

DOWNTOWN CONCORD



BRITT COMMERCIAL
REAL ESTATE

Offering Memorandum

91 Corban Ave SW

Concord NC 28025

**Industrial Warehouse &
Carwash on +/- 1.25 AC**

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VALUE-ADD OPPORTUNITY / COVERED LAND NEAR DOWNTOWN CONCORD

Property Overview

Property Facts

Property Address
**91 Corban Ave SW
Concord, NC 28025**

Zoning
C-2

Parcel ID
5620-86-5493-0000

Property Type
**Industrial &
Carwash**

Year of Construction
1987 & 1983

Lot Size
+/- 1.25 Acres

Site Components

Component	Description	Status
Warehouse	3,462 SF Industrial	MTM tenancy
Carwash	4-Stall Self-Serve	Owner Operated
Land	1.25 Acres Total	



The Offering

At-a-Glance

Price

\$900,000

Lot Size

1.25 Acres

Warehouse

3,462 SF

Warehouse Rent

\$3,200 / Mo

Month-to-Month

Carwash Stalls

4 Self-Serve

Wash Price

\$1.50 / Wash

Below Market Rate

Investment Highlights



Significant Value-Add Potential

Installing card readers, raising prices, and a cosmetic facelift represent clear, low-capital paths to meaningfully increased revenue.



Steady In-Place Income

Long-term tenant (10+ years) occupies the warehouse at \$3,200/month on a month-to-month lease, providing immediate cash flow from day one.



Covered Land Play Near Downtown Concord

1.25 acres of C-2 zoned land just three blocks from a rapidly growing and revitalized Downtown Concord — generating income today while offering compelling long-term redevelopment upside.

Photos – Warehouse



Photos – Carwash



Photos – Aerial



Location



Downtown Concord – 3 Blocks

Sits just three blocks from Downtown Concord, which has experienced significant investment and revitalization – new construction, a growing restaurant and retail corridor, and active city-led redevelopment initiatives.



Charlotte Metro Access

Located in Cabarrus County with direct access to I-85 and US-29, placing the property 25–30 minutes from Uptown Charlotte and within one of the fastest-growing submarkets in the Charlotte MSA.



Growth Corridor

Surrounding development activity and the property's 1.25-acre C-2 zoning, position it well for long-term appreciation and possible future redevelopment as the Concord market continues to grow



Covered Commercial Land & Redevelopment Potential

This is an opportunity to acquire 1.25 acres of C-2 zoned land in a rapidly appreciating corridor just three blocks from Downtown Concord – while the property generates income from day one through the warehouse lease and carwash operations. This is an excellent covered land play: hold a cash-flowing asset while the surrounding market continues to mature, then redevelop at the time of your choosing.

Downtown Concord has seen meaningful public and private investment in recent years, with new mixed-use construction, revitalized streetscapes, and growing demand for urban-proximate commercial and residential product. The subject parcel's size, C-2 zoning, and Corban Ave SW frontage position it well for a range of future uses.

Lot Size

1.25 AC

Zoning

C-2

To Downtown

3 Blocks

In-Place Income

Day 1



EXCLUSIVELY LISTED BY

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