



## FOR LEASE: Concord Mills Retail/Office Space



### Mills Galleria 8415 Pit Stop Court Concord, NC 28027

#### Suite 202

- 1,745 square feet
- \$15.50/SF plus \$4.00/SF TICAM
- Includes taxes, building insurance, water/sewer, and trash.
- Tenant pays electric, data, and janitorial for their suite.

#### Overview:

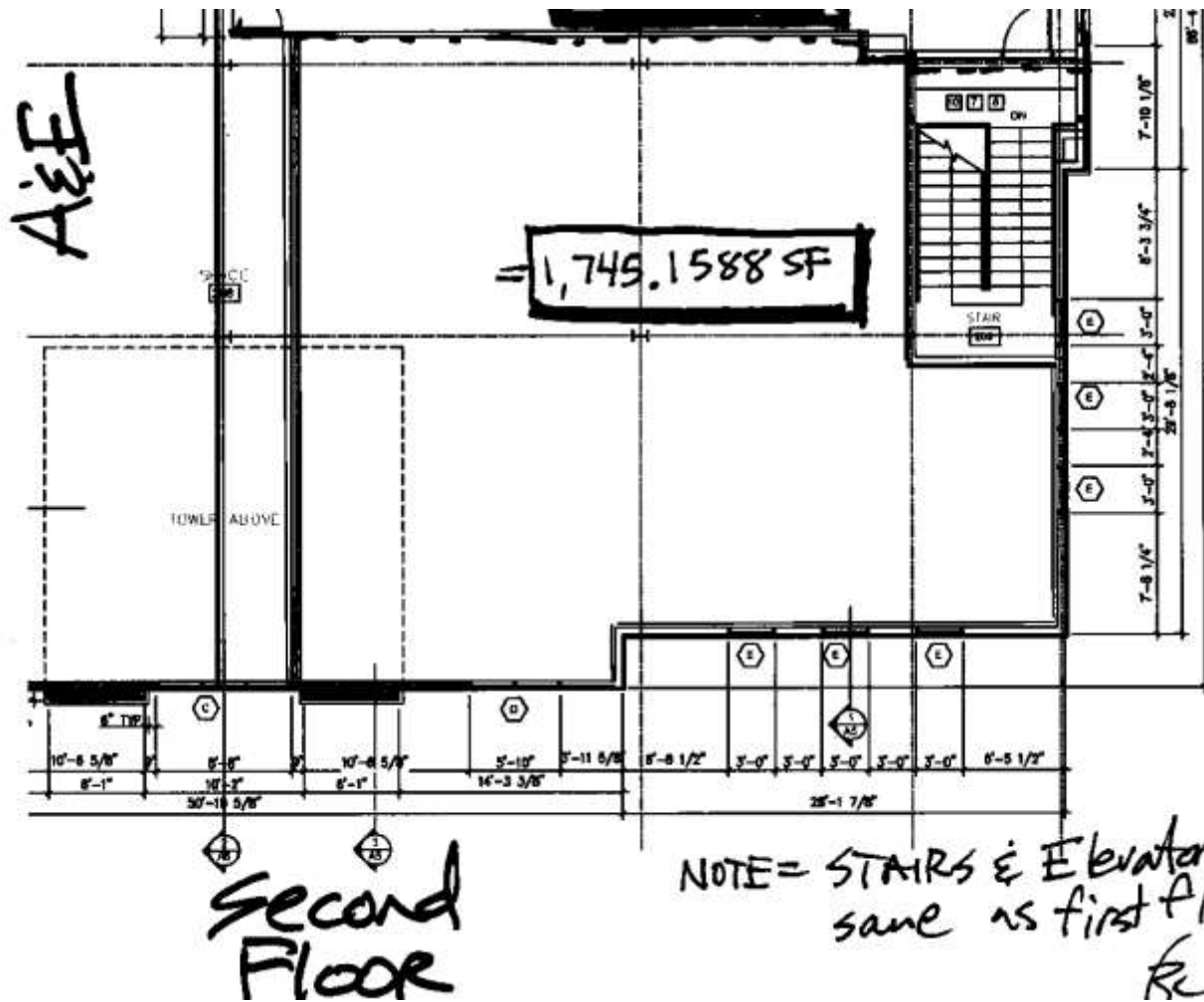
Mills Galleria, adjacent to Lowes Home Improvement, is the premier retail-office development in the Concord Mills area offering the space that retailers and office operators need with all the benefits of being across from the Concord Mills Mall!

The current tenant mix is Visionloft Optometry, Adam & Eve, Evolved Health Chiropractic, Cookie Dough Bliss, and Dental Lab. Second floor retail corner space available that features plenty of parking and glass!





# FOR LEASE: Concord Mills Retail/Office Space





# Demographic and Income Profile

8415 Pit Stop Ct NW, Concord, North Carolina, 28027  
 Drive Time: 5 minute radius

Prepared by Esri  
 Latitude: 35.37518  
 Longitude: -80.72620

Summary	Census 2010	2019	2024
Population	2,782	4,988	6,102
Households	1,214	2,125	2,597
Families	775	1,408	1,724
Average Household Size	2.29	2.35	2.35
Owner Occupied Housing Units	699	1,048	1,186
Renter Occupied Housing Units	515	1,078	1,411
Median Age	32.4	34.2	34.5
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	4.11%	1.14%	0.77%
Households	4.09%	1.13%	0.75%
Families	4.13%	1.04%	0.68%
Owner HHs	2.50%	1.28%	0.92%
Median Household Income	1.93%	2.34%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	79	3.7%	79	3.0%
\$15,000 - \$24,999	35	1.6%	35	1.3%
\$25,000 - \$34,999	176	8.3%	170	6.5%
\$35,000 - \$49,999	267	12.6%	266	10.2%
\$50,000 - \$74,999	341	16.0%	379	14.6%
\$75,000 - \$99,999	382	18.0%	492	18.9%
\$100,000 - \$149,999	430	20.2%	572	22.0%
\$150,000 - \$199,999	206	9.7%	318	12.2%
\$200,000+	209	9.8%	287	11.1%
Median Household Income	\$83,807		\$92,197	
Average Household Income	\$106,635		\$119,688	
Per Capita Income	\$41,018		\$45,999	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	218	7.8%	377	7.6%	470	7.7%
5 - 9	253	9.1%	421	8.4%	504	8.3%
10 - 14	207	7.4%	375	7.5%	452	7.4%
15 - 19	153	5.5%	300	6.0%	352	5.8%
20 - 24	202	7.3%	246	4.9%	332	5.4%
25 - 34	490	17.6%	850	17.0%	1,003	16.4%
35 - 44	566	20.3%	964	19.3%	1,275	20.9%
45 - 54	314	11.3%	650	13.0%	731	12.0%
55 - 64	209	7.5%	406	8.1%	488	8.0%
65 - 74	107	3.8%	266	5.3%	321	5.3%
75 - 84	52	1.9%	100	2.0%	136	2.2%
85+	12	0.4%	33	0.7%	38	0.6%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,672	60.1%	2,840	56.9%	3,253	53.3%
Black Alone	716	25.7%	1,388	27.8%	1,860	30.5%
American Indian Alone	8	0.3%	13	0.3%	17	0.3%
Asian Alone	238	8.6%	433	8.7%	547	9.0%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	75	2.7%	141	2.8%	192	3.1%
Two or More Races	72	2.6%	172	3.4%	232	3.8%
Hispanic Origin (Any Race)	206	7.4%	417	8.4%	572	9.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

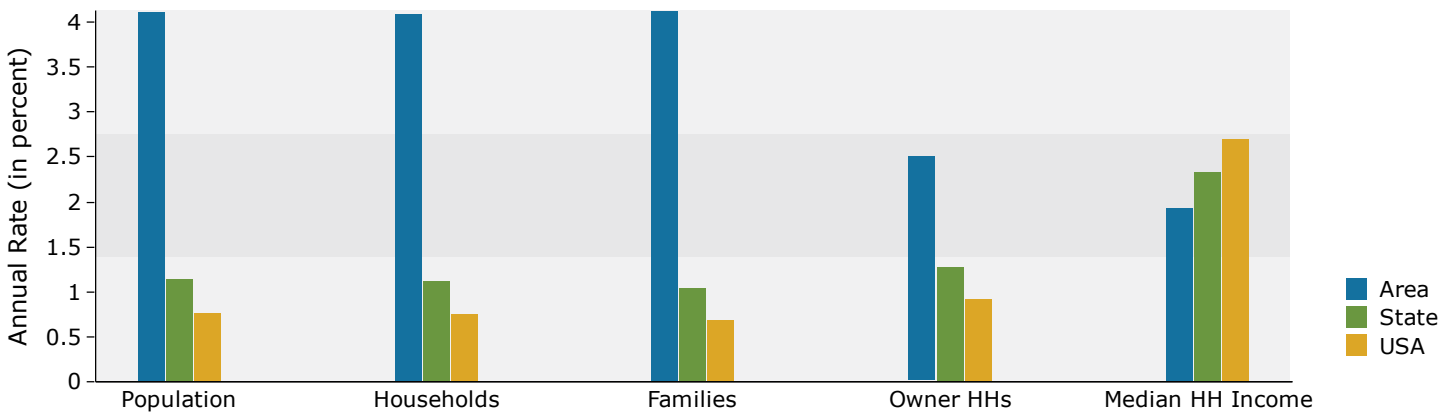


# Demographic and Income Profile

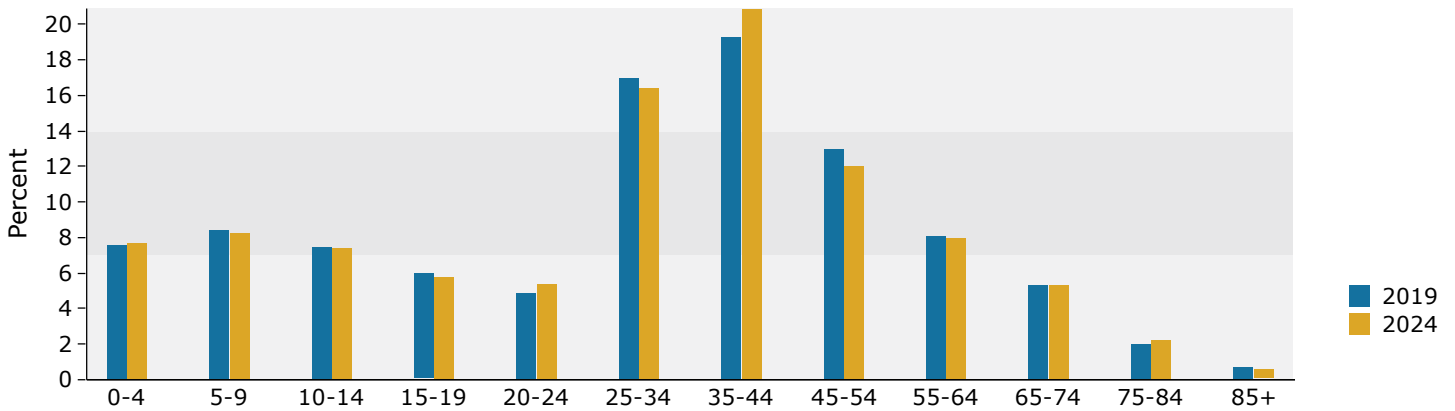
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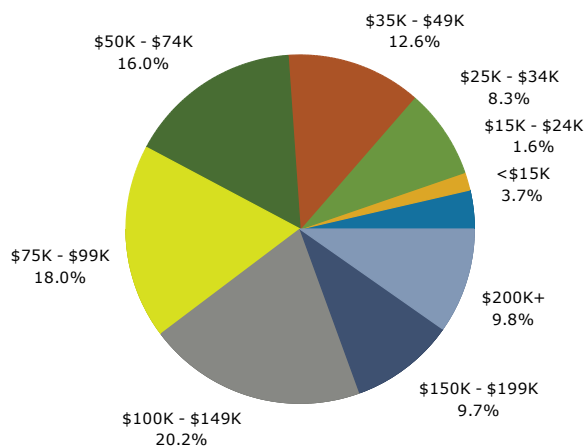
## Trends 2019-2024



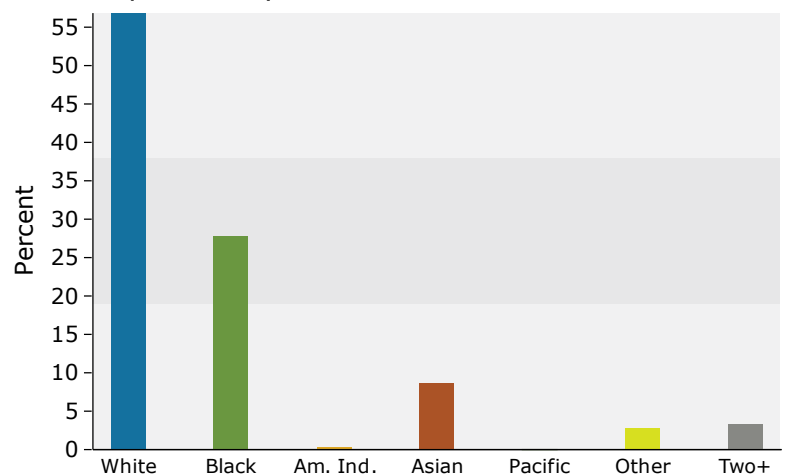
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 8.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



# Demographic and Income Profile

8415 Pit Stop Ct NW, Concord, North Carolina, 28027  
 Drive Time: 10 minute radius

Prepared by Esri  
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Summary	Census 2010	2019	2024
Population	50,416	63,410	70,776
Households	18,847	23,544	26,239
Families	12,350	15,272	16,977
Average Household Size	2.67	2.69	2.69
Owner Occupied Housing Units	12,733	14,294	15,616
Renter Occupied Housing Units	6,114	9,250	10,623
Median Age	31.1	32.6	33.0
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	2.22%	1.14%	0.77%
Households	2.19%	1.13%	0.75%
Families	2.14%	1.04%	0.68%
Owner HHs	1.78%	1.28%	0.92%
Median Household Income	1.98%	2.34%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,322	5.6%	1,177	4.5%
\$15,000 - \$24,999	1,151	4.9%	1,134	4.3%
\$25,000 - \$34,999	1,990	8.5%	1,855	7.1%
\$35,000 - \$49,999	2,732	11.6%	2,682	10.2%
\$50,000 - \$74,999	4,224	17.9%	4,420	16.8%
\$75,000 - \$99,999	3,652	15.5%	4,012	15.3%
\$100,000 - \$149,999	4,622	19.6%	5,575	21.2%
\$150,000 - \$199,999	2,066	8.8%	3,052	11.6%
\$200,000+	1,785	7.6%	2,332	8.9%
Median Household Income	\$76,800		\$84,710	
Average Household Income	\$96,640		\$109,505	
Per Capita Income	\$35,782		\$40,470	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,871	7.7%	4,382	6.9%	4,994	7.1%
5 - 9	4,132	8.2%	4,658	7.3%	5,097	7.2%
10 - 14	3,574	7.1%	4,463	7.0%	4,876	6.9%
15 - 19	3,290	6.5%	4,110	6.5%	4,503	6.4%
20 - 24	5,188	10.3%	5,570	8.8%	5,888	8.3%
25 - 34	8,445	16.8%	11,113	17.5%	12,839	18.1%
35 - 44	9,010	17.9%	10,123	16.0%	11,886	16.8%
45 - 54	6,193	12.3%	8,205	12.9%	8,369	11.8%
55 - 64	3,910	7.8%	5,719	9.0%	6,110	8.6%
65 - 74	1,859	3.7%	3,462	5.5%	4,035	5.7%
75 - 84	727	1.4%	1,266	2.0%	1,759	2.5%
85+	218	0.4%	341	0.5%	420	0.6%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	28,390	56.3%	31,879	50.3%	33,173	46.9%
Black Alone	14,093	28.0%	19,545	30.8%	22,923	32.4%
American Indian Alone	202	0.4%	256	0.4%	287	0.4%
Asian Alone	4,444	8.8%	6,771	10.7%	8,364	11.8%
Pacific Islander Alone	27	0.1%	33	0.1%	39	0.1%
Some Other Race Alone	1,880	3.7%	2,749	4.3%	3,283	4.6%
Two or More Races	1,380	2.7%	2,176	3.4%	2,707	3.8%
Hispanic Origin (Any Race)	4,306	8.5%	6,381	10.1%	7,800	11.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

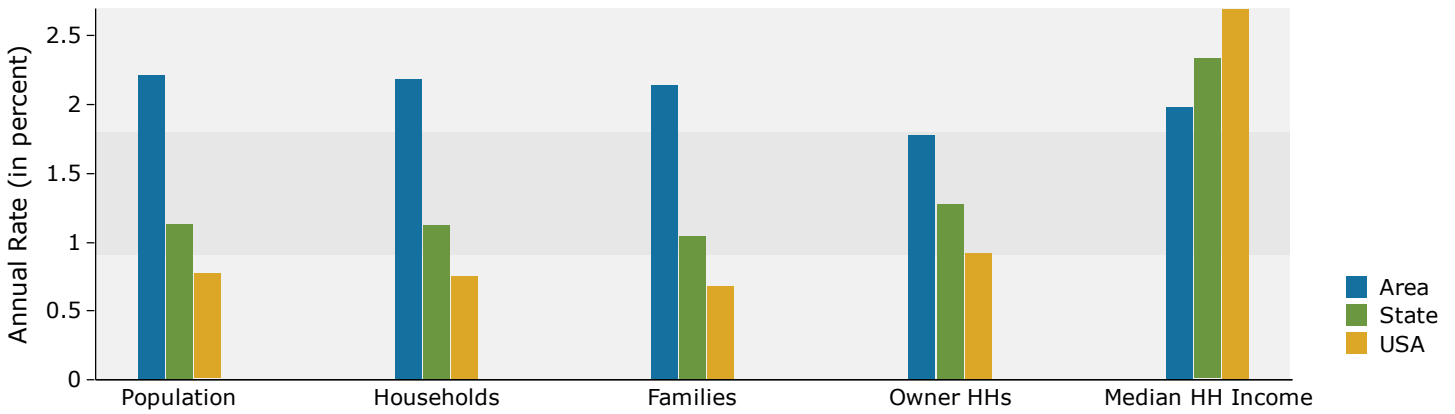


# Demographic and Income Profile

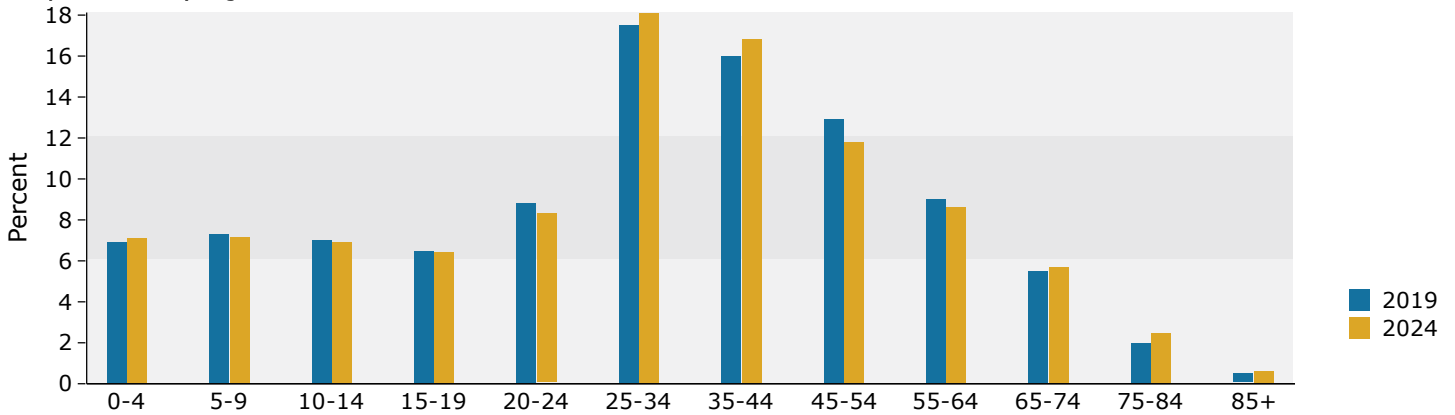
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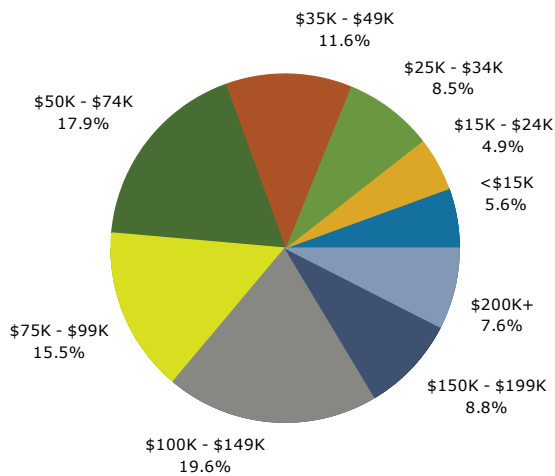
## Trends 2019-2024



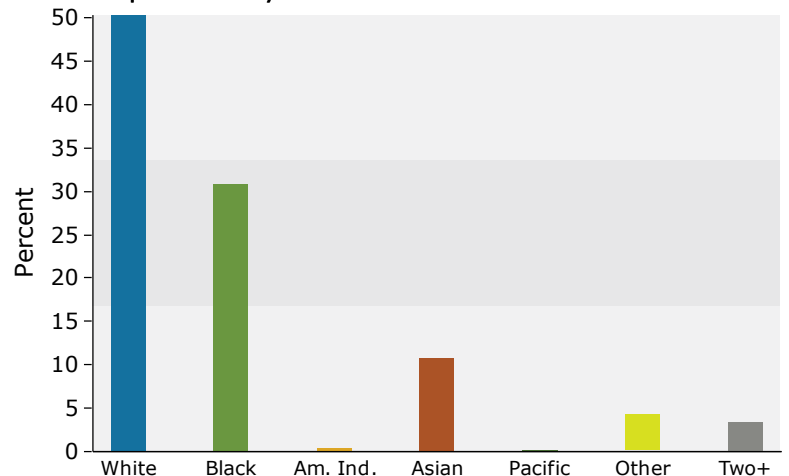
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 10.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



# Demographic and Income Profile

8415 Pit Stop Ct NW, Concord, North Carolina, 28027  
 Drive Time: 15 minute radius

Prepared by Esri  
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Summary	Census 2010	2019	2024
Population	192,171	243,292	270,464
Households	72,247	91,066	101,097
Families	46,763	58,745	65,233
Average Household Size	2.61	2.63	2.64
Owner Occupied Housing Units	45,202	52,611	58,360
Renter Occupied Housing Units	27,045	38,455	42,737
Median Age	31.4	33.2	33.5
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	2.14%	1.14%	0.77%
Households	2.11%	1.13%	0.75%
Families	2.12%	1.04%	0.68%
Owner HHs	2.10%	1.28%	0.92%
Median Household Income	2.73%	2.34%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	6,103	6.7%	5,439	5.4%
\$15,000 - \$24,999	5,824	6.4%	5,447	5.4%
\$25,000 - \$34,999	8,253	9.1%	7,698	7.6%
\$35,000 - \$49,999	11,699	12.8%	11,548	11.4%
\$50,000 - \$74,999	17,693	19.4%	18,741	18.5%
\$75,000 - \$99,999	13,001	14.3%	14,620	14.5%
\$100,000 - \$149,999	16,096	17.7%	20,107	19.9%
\$150,000 - \$199,999	6,699	7.4%	9,973	9.9%
\$200,000+	5,697	6.3%	7,525	7.4%
Median Household Income	\$67,453		\$77,174	
Average Household Income	\$88,702		\$101,351	
Per Capita Income	\$33,282		\$37,974	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,294	7.4%	16,391	6.7%	18,535	6.9%
5 - 9	14,373	7.5%	16,832	6.9%	18,274	6.8%
10 - 14	13,554	7.1%	16,517	6.8%	18,096	6.7%
15 - 19	14,522	7.6%	16,865	6.9%	18,429	6.8%
20 - 24	17,755	9.2%	20,101	8.3%	20,895	7.7%
25 - 34	32,925	17.1%	42,238	17.4%	48,392	17.9%
35 - 44	31,747	16.5%	36,644	15.1%	42,066	15.6%
45 - 54	24,449	12.7%	31,216	12.8%	31,906	11.8%
55 - 64	15,970	8.3%	23,991	9.9%	25,652	9.5%
65 - 74	7,720	4.0%	14,719	6.0%	17,741	6.6%
75 - 84	3,525	1.8%	5,853	2.4%	8,188	3.0%
85+	1,337	0.7%	1,926	0.8%	2,288	0.8%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	102,183	53.2%	118,199	48.6%	123,764	45.8%
Black Alone	62,047	32.3%	83,517	34.3%	96,247	35.6%
American Indian Alone	744	0.4%	944	0.4%	1,061	0.4%
Asian Alone	12,034	6.3%	18,244	7.5%	22,475	8.3%
Pacific Islander Alone	119	0.1%	154	0.1%	178	0.1%
Some Other Race Alone	9,824	5.1%	14,143	5.8%	16,777	6.2%
Two or More Races	5,220	2.7%	8,091	3.3%	9,962	3.7%
Hispanic Origin (Any Race)	19,738	10.3%	28,663	11.8%	34,626	12.8%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

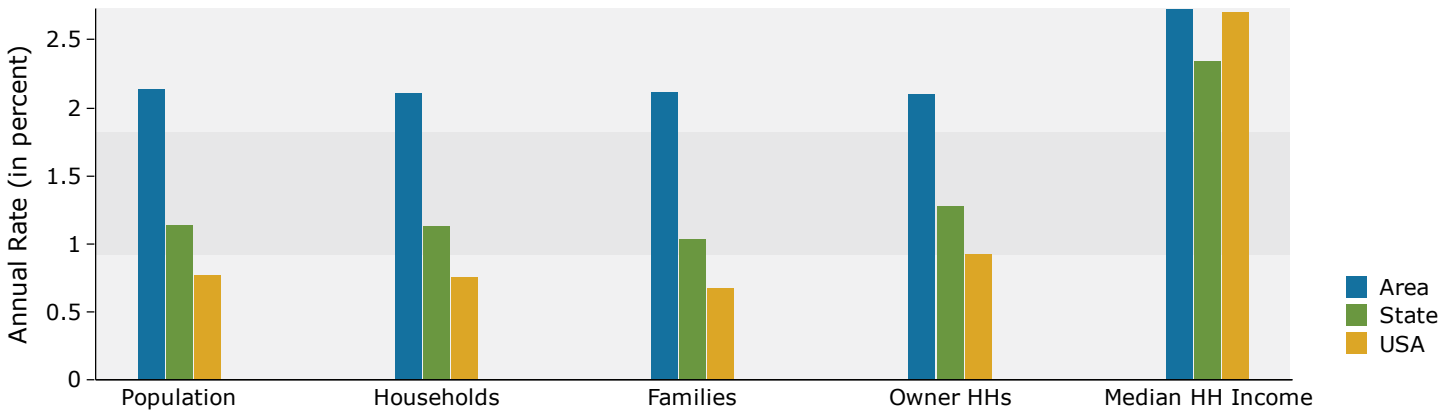


# Demographic and Income Profile

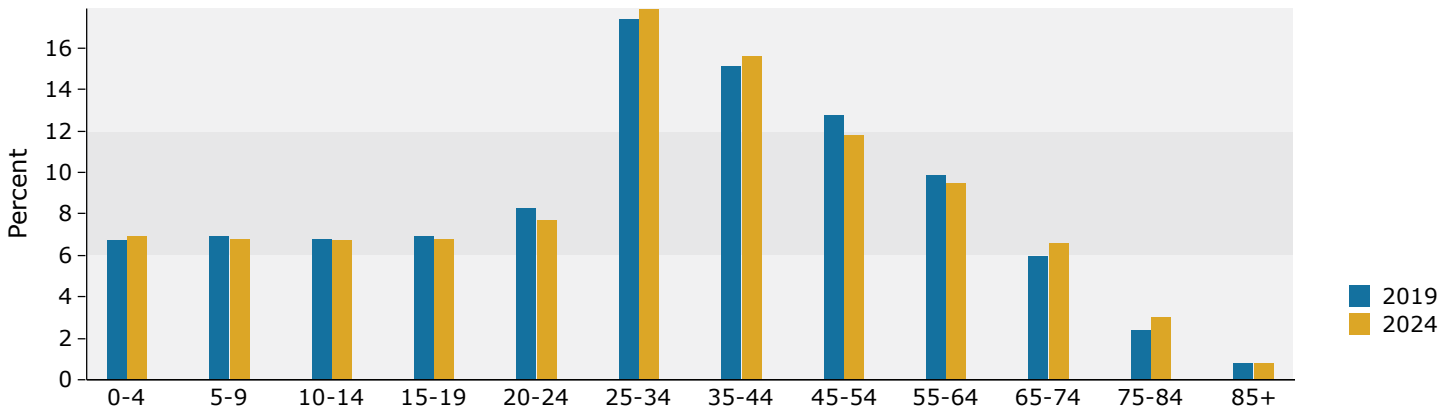
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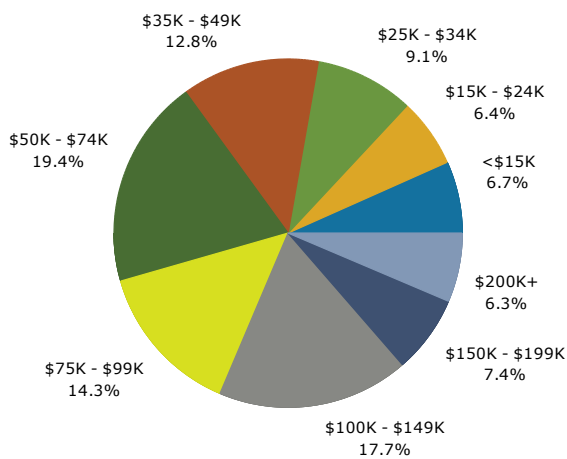
## Trends 2019-2024



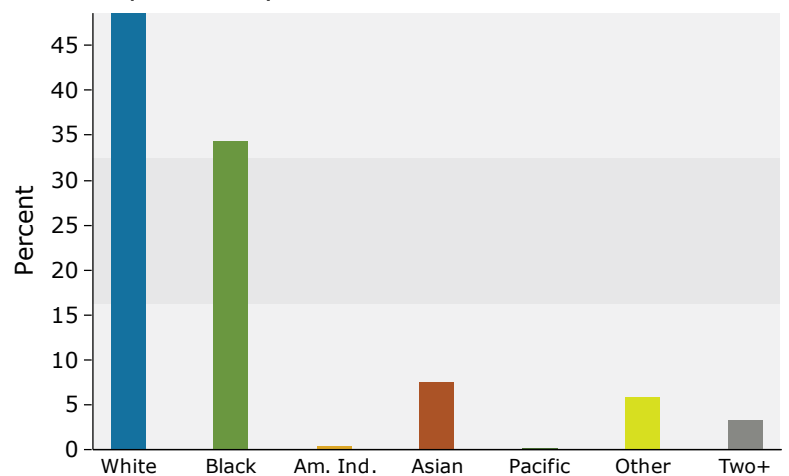
## Population by Age



## 2019 Household Income



## 2019 Population by Race



2019 Percent Hispanic Origin: 11.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.