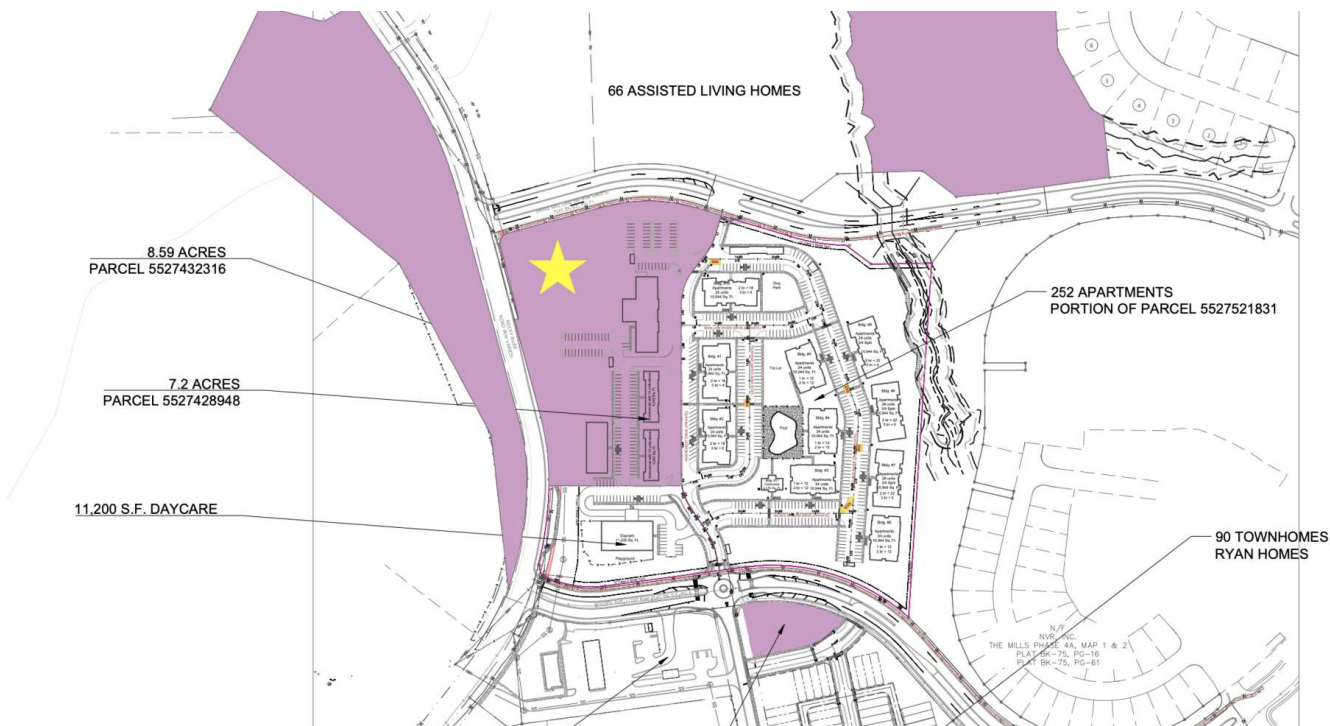


THE MILLS AT ROCKY RIVER

1054 Drake Mill Ln SW, Concord, NC 28025



LOCATION DESCRIPTION

Positioned in the heart of one of Concord's fastest-growing areas, this +/- 7.19-acre commercial parcel at The Mills at Rocky Creek offers a rare chance to establish your business within a dynamic and expanding 500-acre master planned community. Located along heavily traveled Rocky River Road, the site is ideally suited for retail, medical, office, or service-oriented development to support the area's rapidly growing population.

PROPERTY HIGHLIGHTS

- Frontage on Rocky River Road – Excellent visibility and access
- Surrounded by over 1,100+ residential units (existing and under construction)
- Ideal for neighborhood retail, medical, office or service-based users
- Utilities available; site ready for development
- Additional surrounding parcels (in purple) available for acquisition

PROPERTY DESCRIPTION

Surrounded by established and planned residential, educational, and commercial uses, the parcel is ideally placed to benefit from both strong foot traffic and daily drive-by visibility. Current commercial anchors include a BP gas station, assisted living facility and daycare center. The community continues to grow with the development of The Villas at Rocky River, a 252-unit apartment complex, and 90 new townhomes by Ryan Homes—adding to the 800+ existing homes already occupied.

OFFERING SUMMARY

Sale Price:	\$350,000 / acre
Lease Rate:	Negotiable
Lot Size:	+/- 7.19 Acres
Parcel ID:	5527428948
Zoning:	PUD

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LAND FOR SALE OR GROUND LEASE



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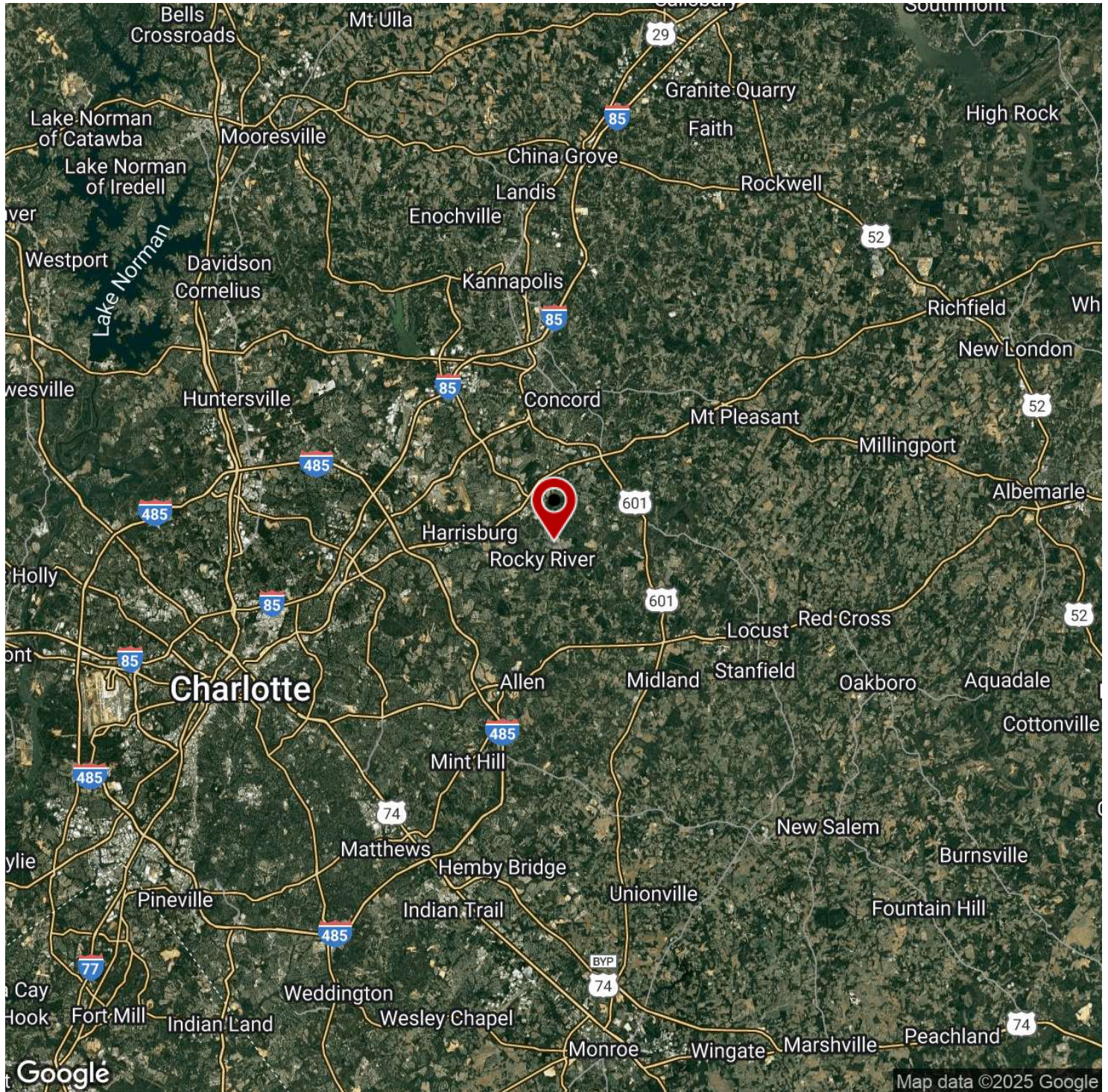
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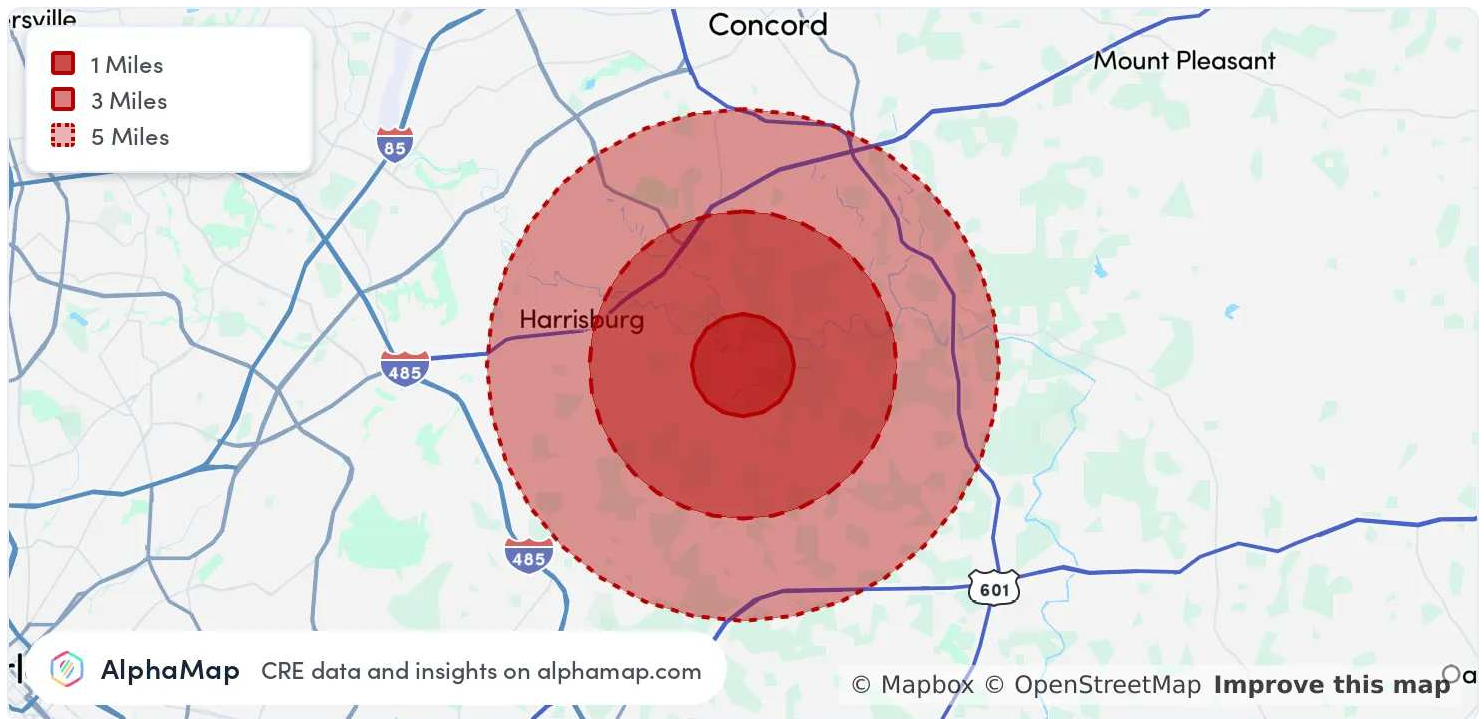
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,618	20,065	66,496
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,161	6,543	22,426
Persons per HH	3.1	3.1	3
Average HH Income	\$144,060	\$138,873	\$126,563
Average House Value	\$399,412	\$404,024	\$377,422
Per Capita Income	\$46,470	\$44,797	\$42,187

Map and demographics data derived from AlphaMap

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