



FOR LEASE

185 Church St N

185 Church Street North

Concord, NC 28025

1,380 SF

AVAILABLE

\$21.74

SF/YR



Mortice Commercial Real Estate

126 Arlington Ave SE

Concord, NC

704 684-1958

www.morticecre.com

Steven Tice, CCIM

Principal/Broker

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Lic# NC 168957

Property Overview



1,380 SF
AVAILABLE SF



\$21.74
ASKING RATE SF/YR



1910
YEAR BUILT



4,350
LOT SIZE



1,384
BUILDING SQFT



5620 79 5929
PARCEL ID



C-1 Commercial
ZONING



Cabarrus
COUNTY



40
FRONTAGE



35.415768,-80.585825
COORDINATES

EXECUTIVE SUMMARY

This recently updated standalone office at 185 Church St N offers a rare opportunity for a small team seeking a professional, private setting just minutes from downtown Concord. Featuring approximately 1,380 square feet, the space provides an efficient layout ideal for a variety of professional users, with a balance of open and private areas.

Its position along Church Street provides quick connectivity to Hwy 29 and I-85, making it easily accessible for both clients and employees.

Well-suited for professional office, consulting, or service-based businesses, this turnkey space delivers the functionality and location needed to support a growing team while maintaining a polished, client-friendly environment.

Available for **\$2,500.00 per month plus utilities.**

PROPERTY HIGHLIGHTS

- ±1,380 SF standalone office ideal for small professional teams
- Recently updated interior offering a clean, turnkey workspace
- Private, single-tenant building with dedicated identity and signage opportunity
- Convenient access to downtown Concord, Hwy 29, and I-85
- Located less than 1 mile from downtown Concord, providing accessibility without added costs

ACCESSIBILITY



TRANSIT

Kerr St & Cedar Dr	0.6 mi
Kerr St & Academy Ave	0.6 mi
Kerr St & Elm Ave	0.6 mi



AIRPORTS

Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	27.4 mi
Concord-Padgett Regional Airport	7.6 mi



HIGHWAYS

Concord Parkway North	1.5 mi
US 601;NC 73 Truck	1.7 mi
Warren C. Coleman Boulevard North	1.7 mi
Warren C Coleman Boulevard North	1.7 mi
I-85	3.0 mi

Space Available

Available Space

\$21.74 SF/Yr

SF AVAILABLE

1,380 SF

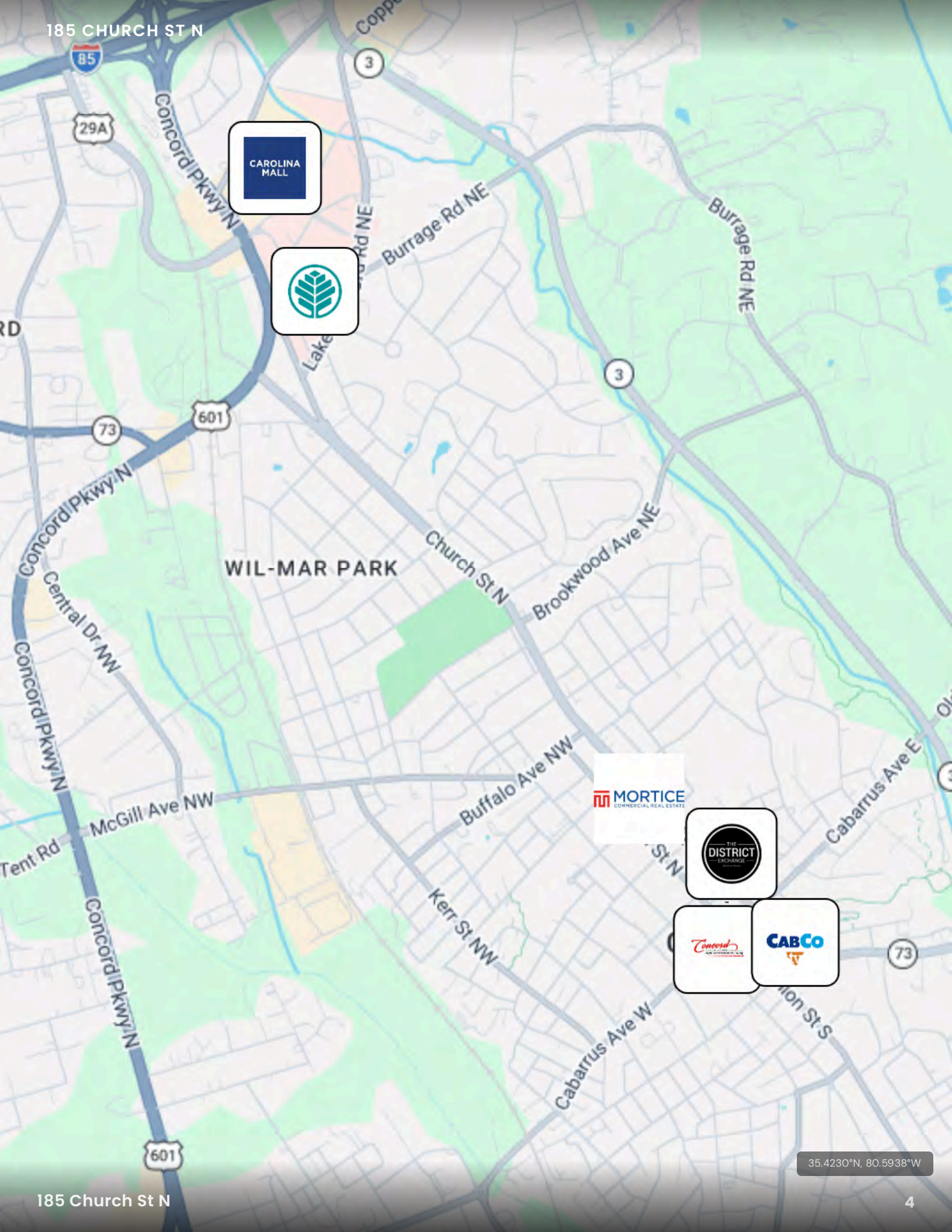
TERM

3-5 Years

TYPE

MG

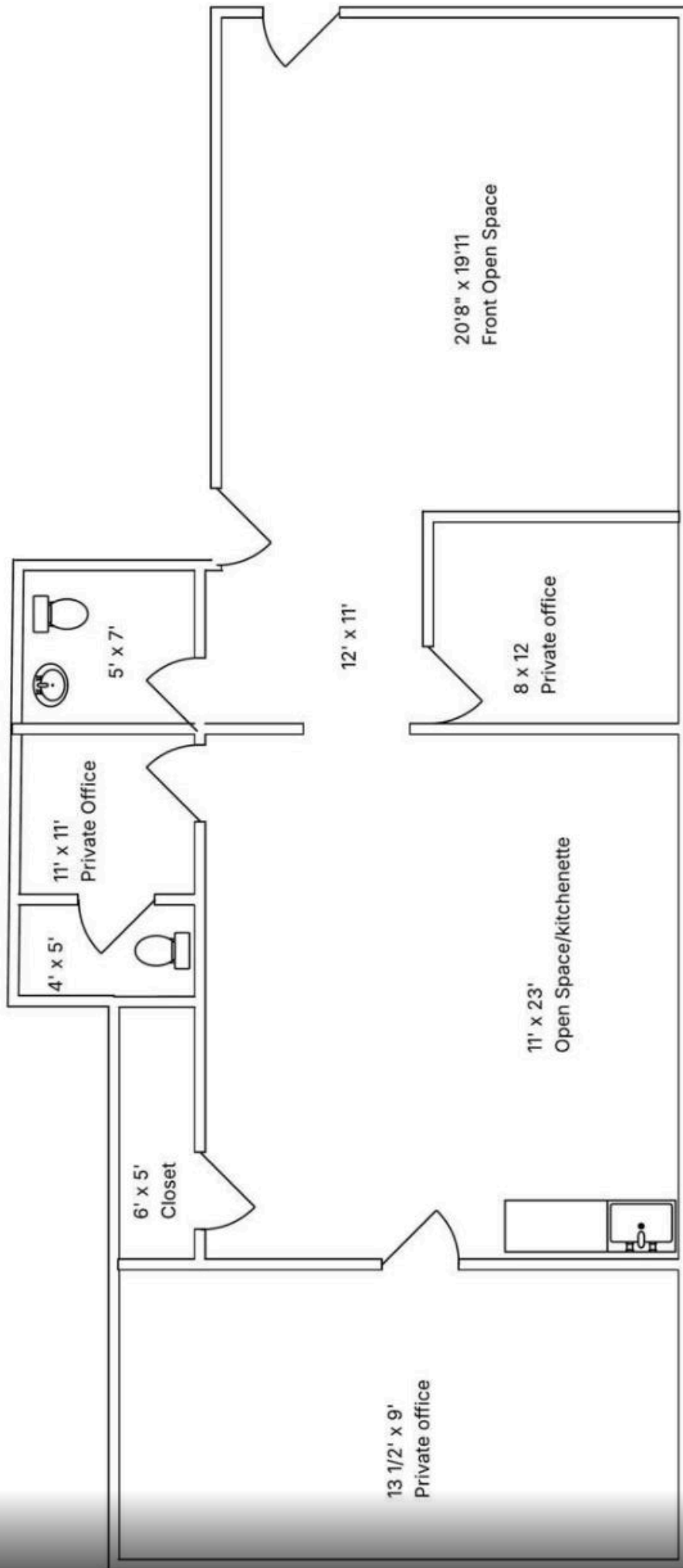
Recently renovated and turnkey ready



WIL-MAR PARK

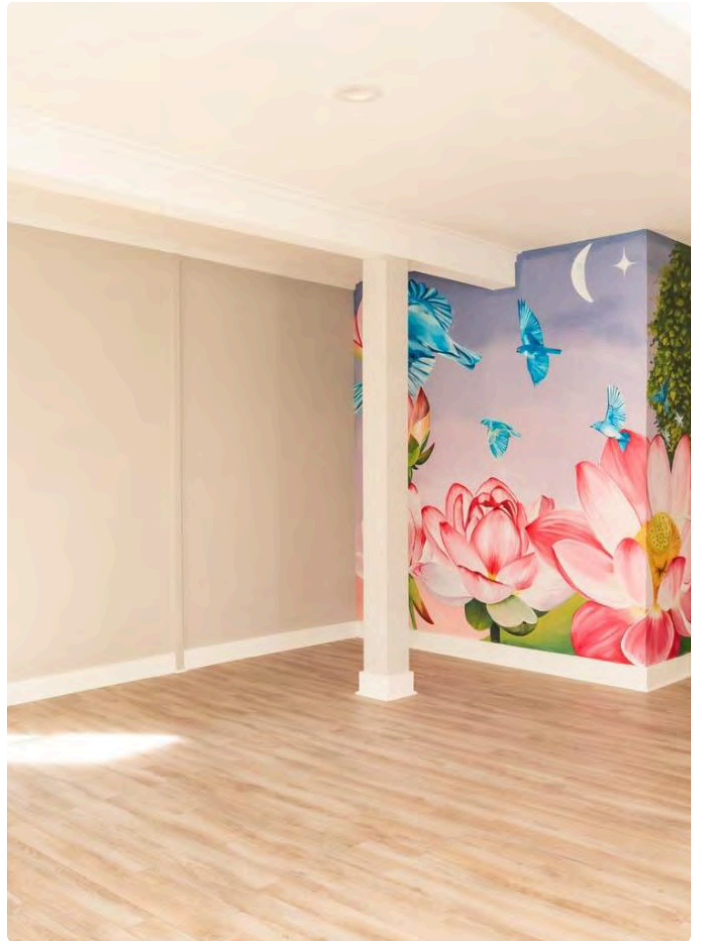
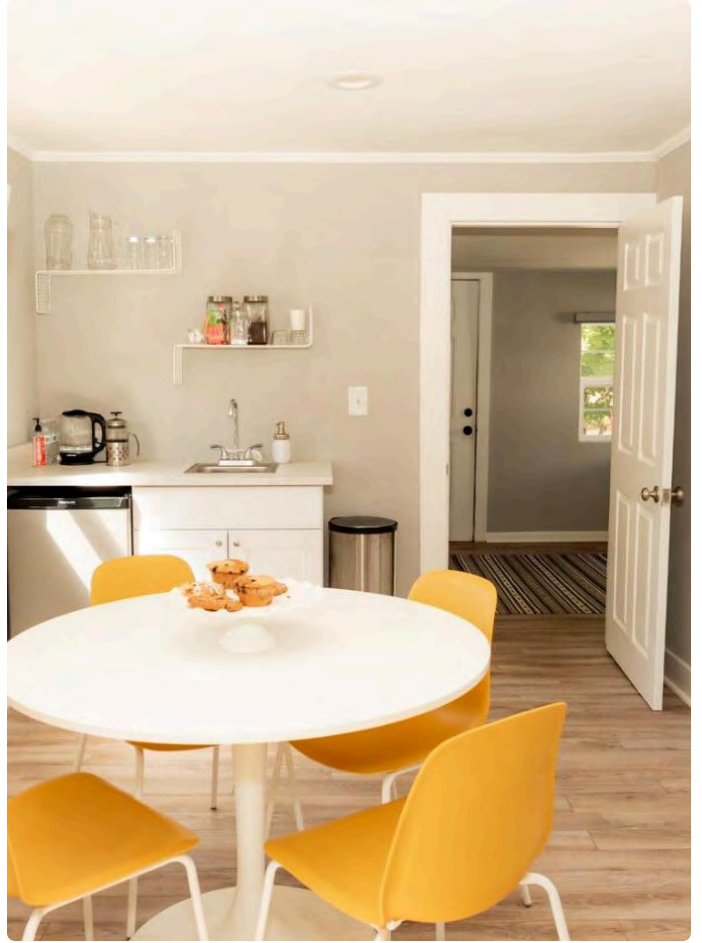


35.4230°N, 80.5938°W



*Floor plan was created to illustrate layout and does not capture every measurement.

Photo Gallery





Market Overview



POPULATION
94,130

AREA
61.8 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

About Concord, NC

Concord (/kon-KORD/) is the most populous city in Cabarrus County, North Carolina, United States, and its county seat. The city had a population of 105,240 at the 2020 census. Concord is the second-most populous city in the Charlotte metropolitan area, the tenth-most populous city in North Carolina, and the 287th-most populous city in the U.S.

The city was a winner of the All-America City Award in 2004. Located near the center of Cabarrus County in the Piedmont region, it is 20 miles (32 km) northeast of Uptown Charlotte. Concord is the home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS	
Population	10,855
Median HH Income	\$56,104
Households	4,142

3-MILE RADIUS	
Population	42,725
Median HH Income	\$61,325
Households	16,956

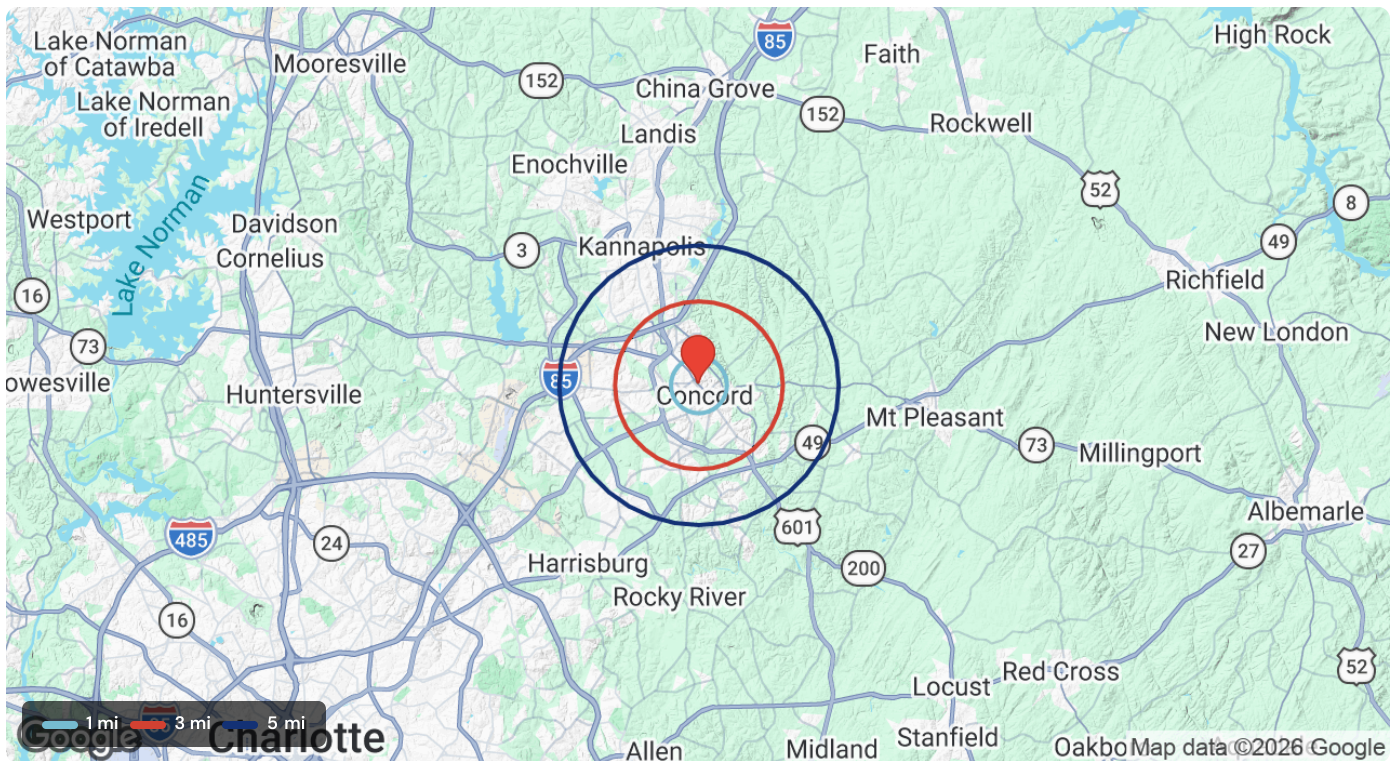
5-MILE RADIUS	
Population	99,645
Median HH Income	\$73,194
Households	38,335

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,519	35,025	65,857
2010 Population	9,878	36,453	79,762
2025 Population	10,855	42,725	99,645
2030 Population	11,764	45,606	105,947
2025-2030 Growth Rate	1.62 %	1.31 %	1.23 %
2025 Daytime Population	11,395	50,853	98,400

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,745	13,480	25,147	less than \$15,000	423	1,458	2,565
2010 Total Households	3,597	14,273	30,150	\$15,000-\$24,999	332	1,389	2,276
2025 Total Households	4,142	16,956	38,335	\$25,000-\$34,999	297	1,278	2,688
2030 Total Households	4,527	18,234	41,094	\$35,000-\$49,999	635	2,654	5,168
2025 Avg. Household Size	2.49	2.45	2.56	\$50,000-\$74,999	1,116	3,101	6,818
2025 Owner Occupied Housing	1,865	8,817	23,399	\$75,000-\$99,999	609	2,101	4,909
2030 Owner Occupied Housing	2,017	9,621	25,479	\$100,000-\$149,999	314	2,711	6,568
2025 Renter Occupied Housing	2,277	8,139	14,936	\$150,000-\$199,999	102	828	2,971
2030 Renter Occupied Housing	2,510	8,613	15,614	\$200,000 or greater	314	1,436	4,371
2025 Vacant Housing	512	1,383	2,388	Median HH Income	\$56,104	\$61,325	\$73,194
2025 Total Housing	4,654	18,339	40,723	Average HH Income	\$79,442	\$89,144	\$100,552





PRESENTED BY

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