



25 Barbrick Ave

*25 Barbrick Ave SW
Ste 103
Concord, NC 28025*

Steven Tice, CCIM

Principal/Broker

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Space Available For Lease

- 687 +/- SF
Former Coffee Shop
- Outdoor seating
area
- Includes outdoor
furniture
- Near turnkey
opportunity
- \$2,350.00 per
month NNN



25 Barbrick Ave SW

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PROPERTY OVERVIEW

25 Barbrick Ave SW

Located at the base of the Novi Flats building and next to the main entrance of the County Parking Deck, this highly visible retail suite offers foot traffic and dual visibility from both Market Street and Barbrick Avenue.

Previously operated as a coffee shop, the space is near turnkey for any beverage concept and includes both indoor and outdoor seating areas, creating a inviting presence perfect for a café, juice bar, or craft beverage operator.

Positioned within Downtown Concord's Social District, patrons can enjoy beverages beyond the premises—enhancing activity and visibility.

With ample signage opportunities, an active pedestrian gateway, and a location surrounded by new residential and retail growth, this space offers unmatched potential in Concord's revitalized city center.



25 Barbrick Ave SW

Concord NC 28025



PROPERTY HIGHLIGHTS

Former Coffee Shop

- **687 SF interior space + outdoor seating area**
- **Former coffee shop – near turnkey for beverage use**
- **Excellent visibility from Market St and Barbrick Ave**
- **Located beside County parking deck entrance**
- **Within the Social District**
- **Eligible for façade improvement grants (Municipal Service District)**
- **Ample signage opportunities**
- **Surrounded by new retail, dining, and residential growth**
- **Close to Davis Theater and county courthouse**

PROPERTY PHOTOS



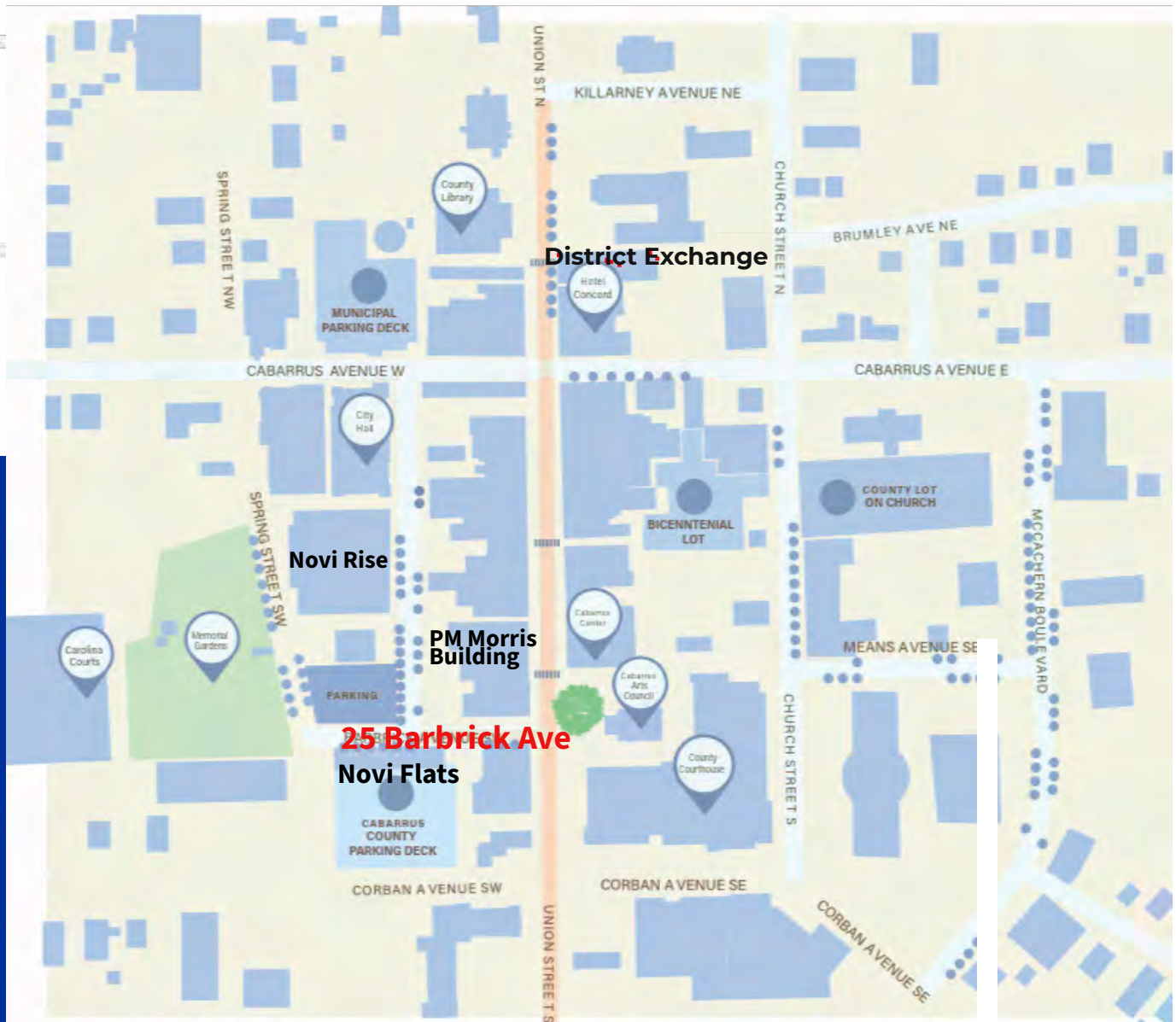
PROPERTY PHOTOS



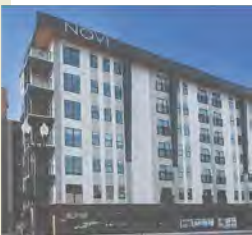
PROPERTY PHOTOS



DOWNTOWN SPOTLIGHT



Recent Investments In Downtown Concord



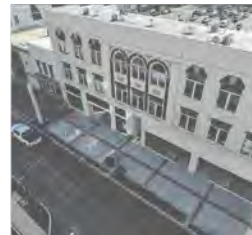
**Novi Flats 48
Apartments
\$11.2 Million
Investment**



**Novi Rise 167
Apartments
\$38.5 Million
Investment**



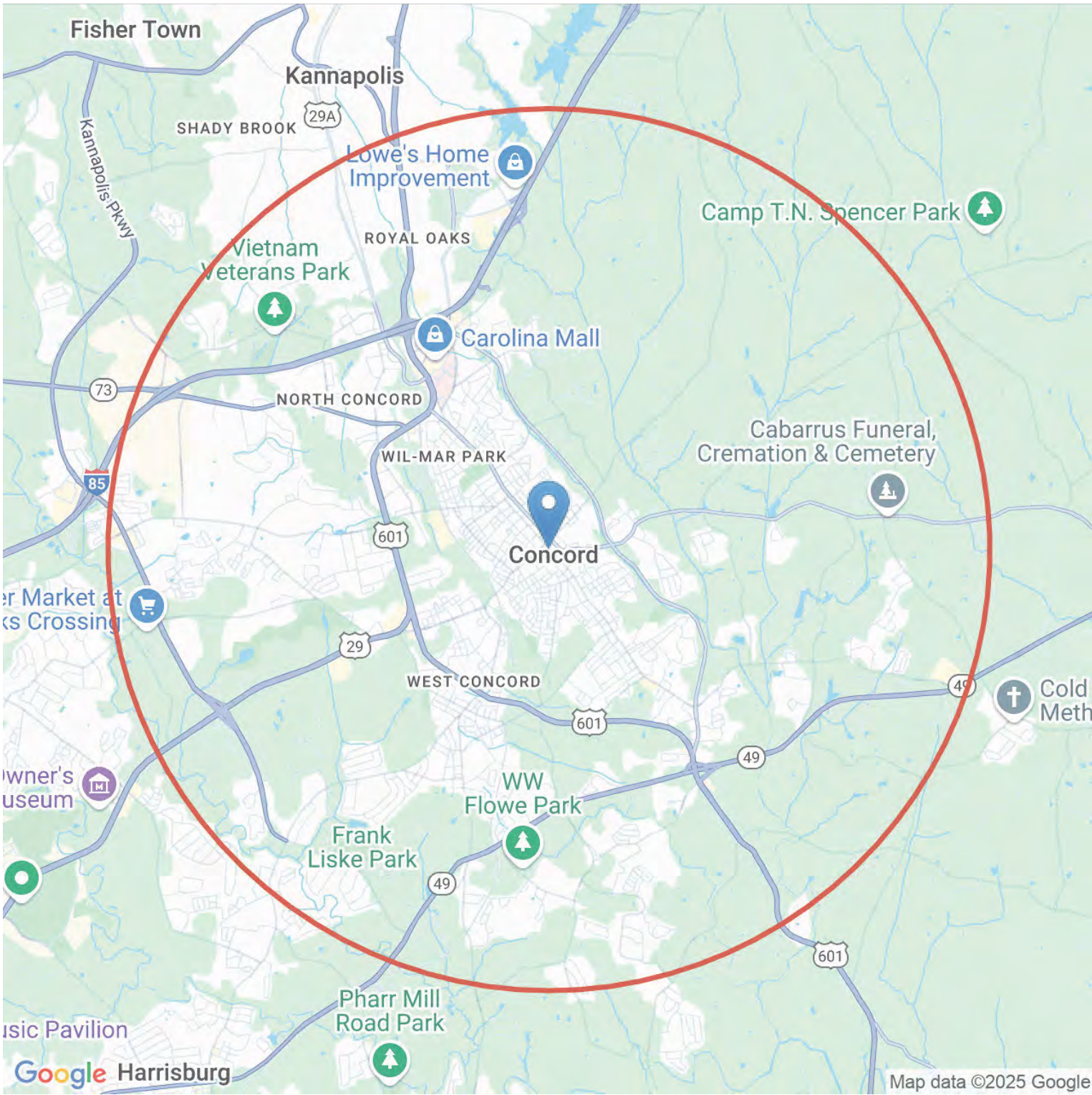
**Novi Lofts 89
Apartments
\$20.3 Million
Investment**



**PM Morris Building
14 Apartments
Charros Mexican
Restaurant**



**The District Exchange
Micro-Retail &
Food/Entertainment
Destination**



KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



Households by Income

The largest group : \$50,000 - \$74,999 (18.54%)
The smallest group : \$15,000 - \$24,999 (6.05%)

Indicator	Value(%)	
< \$15,000	6.38	
\$15,000 - \$24,999	6.05	
\$25,000 - \$34,999	9.24	
\$35,000 - \$49,999	13.53	
\$50,000 - \$74,999	18.54	
\$75,000 - \$99,999	15.34	
\$100,000 - \$149,999	15.25	
\$150,000 - \$199,999	6.35	
\$200,000+	9.31	

Community Profile



95,272
Population
Total

1.62%
Population
Growth

2.6
Average
HH Size

37.5
Median
Age

73.7
Diversity
Index

\$68,305
Median HH
Income

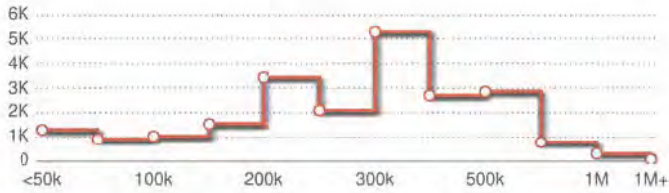
\$316,859
Median Home
Value

23.71%
Under 18

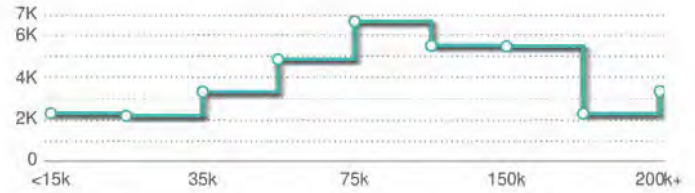
60.79%
Ages 18
to 65

15.5%
Aged 66+

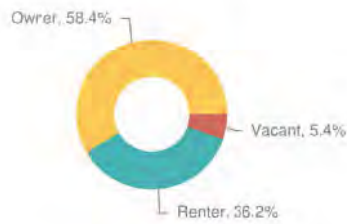
HOME VALUE



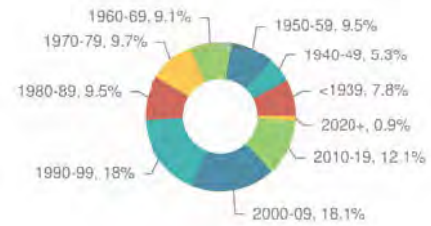
HOUSEHOLD INCOME



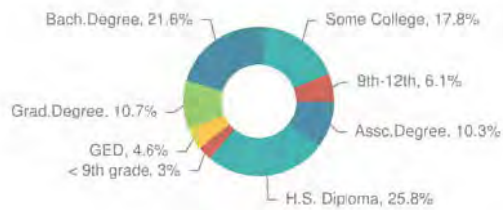
HOME OWNERSHIP



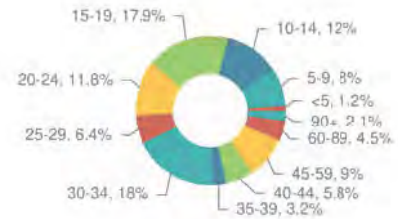
HOUSING: YEAR BUILT



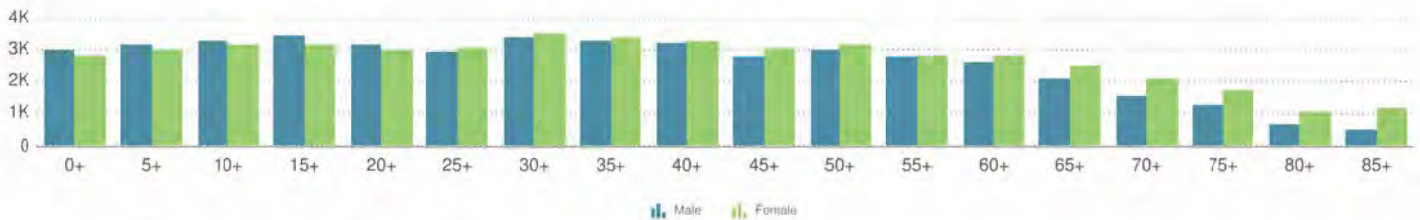
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



LifeMode Group: Sprouting Explorers
Up and Coming Families
3,637 Households
Household Percentage: 10.11%
Average Household Size: 3.12
Median Age: 31.4
Median Household Income: \$72,000



LifeMode Group: Middle Ground
Hometown Heritage
3,351 Households
Household Percentage: 9.31%
Average Household Size: 2.66
Median Age: 32.4
Median Household Income: \$28,200

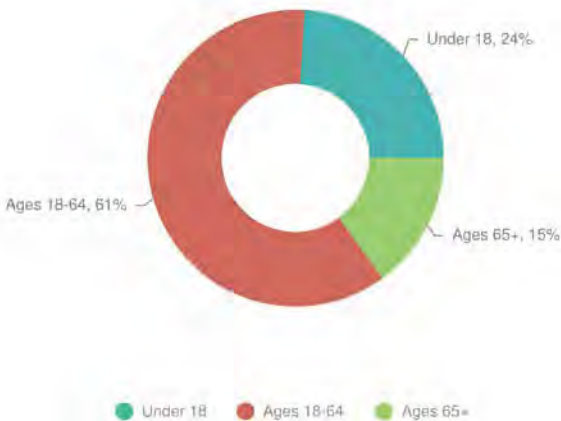


LifeMode Group: Family Landscapes
Middleburg
3,193 Households
Household Percentage: 8.88%
Average Household Size: 2.75
Median Age: 36.1
Median Household Income: \$59,800

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

95,272 Population	35,975 Households	37.5 Median Age
2.6 Avg Size Household	\$68,305 Median Household Income	\$316,859 Median Home Value
81 Wealth Index	86 Housing Affordability	73.7 Diversity Index

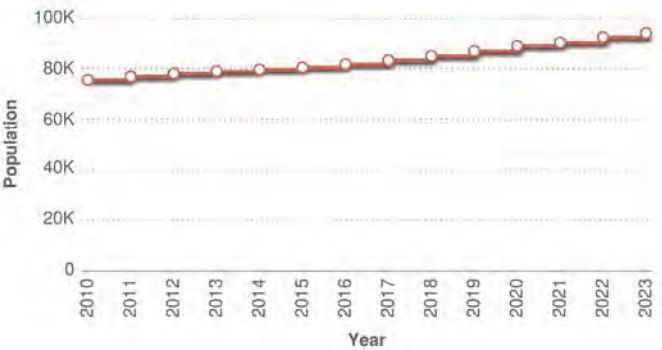
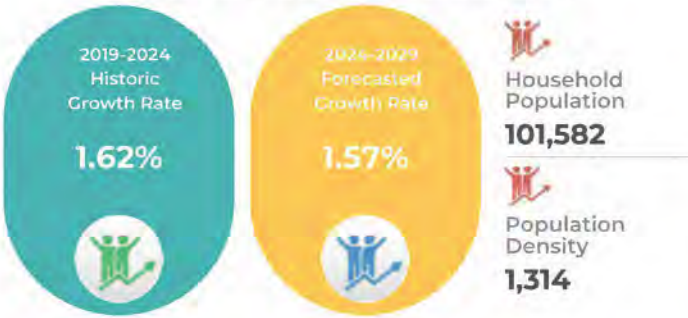
POPULATION BY AGE



POPULATION BY GENERATION

4.2% Greatest Gen: Born 1945/Earlier	17.02% Baby Boomer: Born 1946 to 1964	19.79% Generation X: Born 1965 to 1980
24.81% Millennial: Born 1981 to 1998	24.09% Generation Z: Born 1999 to 2016	10.09% Alpha: Born 2017 to Present

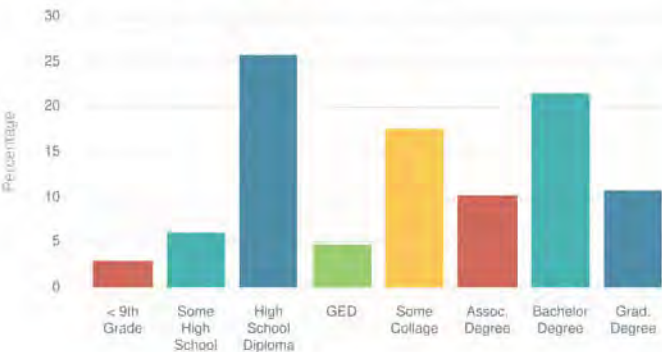
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION





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