



Cabarrus Crossing

2361-2371 Concord Lake Rd, Concord, NC 28025



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Cabarrus Crossing

\$30.00 /SF/YR

2361 & 2363 Concord Lake Road | Concord, NC
Prime Retail | Office | Medical Space for Lease |
Signalized Corner with I-85 Visibility
Discover a high-visibility commercial opportunity in one of Cabarrus County’s most dynamic trade areas. Positioned at the signalized intersection of Lake Concord Road and Executive Park Drive, this property provides direct visibility from Interstate 85 and daily exposure to more than 116,000 vehicles—including 16,000 VPD on Lake Concord Road and over 100,000 VPD along I-85.
Two...

- Signalized corner location with I-85 visibility & 116,000+ VPD exposure
- 2,909 SF retail or office space – divisible for multi-tenant use
- C-2 zoning allows retail, office, medical, or restaurant uses
- Modified Gross Lease – No CAM or T&I; HVAC provided by owner
- Between Sam’s Club/Walmart and Carolina Mall near Atrium Hospital



Rental Rate:	\$30.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	1
Frontage:	295' on Concord Lake Rd
Gross Leasable Area:	9,489 SF
Walk Score ®:	42 (Car-Dependent)
Transit Score ®:	31 (Some Transit)
Rental Rate Mo:	\$2.50 /SF/MO

1st Floor Ste 2361 & 2363

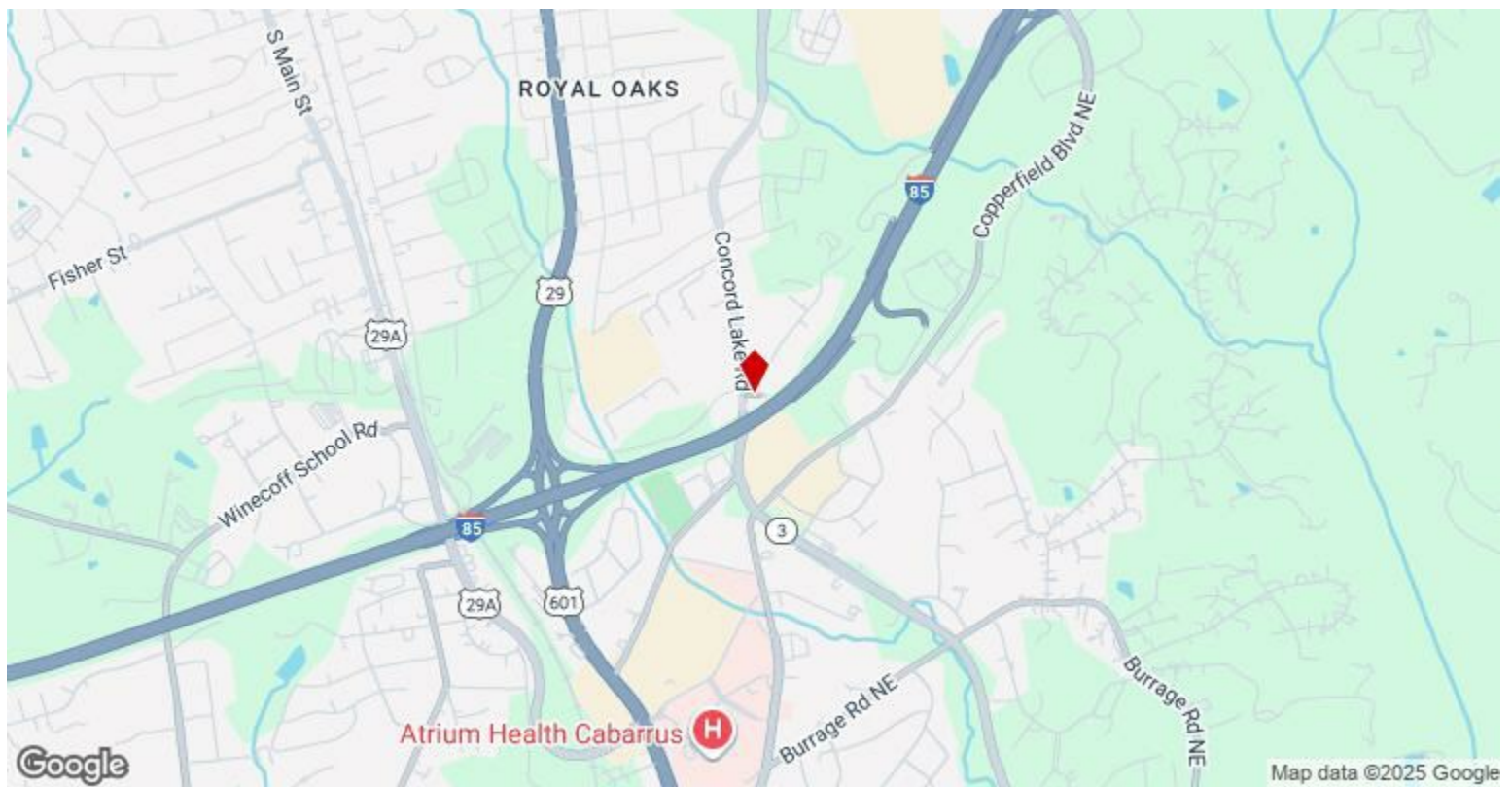
Space Available	2,909 SF
Rental Rate	\$30.00 /SF/YR
Date Available	November 01, 2025
Service Type	Full Service
Space Type	New
Space Use	Retail
Lease Term	Negotiable

2361 & 2363 Concord Lake Road | Concord, NC Prime Retail or Office Space in the Heart of Concord's High-Traffic Commercial Corridor Outstanding retail/office opportunity located at the signalized intersection of Lake Concord Road and Executive Park Drive, directly visible from Interstate 85. This property offers unparalleled exposure, accessibility, and proximity to Concord's busiest retail and employment centers — positioned between Sam's Club/Walmart and the Carolina Mall, and just minutes from Atrium Health Cabarrus. Two contiguous commercial units — 2361 & 2363 Concord Lake Road — are available for lease, offering a combined 2,909 square feet of flexible, open-layout space. The units can be leased together or subdivided to accommodate a variety of business types including retail, office, showroom, medical, restaurant, or service-oriented uses. ?? Property Highlights Total Available: 2,909 SF (can be subdivided) Zoning: C-2 (General Commercial – City of Concord) Permits a wide range of uses: retail, office, medical, restaurant, personal service, or light commercial Lease Type: Modified Gross Lease (No CAM or T&I) Base Rent: inquire for details Traffic Counts: 16,000+ vehicles/day on Concord Lake Road 100,000+ vehicles/day on Interstate 85 (direct visibility) Signalized intersection for easy ingress/egress and strong visibility TPO rubber membrane roof – durable and efficient Venting available through rear wall (no roof cutting permitted) Demising wall provided if subdivided Tenant upfit: responsibility of tenant; all work must be fully permitted through City of Concord (Planning & Zoning: 704-920-5555) ??? Location Advantages This property sits within one of Cabarrus County's strongest retail trade areas, surrounded by major national retailers, restaurants, and employers: Sam's Club | Walmart Supercenter | Carolina Mall | Lowe's | Target | Belk Atrium Health Cabarrus | Concord Mills | Interstate 85 retail corridor Minutes to downtown Concord, Kannapolis, and I-485 access Positioned between Executive Park Drive and Lake Concord Road, this location serves as a primary connector between I-85 and Concord's central commercial hub. The surrounding area features dense daytime population, strong household income demographics, and heavy commuter and retail traffic from both local residents and interstate travelers. ?? Ideal Uses Retail showroom or storefront Professional or medical office Salon, spa, or wellness center Boutique, specialty shop, or local retailer Service business, training center, or studio Restaurant or grab-and-go concept (rear venting available) ?? Accessibility & Visibility Immediate access to I-85, Concord Parkway, and US-29 Signalized corner with full turning movement Visibility from both northbound and southbound I-85 lanes Frontage along Lake Concord Road with monument signage potential Ample parking and shared access easement with neighboring businesses ?? Building Details Building Size: 2,909 SF total Year Built: Modern construction with efficient footprint Ceiling Height: ±10-12 feet Construction: Block and brick with TPO roofing system HVAC: New unit provided by landlord prior to occupancy Power: Adequate for office, retail, or light food service use Condition: Delivered as warm dark shell – ready for tenant's custom upfit ?? Lease Terms Modified Gross Lease – No CAM or T&I Tenant responsible for upfit and utilities Owner to install HVAC and demising wall if subdivided Flexible terms available for qualified

tenantsSummary:This property presents an exceptional opportunity for a retail, office, medical, or restaurant user seeking high visibility, strong traffic counts, and strategic positioning in Concord's most vibrant retail corridor. With over 116,000 vehicles per day passing the site, C-2 zoning flexibility, and zero CAM or T&I charges, 2361 & 2363 Concord Lake Road offer unmatched value and exposure in a market known for growth and stability.Keywords: Concord Lake Road retail, office space for lease Concord NC, C-2 zoning, commercial property Concord NC, I-85 visibility, Atrium Health Cabarrus area, Carolina Mall corridor, Lake Concord Road intersection, Concord commercial real estate, signalized corner retail, modified gross lease Concord, space near Walmart Sam's Club, retail or office with visibility, Cabarrus County retail corridor

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Merle Norman Cosmetics	-	



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Two contiguous units—2361 & 2363 Concord Lake Road—offer a combined 2,909 square feet of flexible space that can be leased together or subdivided to meet tenant needs. With C-2 zoning (General Commercial, City of Concord), the property supports a wide range of retail, office, medical, restaurant, and service-oriented uses. (some business restrictions apply)

Located between Sam's Club / Walmart Supercenter and Carolina Mall, and minutes from Atrium Health Cabarrus, this is one of Concord's most active commercial corridors, anchored by national retailers and strong daytime demographics.

?? Property Highlights

Total Available: 2,909 SF (2 units; can be divided)

Zoning: C-2 General Commercial – City of Concord

Lease Type: Modified Gross Lease (No CAM or T&I)

Traffic Counts: 16,000 VPD on Lake Concord Rd | 100,000 VPD on I-85

Visibility: Frontage and signage opportunities from I-85

HVAC Provided by Owner (before occupancy)

Demising wall provided if subdivided

TPO rubber membrane roof – energy efficient and low maintenance

Venting available through rear wall (no roof cutting)

Tenant responsible for upfit (fully permitted through City of Concord – 704-920-5555)

Ample shared parking and easy access via signalized intersection

??? Location & Market Overview

Situated in Concord, North Carolina, part of the Charlotte metro and Cabarrus County retail region, this property benefits from immediate proximity to:

Sam's Club, Walmart, Carolina Mall, Belk, Target, Lowe's, and Home Depot

Atrium Health Cabarrus Hospital & Medical Campus

Concord Mills, Downtown Concord, and I-85 loop access

Property Photos



Property Photos



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