

Mona at
ODELL CORNERS

CONCORD, NC 28027

FOR SALE

9,990 SQ. FT

BRAND NEW CONSTRUCTION

RETAIL-OFFICE-MEDICAL

\$5,391,000



Executive Summary

The Atlas Reality Group is pleased to present for sale Mona at Odell Corners, a new construction multi-tenant site with 9,990 SF.

Located at 1875 Teachers House Road NW Concord, NC (Corner of Odell School Road and Davidson Hwy) This deal includes a 10 year dental tenant and 7 year corporate ABA therapy. Triple net lease with a favorable 2% annual rent escalations



**PROXIMITY TO A
TARGET ANCHORED
POWER CENTER**



**SURROUNDED
BY LARGE
COMMUNITIES OF
STUDENTS AND
HOMES**



**CHARLOTTE MSA
IS A HIGH
GROWTH
MAREKT**

SALE

\$5,391,000

OFFERING SUMMARY

Cap Rate	6%
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NOI	\$323,460.00
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Price/SF	\$539.64
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BUILDING SUMMARY

Street Address	1875 Teachers House Rd. NW
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City, State, Zip	Concord, NC 28027
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County	Cabarrus
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Building Size	9,990
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Lot Size	1.04
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Year Built	2024
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Investment Highlights



Attractive Lease Fundamentals

NNN Lease for minimal landlord responsibilities.



High Income Trade Area and Growth Metrics

Median household income over \$123,600 in a 3 mile radius. 33% population growth in 10 years.



Charlotte, NC MSA

Within 3 miles, are 73K residents. Charlotte, NC is ranked #5 in fastest growing metro areas with a projected 5 year net migration of 179K.



Corporate Tenants

10% escalations every 5 years. Tenants are dental and corporate owned. Tenants have two 5 year extensions.



Family Centered Area

Over 4000 K-12 students within 2 miles to the site. 108K residents within 5 miles.



Income Growth

The Median household income within 3 miles is set to have a 14% growth by 2028.

CONCORD

Just 20 miles out from Charlotte, lies a town that HGTV named one of the most charming towns in America. Concord is seeping with tourist attractions. The Charlotte Motor speedway, Concord Mills Mall, and multiple college campuses all reside within city limits. Concord regional airport offers access for those who don't travel through Charlotte Douglas airport.

This development is part of the 23 acre master planned multi-use development featuring 101 Pulte Townhomes alongside several other residential developments. The site is directly across the street from the brand new W. R. Odell Elementary school

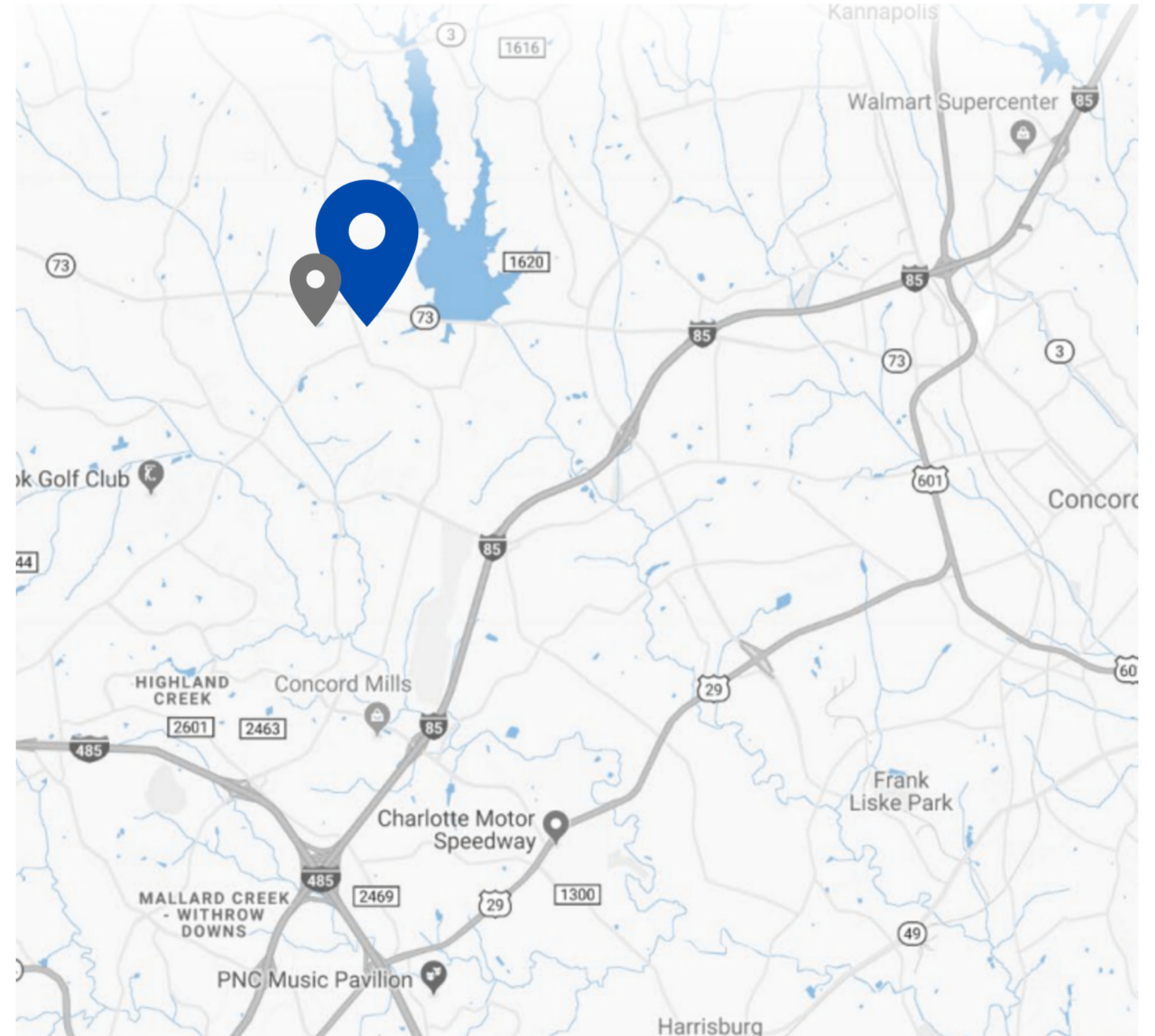


DEMOGRAPHICS


RADIUS	1 MILE	3 MILE	5 MILE
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POPULATION	14,800	60,000	134,000
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MEDIAN HH INCOME	\$115,400	\$123,600	\$102,500
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 Site

 W. R. Odell Elementary School

Connect with Atlas.



Email

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Call us

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704.968.3320



Website

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