

# Christenbury Village

CHRISTENBURY PKWY & HERRONS NEST PL NW, CONCORD, NC 28027

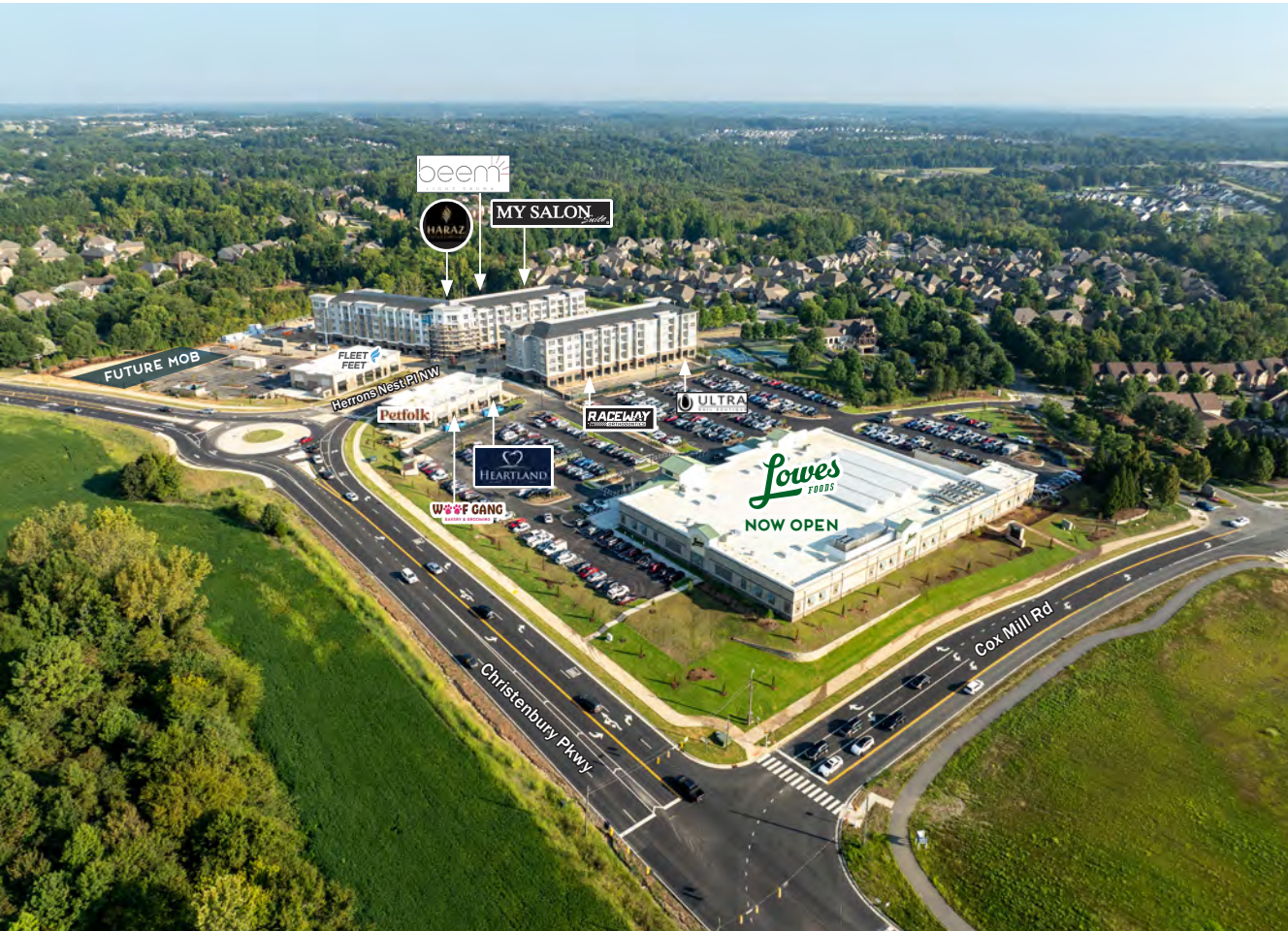


Retail

FOR  
Lease

SIZE  
±1,229 – 5,779 SF

PRICE  
Call for Pricing



## Overview

±115,959 SF mixed-use development within 1 mile of Concord Mills and I-85

Delivered in 2024

Anchored by Lowes Foods (now open)

50,000 residents within 3 miles of site

Great visibility from Christenbury Parkway

Building and monument signage available

Tenants include Lowes Foods, Heartland Dental, Woof Gang Bakery & Grooming, Fleet Feet, My Salon Suite, Haraz Coffee House and more

## Retail Spaces For Lease in New Mixed-Use Development in Concord



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## Property Overview

### Demographics

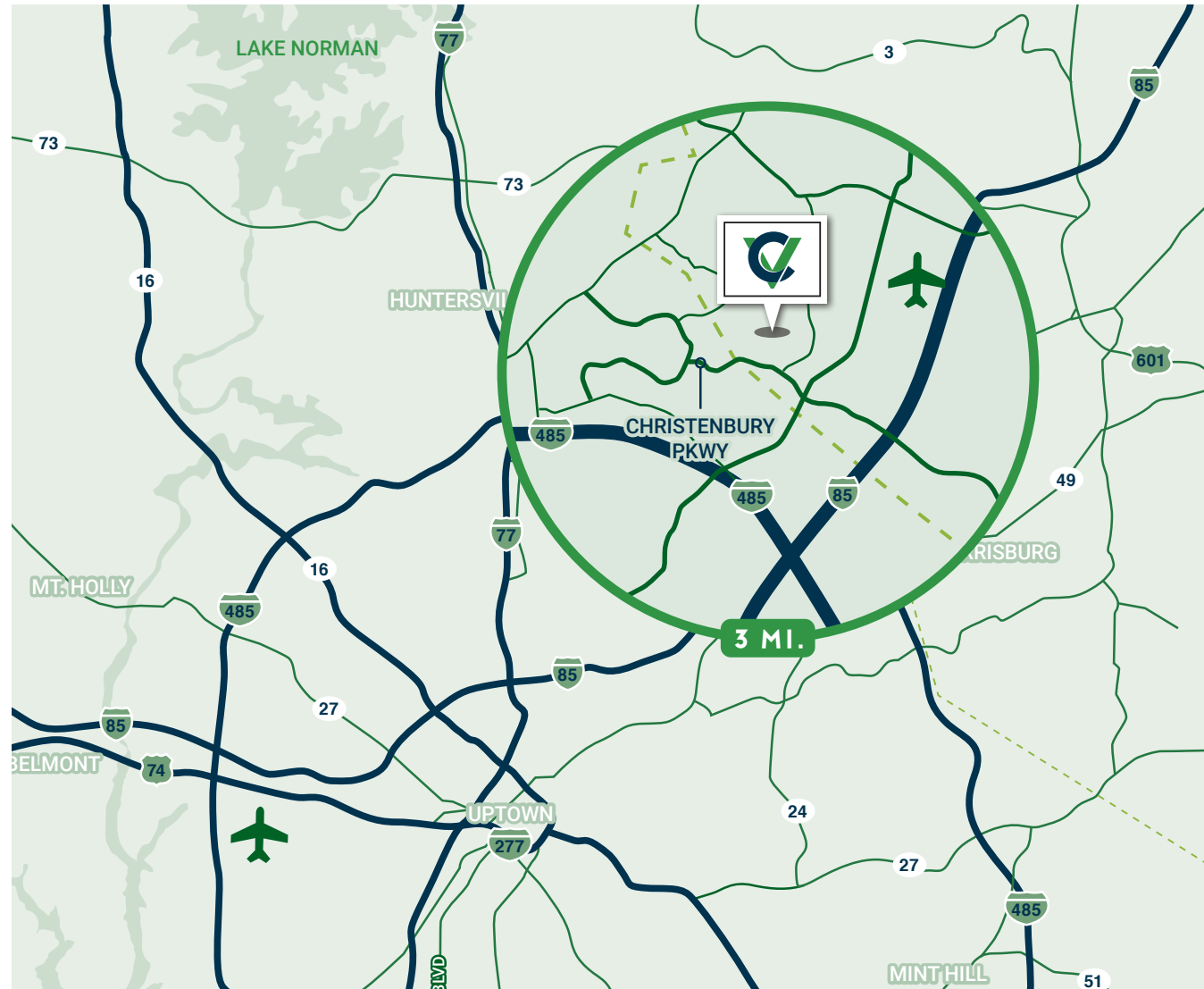
	1 mile	3 mile	5 mile
Population	11,217	57,728	146,499
Growth Rate	1.35%	1.75%	1.80%
Avg. HH Income	\$130,073	\$140,426	\$123,770

Source: Esri® 2024

### Traffic Count

Source: NCDOT

	AADT
Christenbury Pkwy	22,300 (2024)
Cox Mill Rd	8,300 (2024)



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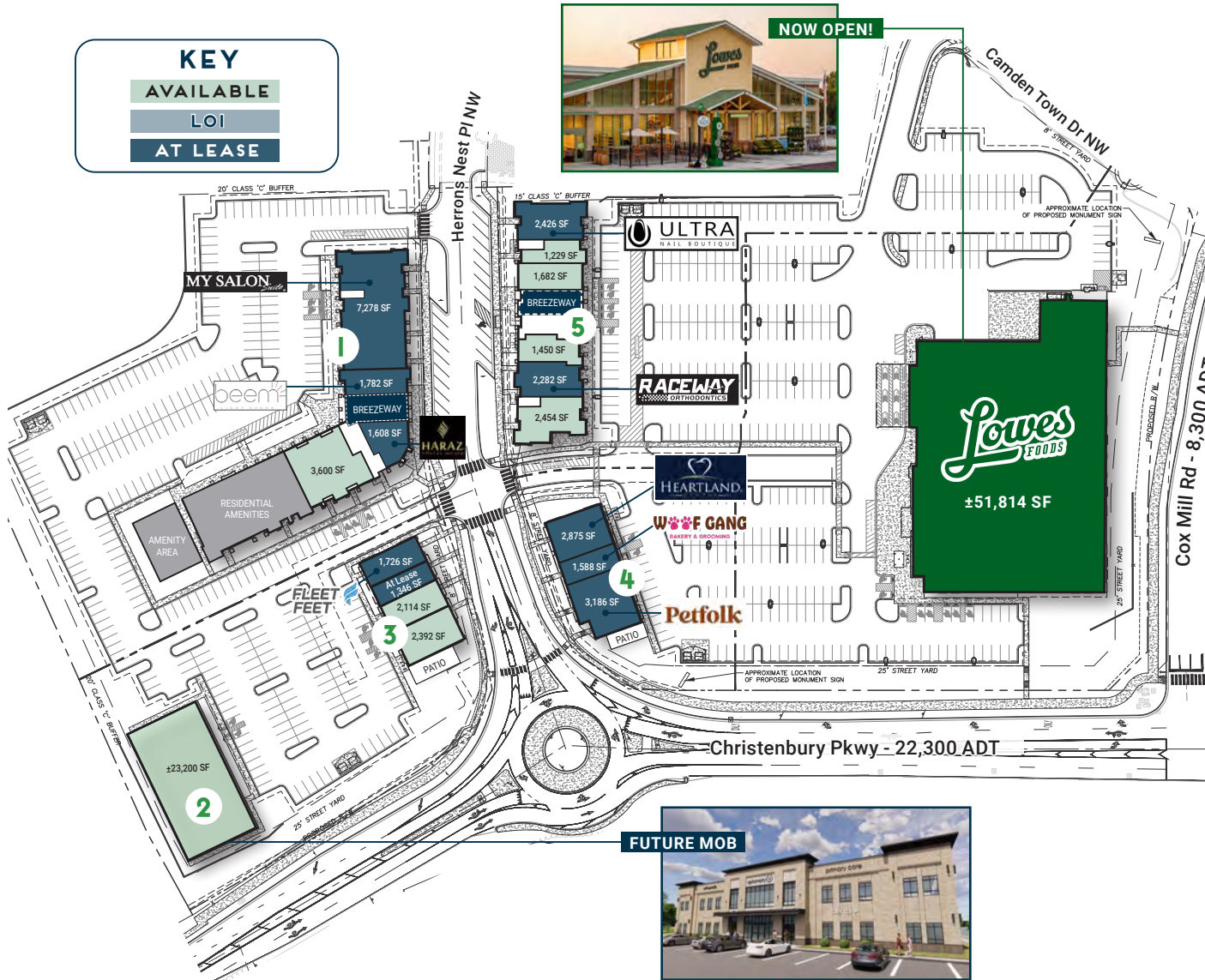
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## Leasing Plan

**KEY**

- AVAILABLE
- LOI
- AT LEASE



### AVAILABILITY

Bldg	Tenant	SF	Notes
Bldg 1	My Salon Suite	7,278 SF	<b>BUILDING 1</b> 5-STORY MIXED-USE 100 APT UNITS ±14,268 SF RETAIL
Bldg 1	Beem Light Sauna	1,782 SF	
Bldg 1	Haraz Coffee House	1,608 SF	
Bldg 1	Available	3,600 SF	
Bldg 2	Available (Medical Office)	±23,200 SF	<b>BUILDING 2</b> 2-STORY MOB
Bldg 3	Fleet Feet	1,726 SF	<b>BUILDING 3</b> 1-STORY RETAIL ±7,505 SF
Bldg 3	At Lease	1,346 SF	
Bldg 3	Available	2,114 SF	
Bldg 3	Available (w/ Patio)	2,392 SF	
Bldg 4	Petfolk	3,186 SF	<b>BUILDING 4</b> 1-STORY RETAIL ±7,649 SF FULLY LEASED
Bldg 4	Woof Gang Bakery & Grooming	1,588 SF	
Bldg 4	Heartland Dental	2,875 SF	
Bldg 5	Available	2,454 SF	<b>BUILDING 5</b> 5-STORY MIXED-USE 56 APT UNITS ±11,523 SF RETAIL
Bldg 5	Raceway Orthodontics	2,282 SF	
Bldg 5	Available	1,450 SF	
Bldg 5	Available	1,682 SF	
Bldg 5	Available	1,229 SF	
Bldg 5	Ultra Nail Boutique	2,426 SF	



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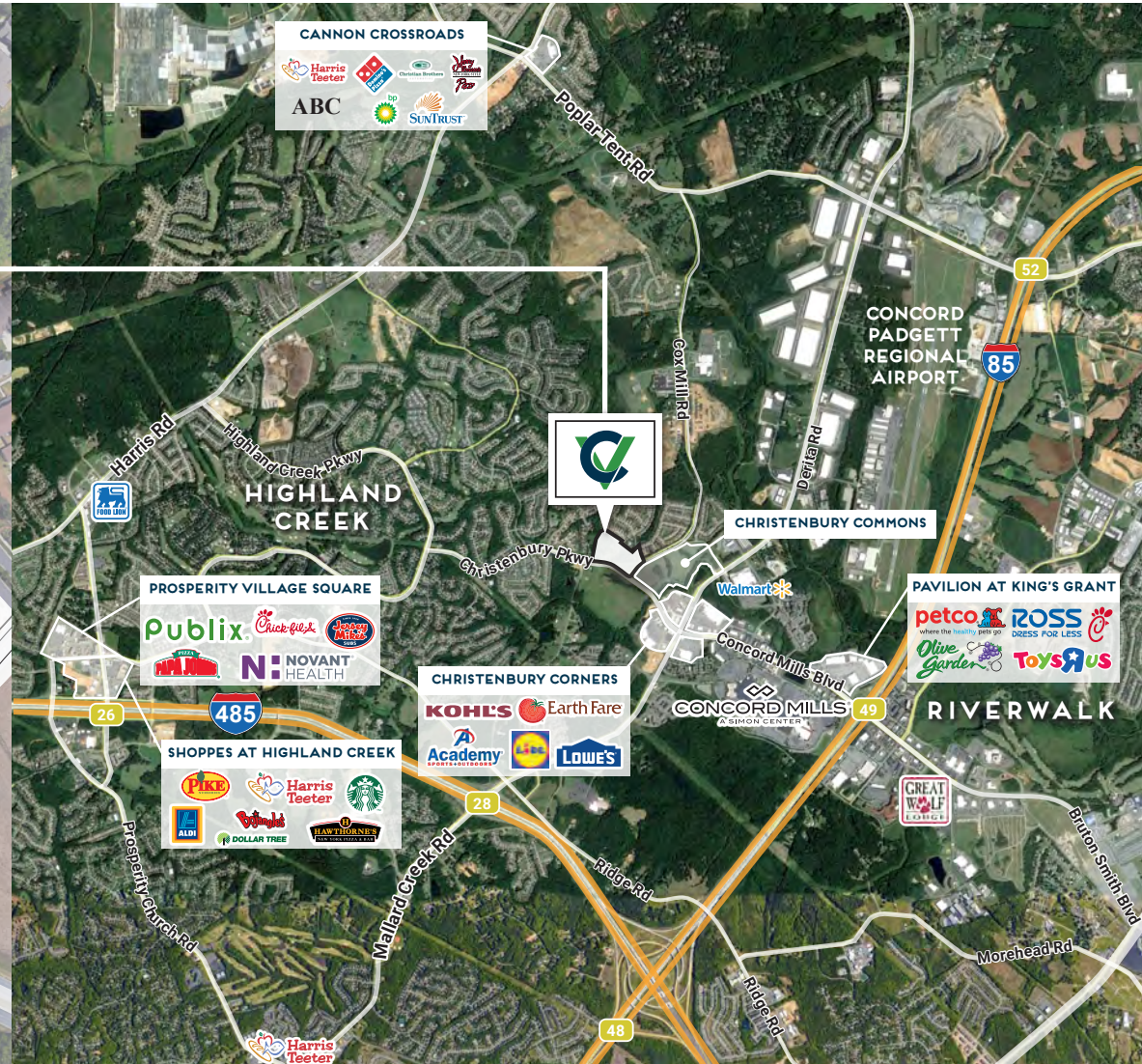
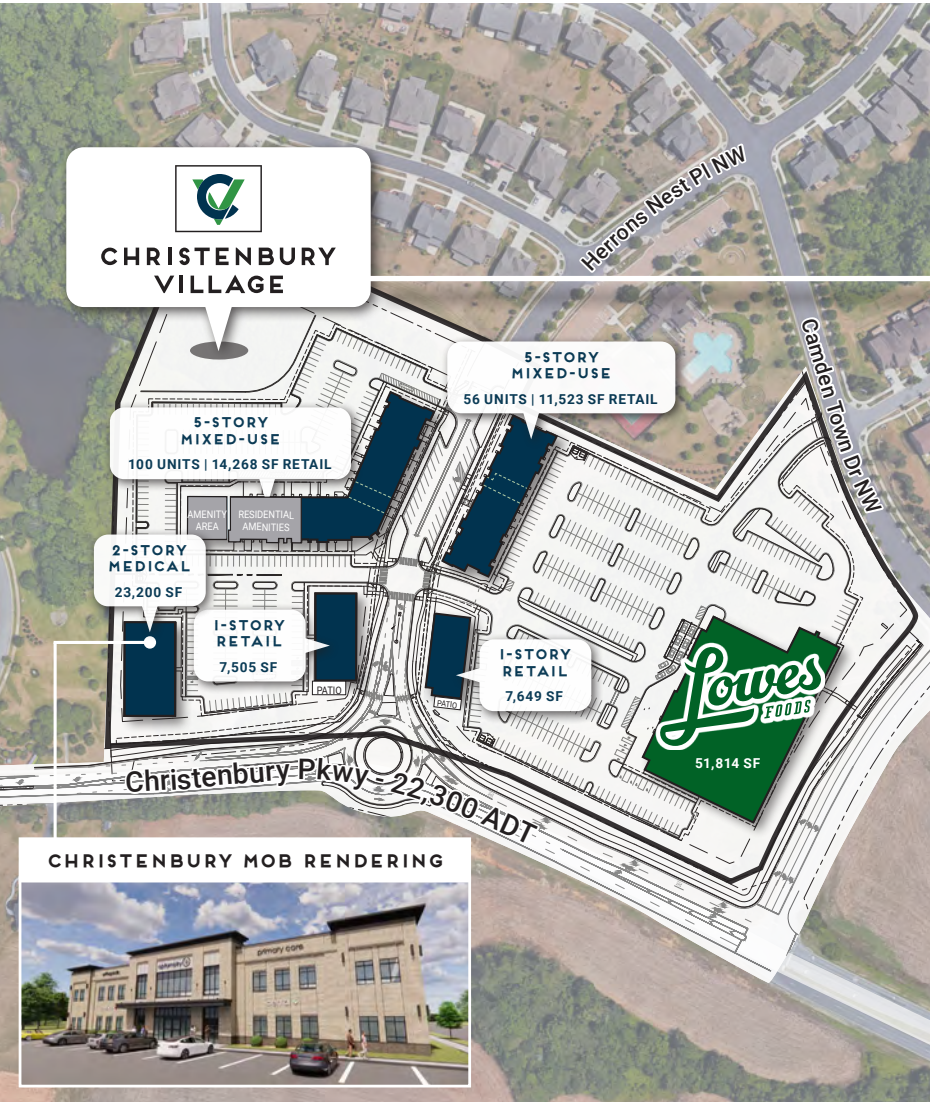
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## Site Location



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## Market Aerial



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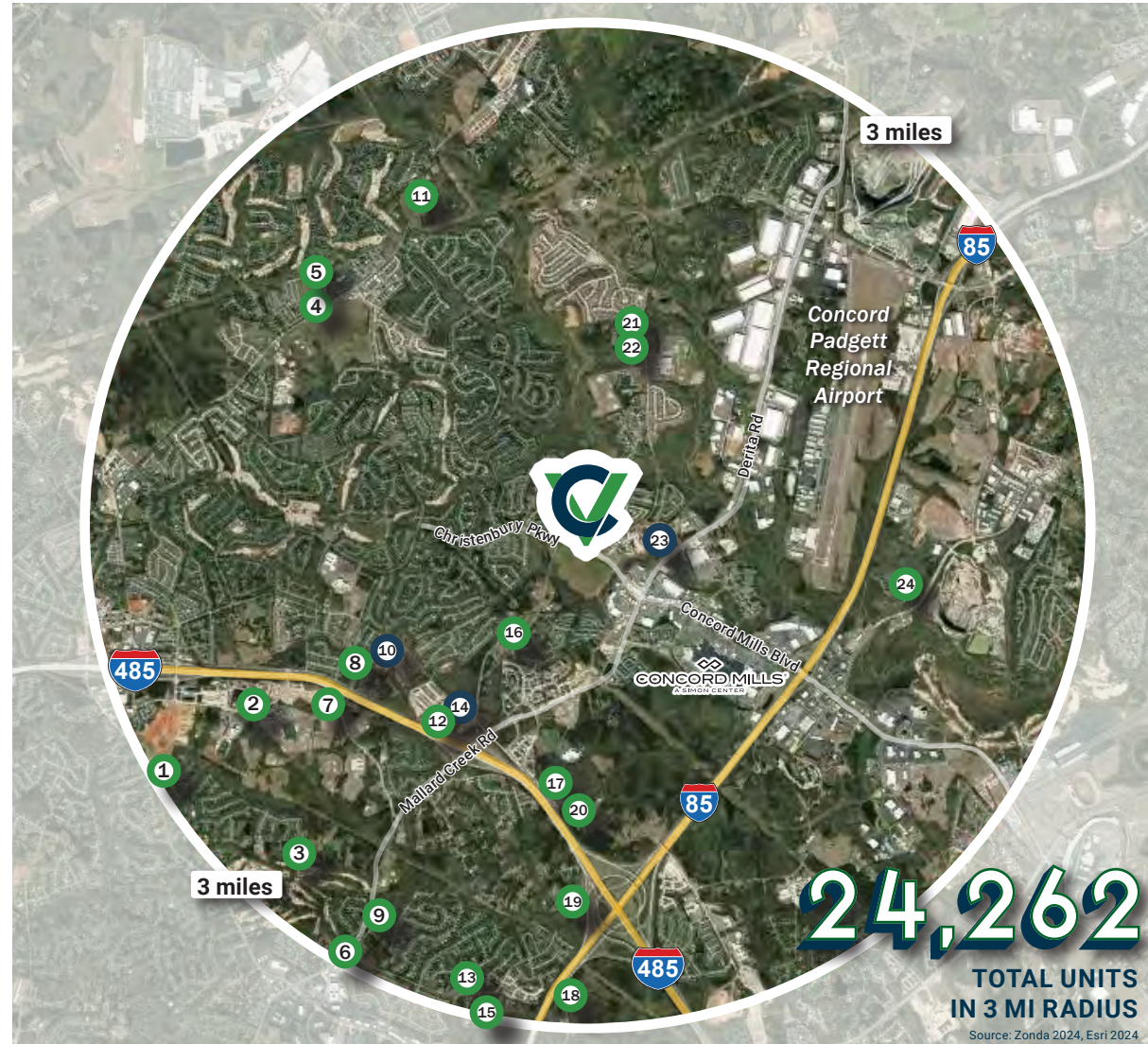
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## Residential Activity

### 3 Mile Residential Report

Key: ○ Active ○ Future

#	Subdivision Name	Status	Total
1	Prosperity View TH	Future	22
2	Maverick Towns (P) TH	Future	45
3	C and L Estates (P) SF	Future	19
4	Skybrook Billings Property (MECK) SF	Future	28
5	Skybrook Billings Property (CAB) SF	Future	19
6	Villages at Mallard Creek (Kinger) TH	Future	34
7	3440 Johston Oehler Rd (P) TH	Future	14
8	Jimmy Oehler (P) TH	Future	1
9	Galloway & Mallard MF (P) TH	Future	150
10	Aberdeen (MI Homes) TH	Active	279
11	Wallace Meadows TH	Future	81
12	Grays Landing (P) TH	Future	15
13	1916 Galloway Rd (P) TH	Future	28
14	Northfield Crossing TH	Active	105
15	Galloway Towns (Pulte) TH	Future	48
16	Beard Rd TH	Future	107
17	Pooja (P) TH	Future	26
18	Galloway TH	Future	63
19	Homewood (P) TH	Future	30
20	Covington Towns (P) TH	Future	121
21	Poplar Mills (P) SF	Future	14
22	Poplar Mills (P) TH	Future	154
23	Christenbury Greene TH	Active	63
24	Weddington Ridge (CAB) TH	Future	137



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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