

Prime Development Opportunity Near Concord Mills

*8560 Weddington Road
Concord, NC 28027*

Contact:
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PROPERTY INFO:

Land Area:
2.33 +/- Acres

Zoning: 3
C-2

Offered At:
\$1,249,000.00



Prime Development
Opportunity Near
Concord Mills

PROPERTY OVERVIEW

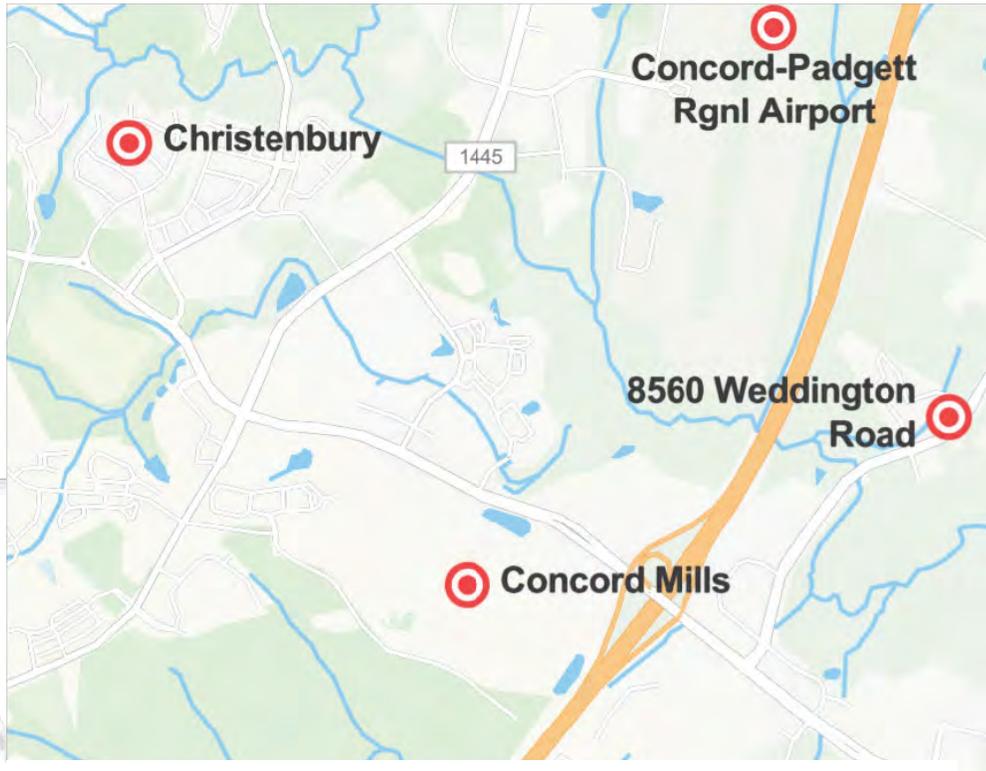
Prime Development Opportunity Near Concord Mills

Located less than 1 mile from Concord Mills and the Charlotte Motor Speedway, this 2.33 +/- acre tract fronts Weddington Road, with proposed access off of Waterlynn Circle NW. This location is also minutes from I-85, I-485, and Hwy 29.

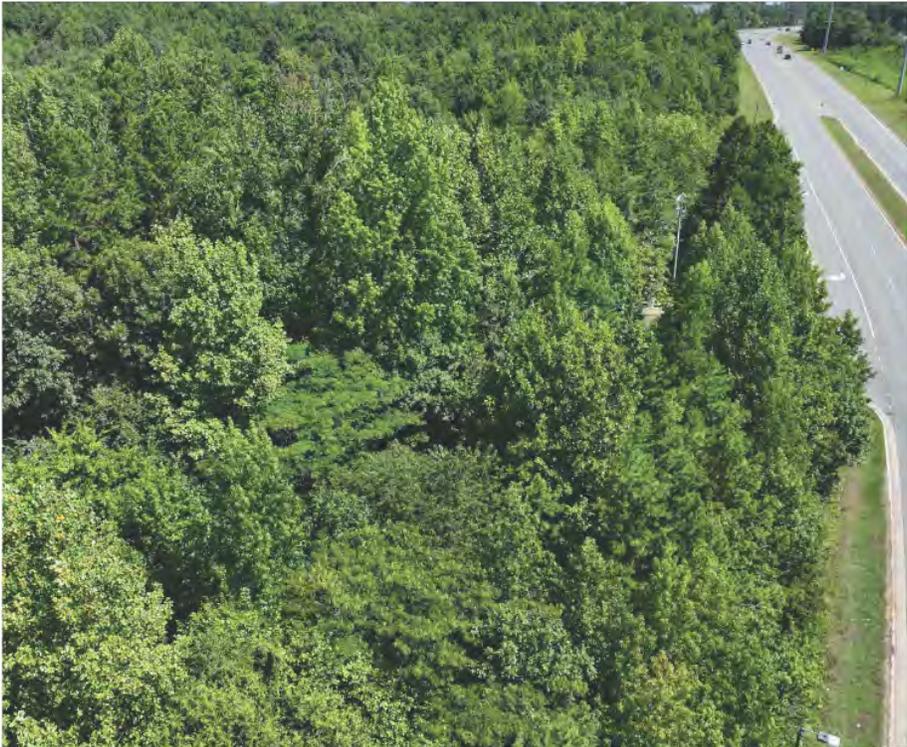
Located on the AM side of Weddington Rd., this high visibility tract is an ideal spot for a daycare, preschool or office use.



PROPERTY PHOTOS



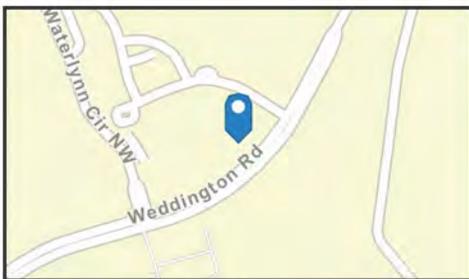
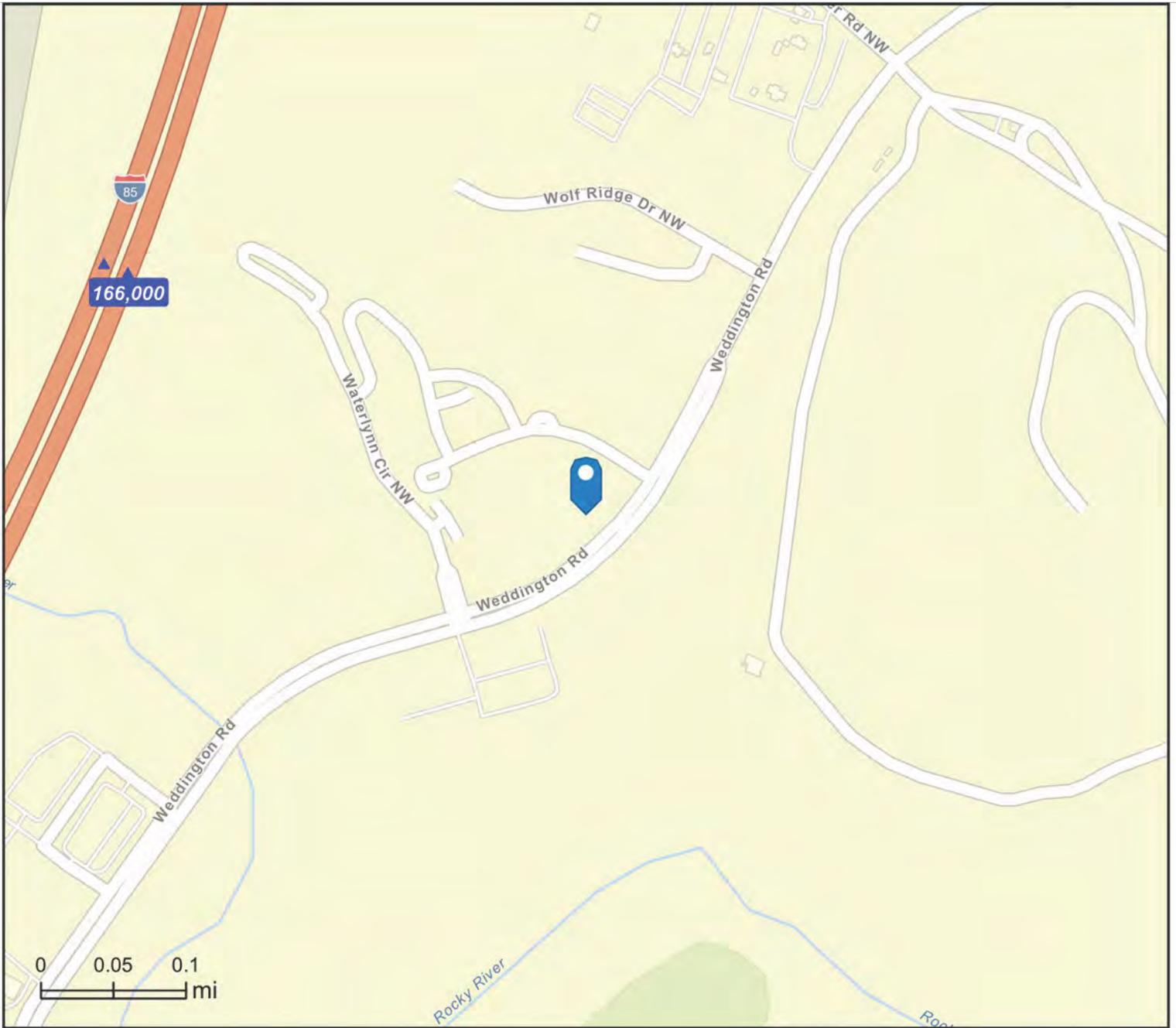
PROPERTY PHOTOS



8560 Weddington Rd

8560 Weddington Rd, Concord, NC, 28027

TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

KEY FACTS

149,810
Population

33.8 Median Age

2.61
Average Household Size

49,982
Total Households

EDUCATION

2.36%
No High School Diploma

18.58%
High School Graduate

15.34%
Some College

33.68%
Bachelor's/ Grad

BUSINESS

4,447
Total Businesses

50,557
Total Employees

EMPLOYMENT

17,346
Retail Trade Employees

3,071
Manufacturing Employees

6,036
Eating & Drinking Employees

3,540
Finance/Ins/Real Estate Emp

2.6% Unemployment Rate

INCOME

\$88,287
Median Household Income

\$44,903
Per Capita Income

\$208,845
Median Net Worth

Households by Income

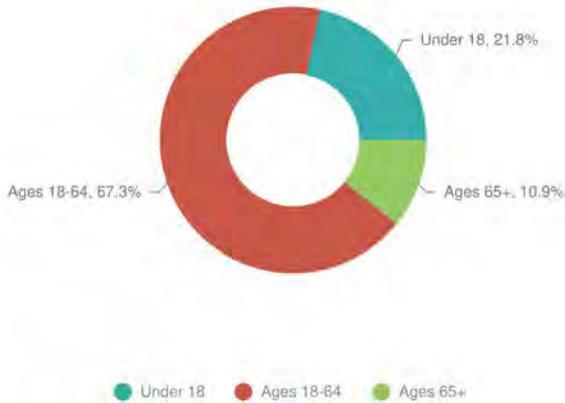
The largest group : \$100,000 - \$149,999 (19.41%) ■
 The smallest group : \$15,000 - \$24,999 (3.14%) ■

Indicator	Value(%)	
< \$15,000	5.94	■
\$15,000 - \$24,999	3.14	■
\$25,000 - \$34,999	5.32	■
\$35,000 - \$49,999	9.43	■
\$50,000 - \$74,999	17.46	■
\$75,000 - \$99,999	14.47	■
\$100,000 - \$149,999	19.41	■
\$150,000 - \$199,999	10.67	■
\$200,000+	14.15	■

POPULATION TRENDS AND KEY INDICATORS
 5 Miles Ring

149,810 Population	55,727 Households	33.8 Median Age
2.61 Avg Size Household	\$88,287 Median Household Income	\$380,235 Median Home Value
99 Wealth Index	92 Housing Affordability	75.1 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

2.51% Greatest Gen: Born 1945/Earlier	12.93% Baby Boomer: Born 1946 to 1964	19.85% Generation X: Born 1965 to 1980
27.42% Millennial: Born 1981 to 1998	28.15% Generation Z: Born 1999 to 2016	9.14% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic Growth Rate

2.53%

2024-2029
Forecasted Growth Rate

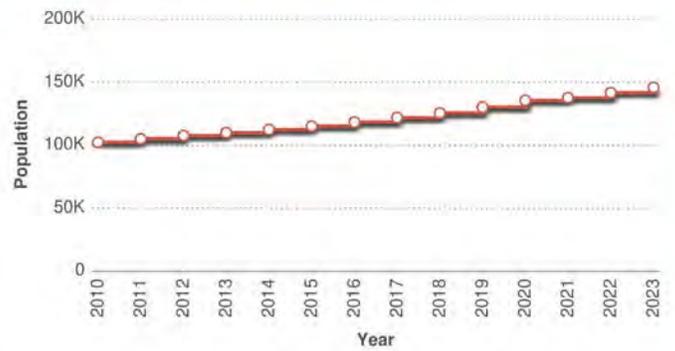
1.74%

Household Population

158,462

Population Density

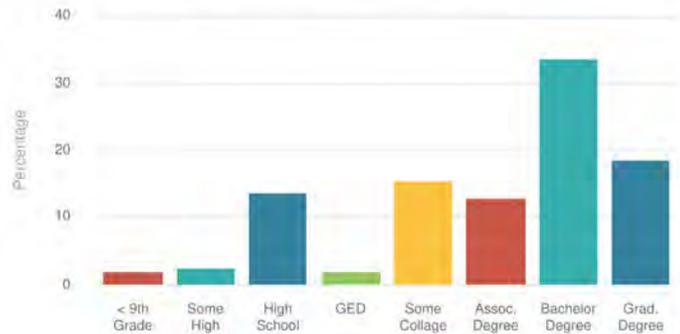
2,074



DAYTIME POPULATION

137,166 2024 Total Daytime Population	68,993 2024 Daytime Pop: Residents
68,173 2024 Daytime Pop: Workers	1,747 2024 Daytime Pop Density

POPULATION BY EDUCATION



Community Profile



149,810
 Population
 Total

2.53%
 Population
 Growth

2.61
 Average
 HH Size

33.8
 Median
 Age

75.1
 Diversity
 Index

\$88,287
 Median HH
 Income

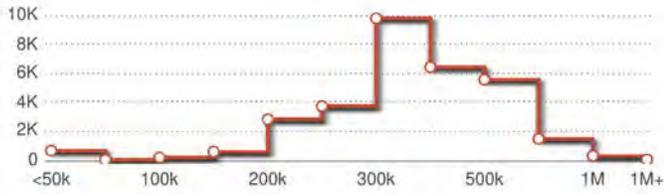
\$380,235
 Median Home
 Value

21.65%
 Under 18

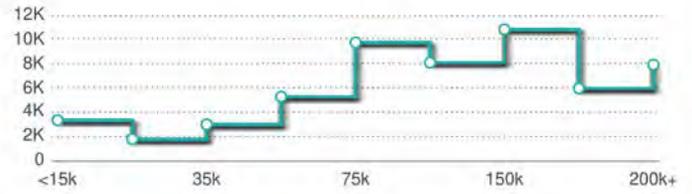
67.53%
 Ages 18
 to 65

10.82%
 Aged 66+

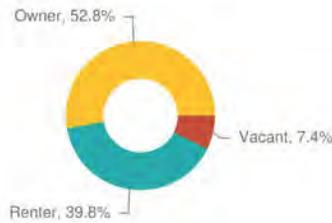
HOME VALUE



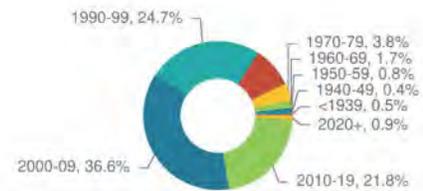
HOUSEHOLD INCOME



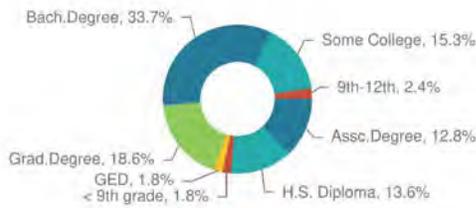
HOME OWNERSHIP



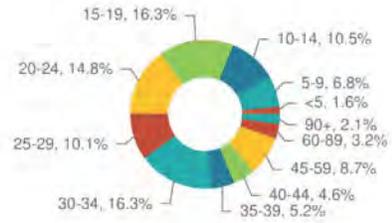
HOUSING: YEAR BUILT



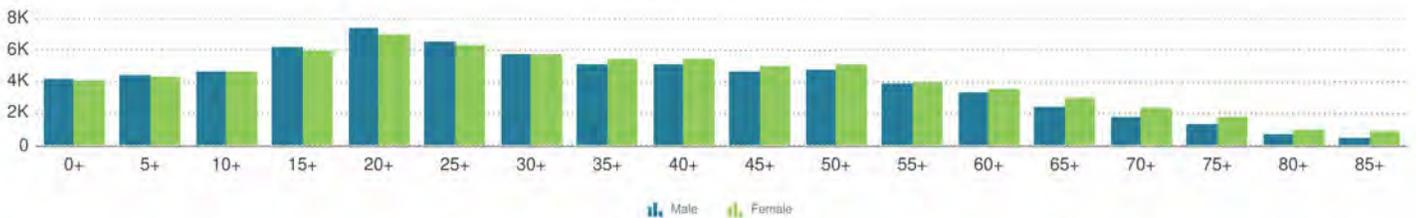
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS

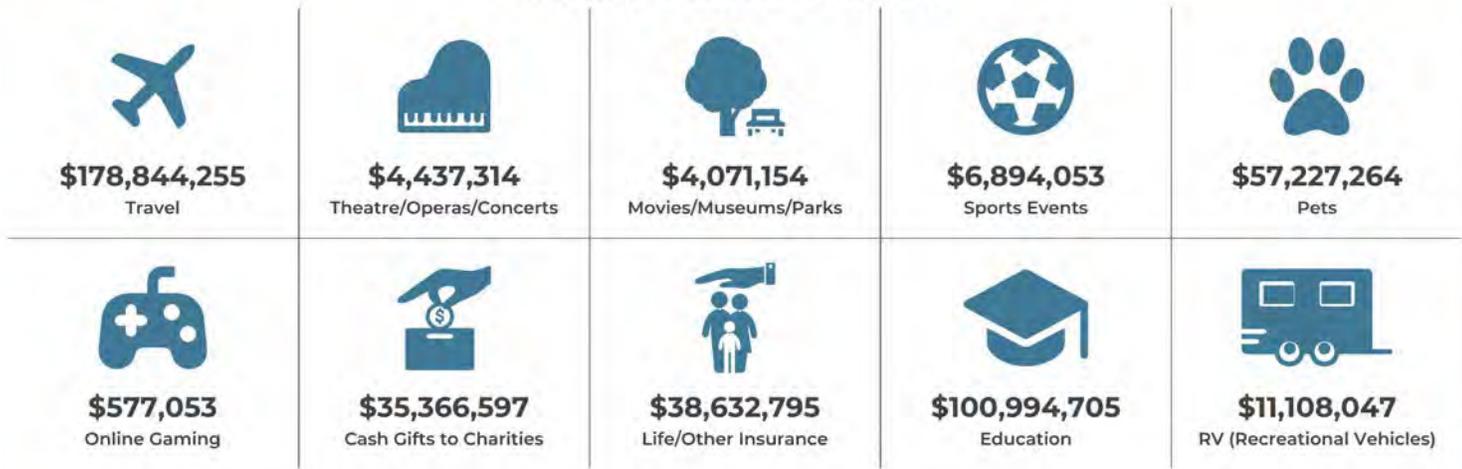


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



7A

LifeMode Group: Sprouting Explorers
Up and Coming Families
 14,147 Households
 Household Percentage: 25.39%
 Average Household Size: 3.12
 Median Age: 31.4
 Median Household Income: \$72,000



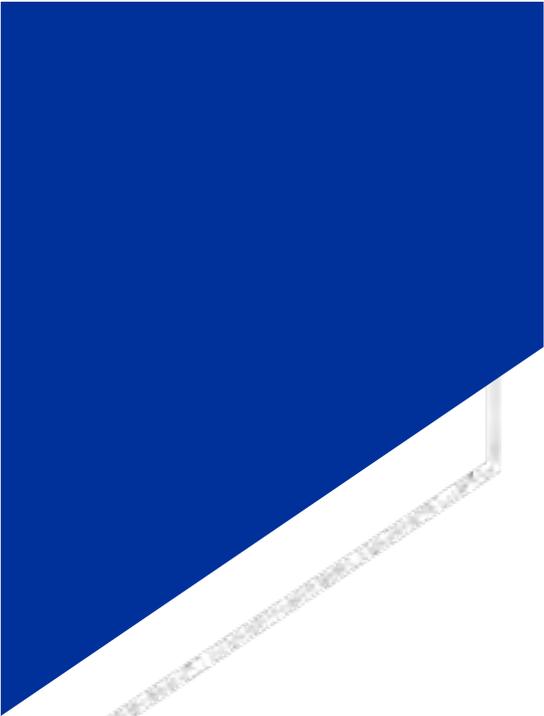
1C

LifeMode Group: Affluent Estates
Boomburbs
 9,173 Households
 Household Percentage: 16.46%
 Average Household Size: 3.25
 Median Age: 34
 Median Household Income: \$113,400



4A

LifeMode Group: Family Landscapes
Workday Drive
 7,735 Households
 Household Percentage: 13.88%
 Average Household Size: 2.97
 Median Age: 37
 Median Household Income: \$90,500



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