



841 Derita Road

Concord, North Carolina 28027



TRACKHOUSE



Site

Available for Sale

+/- 4.105 AC in Concord's Industrial District

12,000 VPD

Derita Rd

Myint Ln

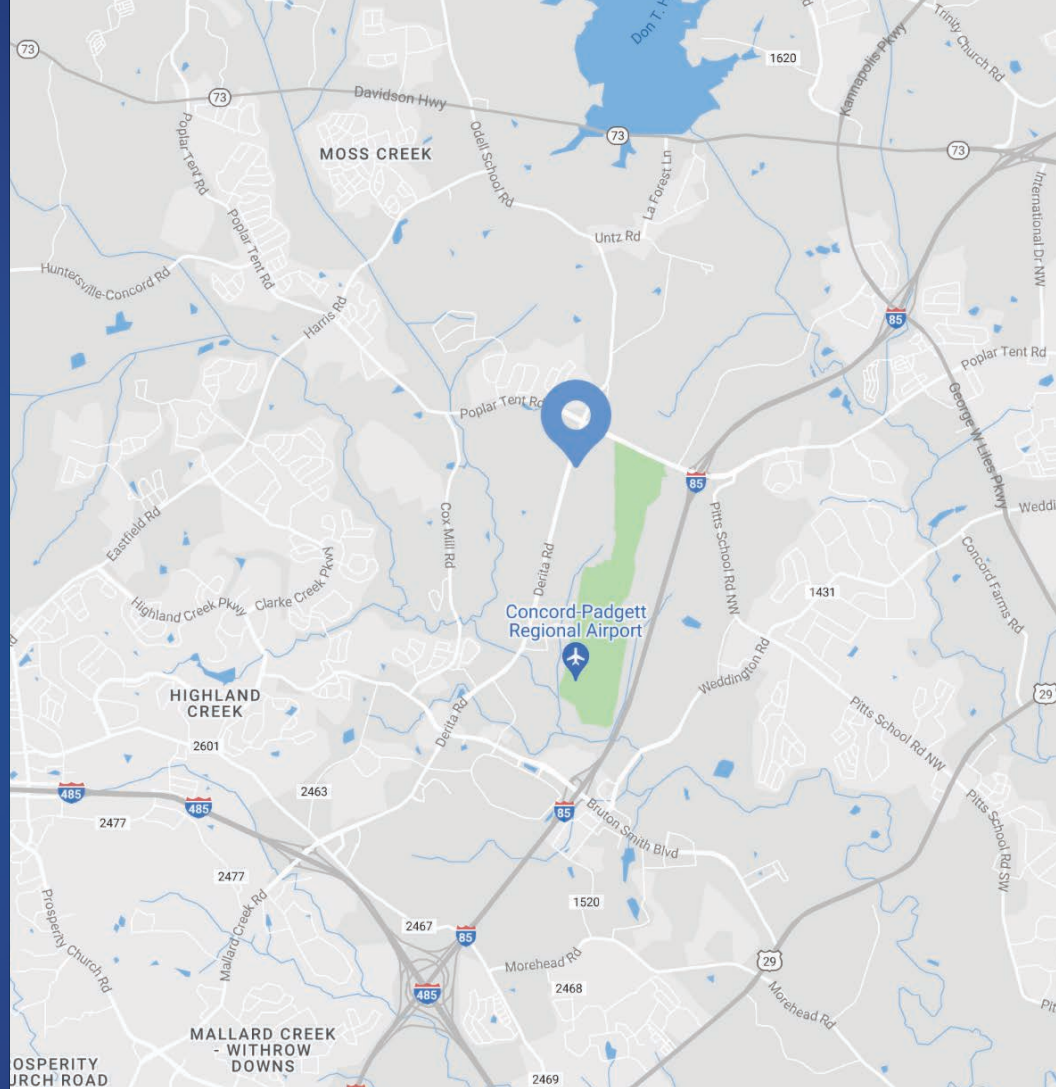
Property Overview

841 Derita Road Available for Sale

+/- 4.105 acres for sale located at 841 Derita Road. Zoned I-1, the property is strategically located along Concord's industrial corridor, with easy access to I-85, I-485, and Concord Padgett Regional Airport. The property boasts strong visibility with +/-260 FT of frontage and is an excellent fit for self-storage and other industrial/flex uses.

Property Details

Address	841 Derita Rd Concord, NC 28027
Acreage	+/- 4.105 AC Available for Sale
Use	Land
Zoning	I-1
Parcel	46809537120000
Frontage	260 FT
Traffic Counts	Derita Rd 12,000 VPD
Nearby Businesses	Streetside Classics, Amazon, Camp Bow Wow, Nascar, Gateway Classic Cars
Additional Details	2.6 mi from I-85 3.6 mi from I-485 2.0 mi from Concord Regional Airport
Sale Price	\$1,000,000



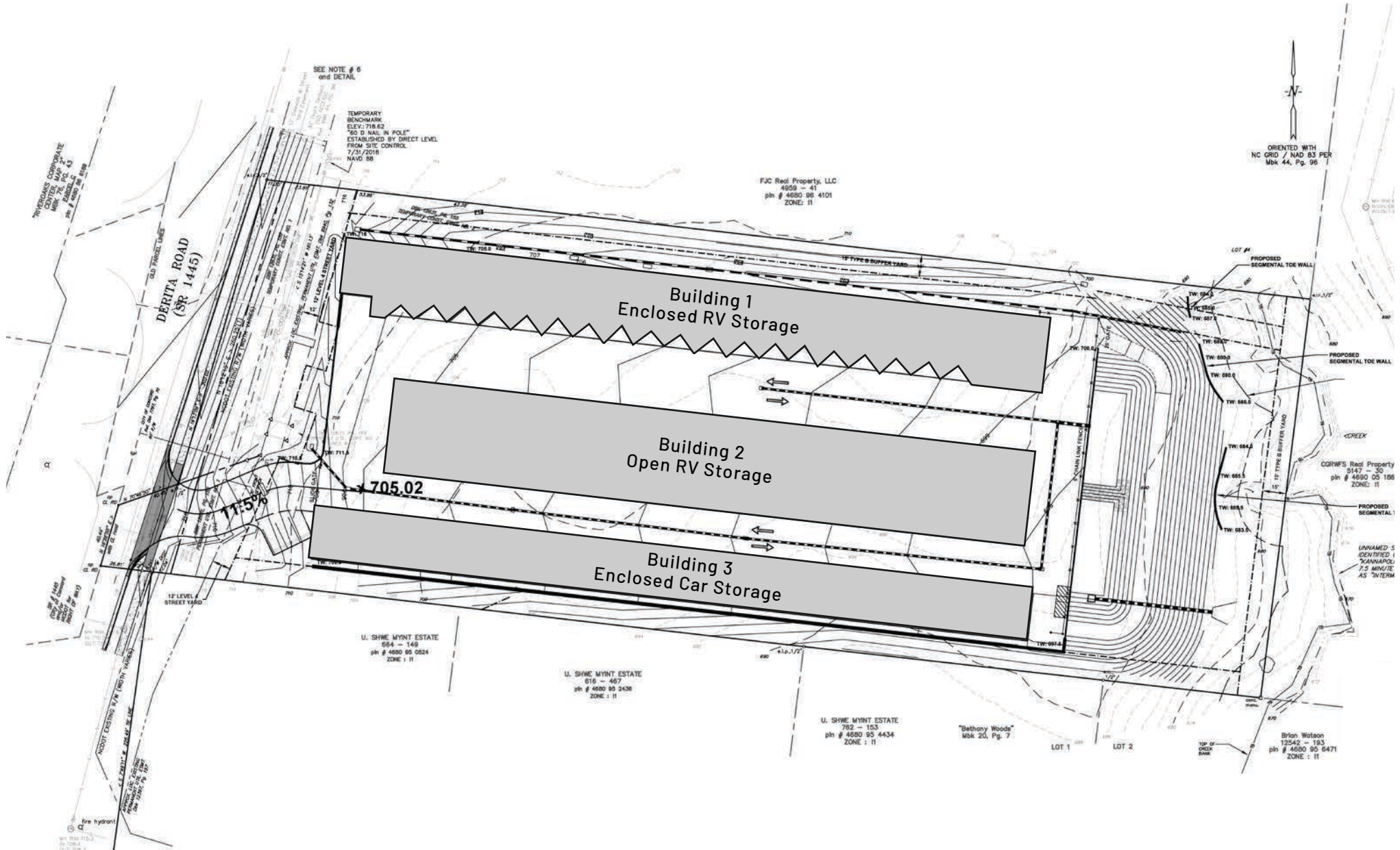
Demographics

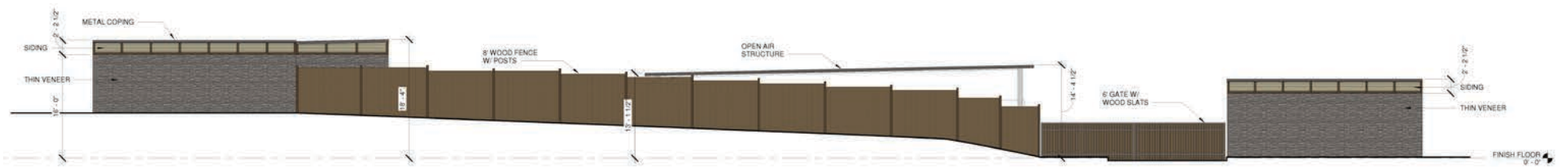
RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	1,600	44,875	114,089
Avg. Household Income	\$120,741	\$138,308	\$126,886
Median Household Income	\$92,711	\$104,502	\$97,465
Households	586	16,233	42,346
Daytime Employees	1,690	19,600	34,457



Conceptual Rendering

Proposed Site Plan





Elevation From Street
Scale: 1/8" = 1'0"



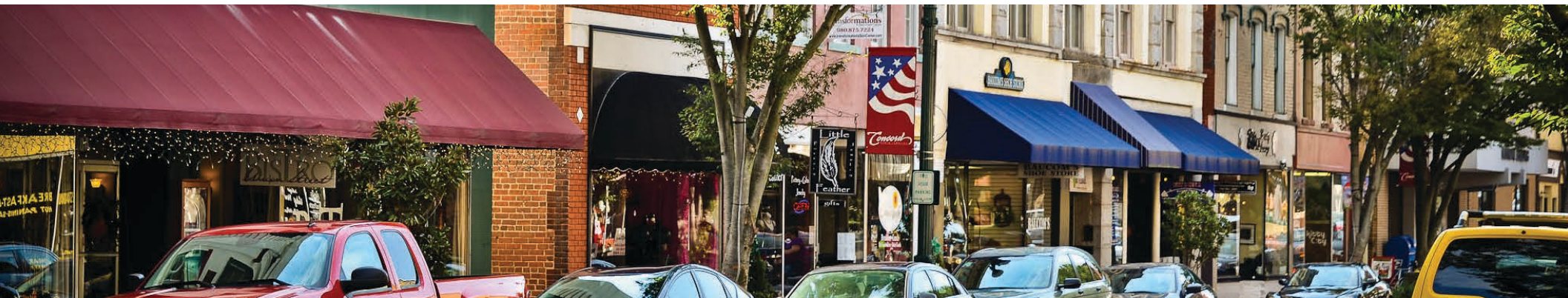
Market Overview



Concord

North Carolina

Concord is a city in Cabarrus County, the second-largest city in the Charlotte MSA and the 10th most populous city in North Carolina. Concord is home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills. Concord Mills is a nearly 1.4 million square foot shopping mall and is North Carolina's largest tourist attraction, attracting 17.6 million visitors a year on average.





Site

 PAMEX

Contact for Details

Frank Jernigan

(704) 749-5742

frank@thenicholscompany.com

Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.