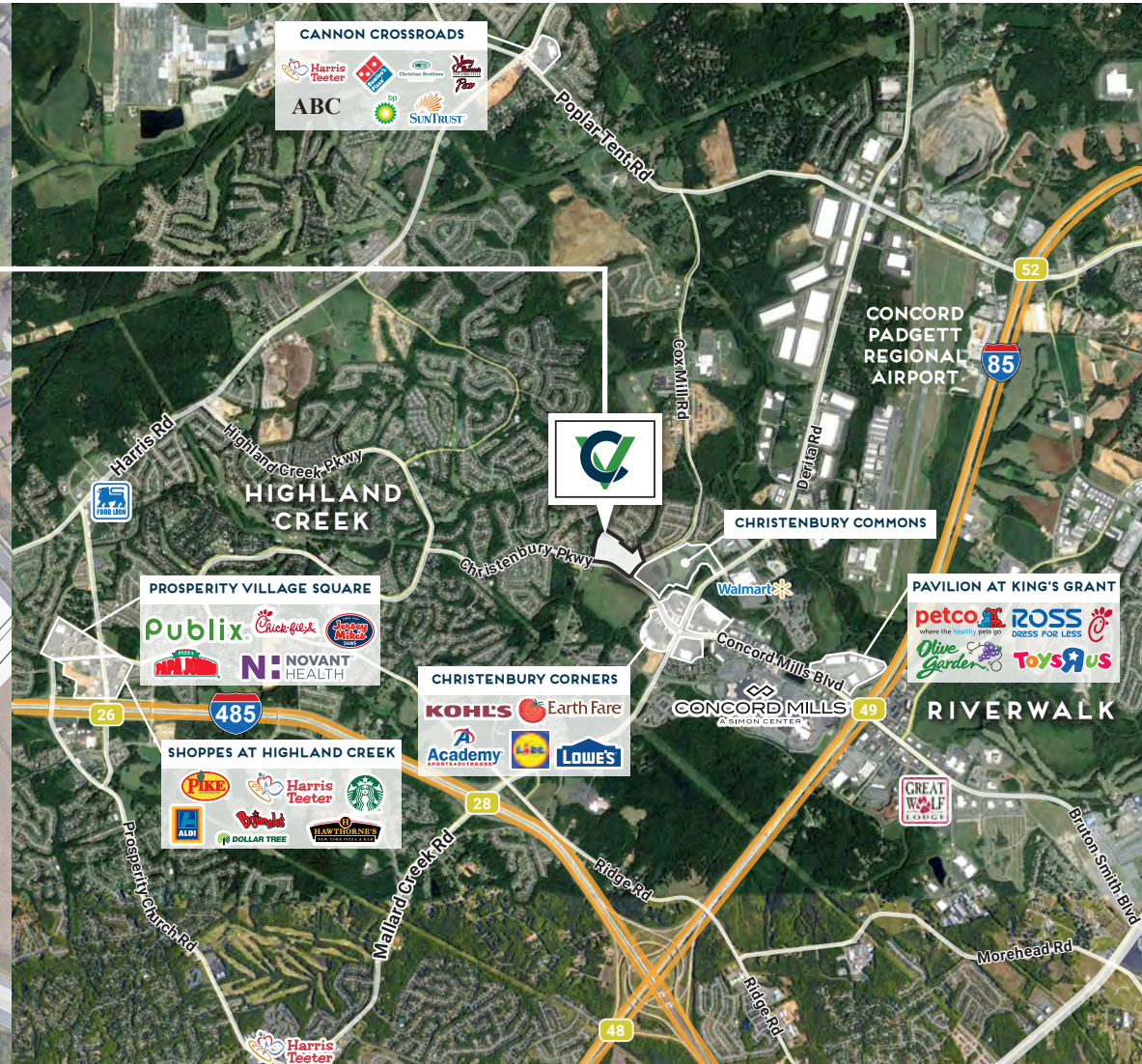
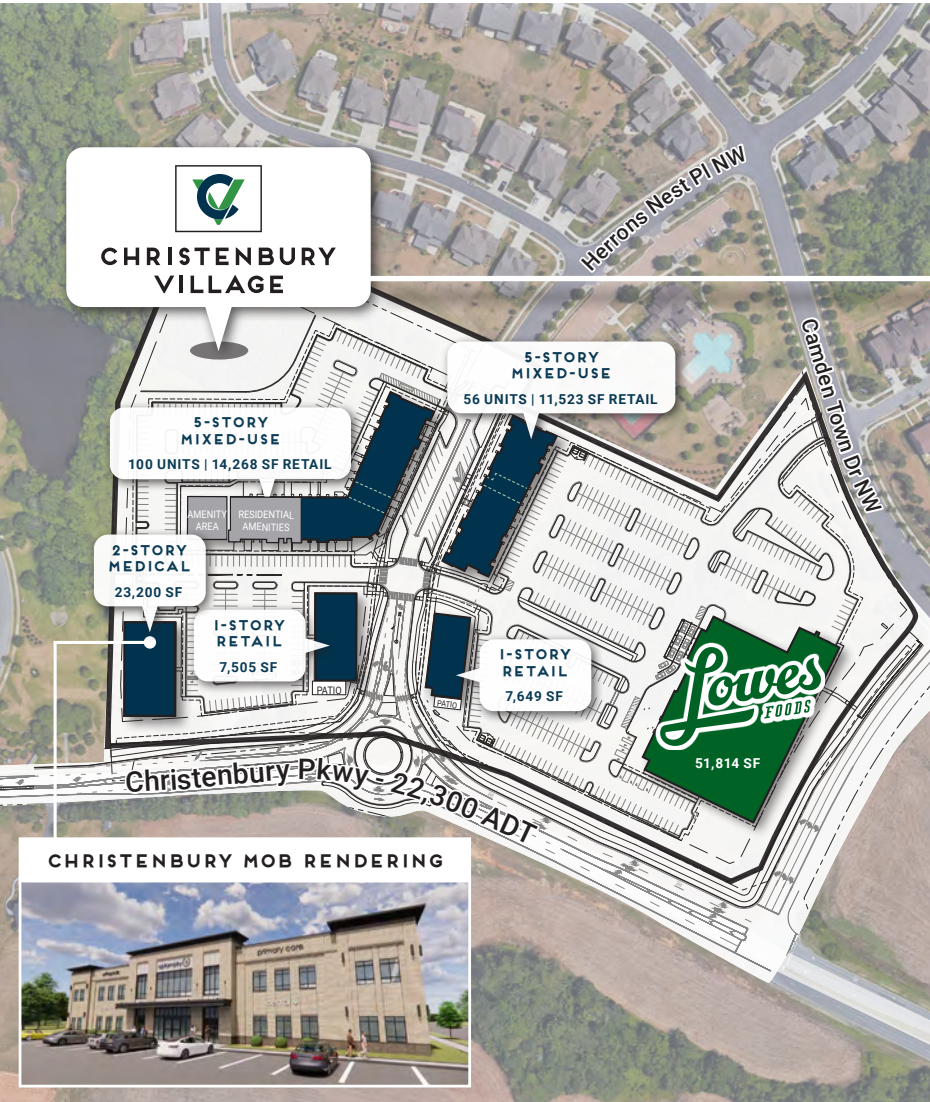
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Site Location



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Market Aerial



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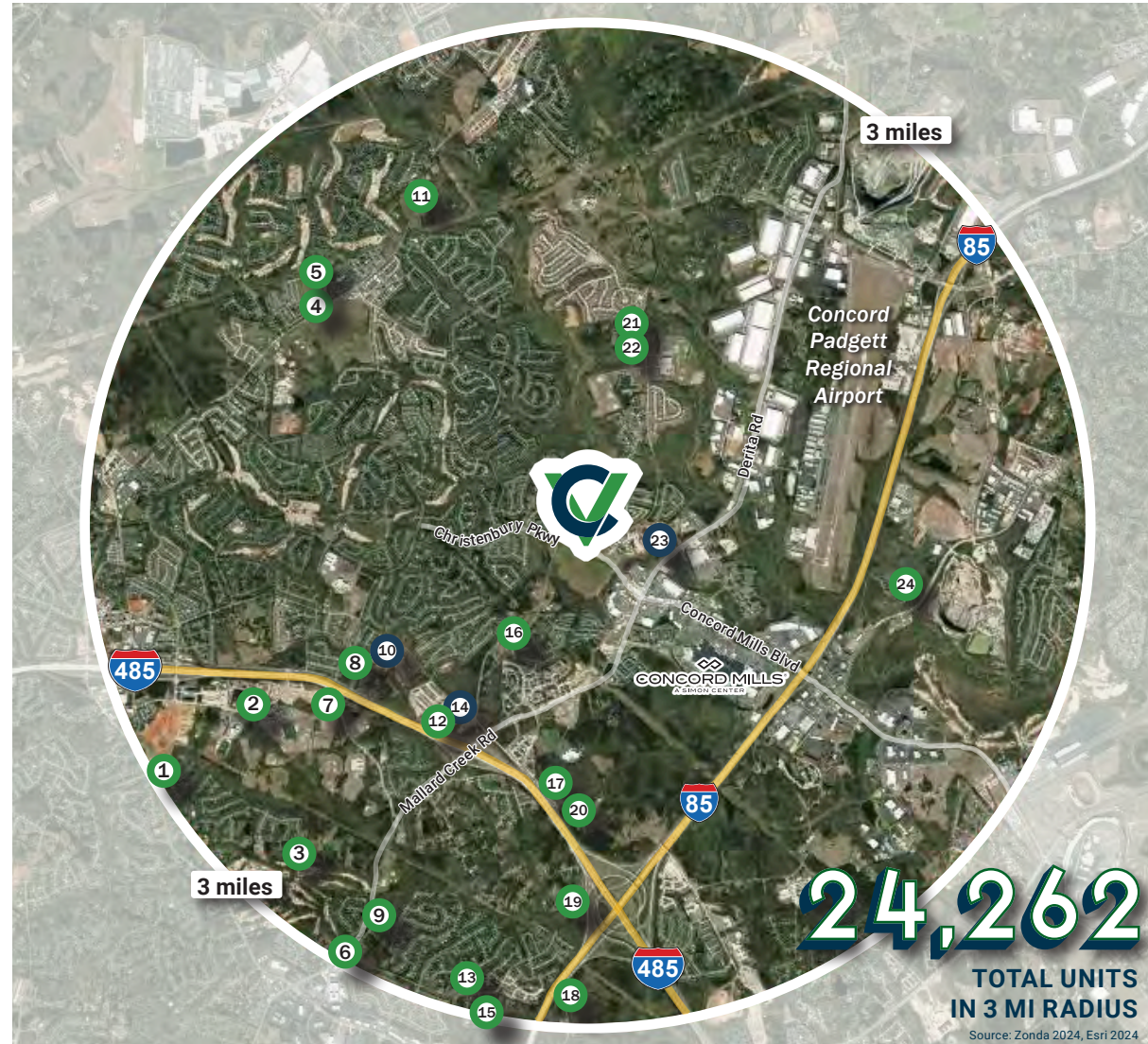
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Residential Activity

3 Mile Residential Report

Key: ○ Active ○ Future

#	Subdivision Name	Status	Total
1	Prosperity View TH	Future	22
2	Maverick Towns (P) TH	Future	45
3	C and L Estates (P) SF	Future	19
4	Skybrook Billings Property (MECK) SF	Future	28
5	Skybrook Billings Property (CAB) SF	Future	19
6	Villages at Mallard Creek (Kinger) TH	Future	34
7	3440 Johston Oehler Rd (P) TH	Future	14
8	Jimmy Oehler (P) TH	Future	1
9	Galloway & Mallard MF (P) TH	Future	150
10	Aberdeen (MI Homes) TH	Active	279
11	Wallace Meadows TH	Future	81
12	Grays Landing (P) TH	Future	15
13	1916 Galloway Rd (P) TH	Future	28
14	Northfield Crossing TH	Active	105
15	Galloway Towns (Pulte) TH	Future	48
16	Beard Rd TH	Future	107
17	Pooja (P) TH	Future	26
18	Galloway TH	Future	63
19	Homewood (P) TH	Future	30
20	Covington Towns (P) TH	Future	121
21	Poplar Mills (P) SF	Future	14
22	Poplar Mills (P) TH	Future	154
23	Christenbury Greene TH	Active	63
24	Weddington Ridge (CAB) TH	Future	137



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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