

FOR SALE

NNN

Concord, NC

NORTHSTATE
PROPERTY ADVISORS



517 Wilshire Ave. SW

Concord, NC 28085

Sale-Leaseback available in Concord, NC. CPSL has been in the lock/security business since 1980. The property will come with a fresh 7 year lease that is absolute NNN. The rental escalators are scheduled to start beginning year 4 of the lease and will bump 2% until the end of the term. This is a versatile building with an established business. Call Broker for more details.

- +/- 6,000 SF -Built 1990
- \$1,028,571/ 7% CAP RATE
- C-2 Zoning
- NNN with a 7 Year Term
- +/- .82 Acres



704.782.7777
nparealestate.com

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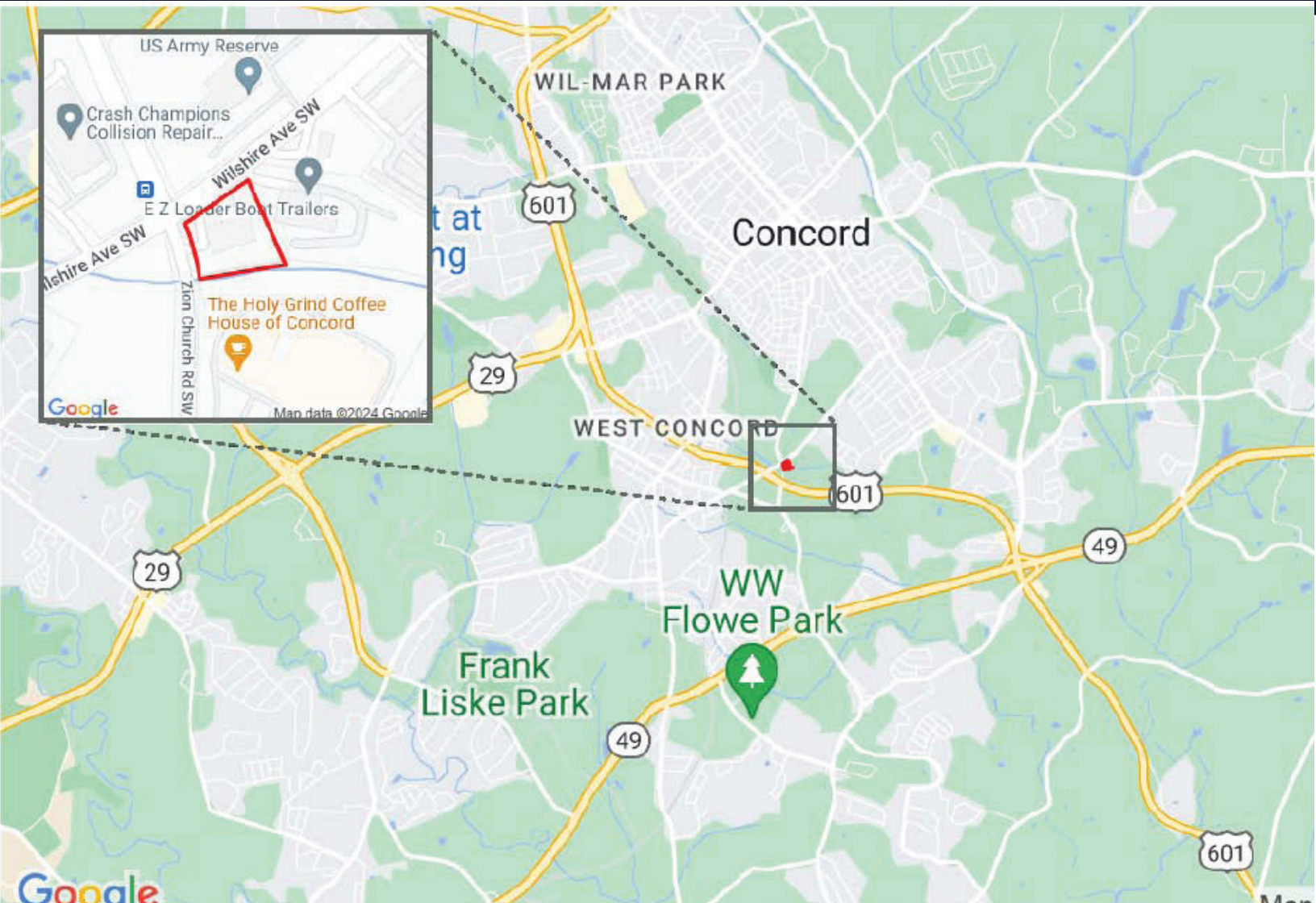


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DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius
Population	4,239	36,060
Unemployment Rate	2.25%	4.86%
Average Household Income	\$47,683	\$53,388
Median Household Income	\$38,696	\$40,851

*Data provided by Moody's Analytics and generated 8/9/2024