



AVAILABLE FOR SALE

3395 Jacobs Crossing Blvd
Concord, NC 28027

5,500 SF | Zoned C-2
Ideal Use for Medical Office, Retail,
Special Use (Daycare, Martial Arts)



Presented By:

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MOODY COMMERCIAL REAL ESTATE

10700 Sikes Place, Suite 280

Charlotte, NC 28277

980.313.3872 | MoodyRE.com

SITE AVAILABLE FOR SALE

3395 Jacobs Crossing Blvd, Concord, NC 28027

EXECUTIVE SUMMARY

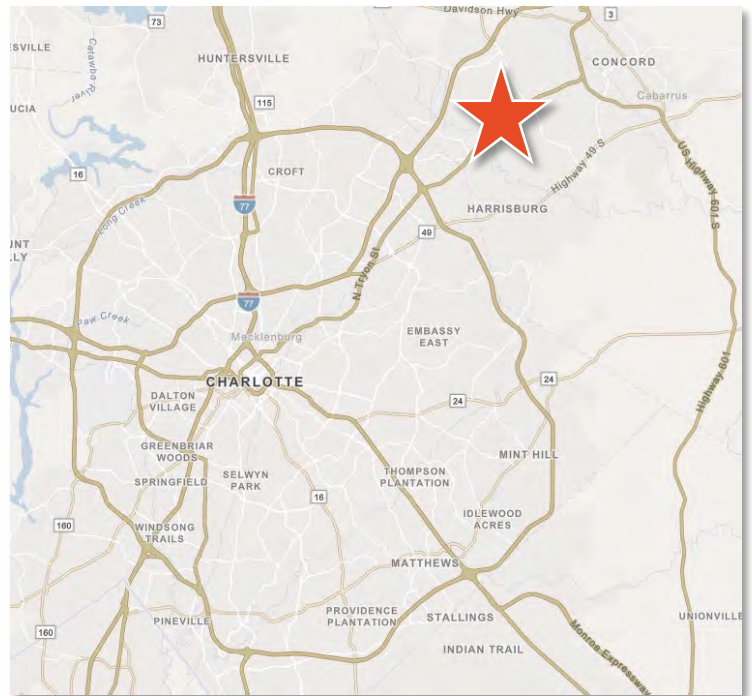
New Site Opportunity For Sale!



5,500 SF
New Construction
Zoned C-2
Heart of Concord

OFFERING SUMMARY

Property Address	3395 Jacobs Crossing Blvd Concord, NC 28027
County	Cabarrus
Building Size	5,500 SF
Sales Price	\$2,500,000
Property Type	Commercial
Best Use	Medical Office, Retail, Special Purposes
Lot Size	3.87 AC
Parking	28 Parking Spaces
Traffic Counts	25,791 VPD Jacobs Crossing Blvd



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This versatile 5,500 sq ft commercial building in the heart of Concord offers endless possibilities for retail, medical, or special-purpose use. Situated on a sprawling 3.87-acre lot, the property is located on the highly trafficked “Concord Parkway,” with thousands of vehicles passing daily, ensuring excellent visibility and exposure for your business.

Surrounded by major retail hubs and residential apartments, this prime location is ideal for businesses looking to attract consistent foot and vehicle traffic. Whether you’re establishing a retail storefront, medical office, or other specialized business, the property offers ample space and flexibility to meet your needs.

With high daily traffic and proximity to key local amenities, this is the perfect spot to grow your business in on of Concord's most sought-after areas.

LAND / UTILITIES / FEATURES

Number of Lots	8 Parcels plus Residential/Retail
Water	Yes - City
Electricity	Yes
Sewer	Yes - City
APN#	55094487660000
Corner Property	No
Street Parking	No
Water Features	NA

DEMOGRAPHIC HIGHLIGHTS

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
Population	4,988	37,207	117,003
Median Household Income	\$90,053	\$93,367	\$80,779
Households	1,854	13,908	44,726



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AERIAL SITE PHOTOS



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AREA MAP

CONCORD



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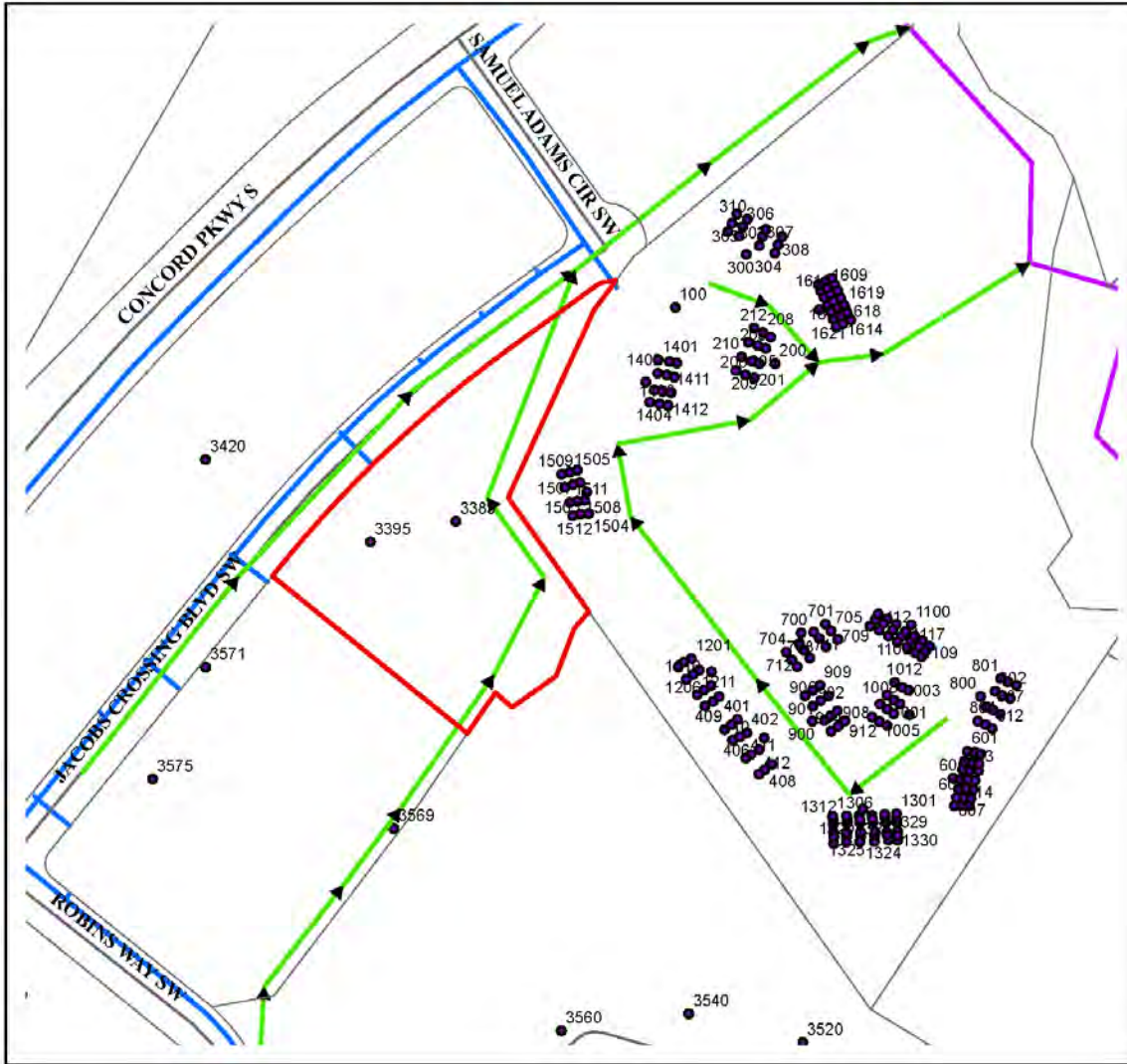
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UTILITY MAP

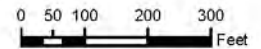


CITY OF CONCORD



Legend

- Parcels
- Gravity Main
- Aerial
- WSACC Sewer
- Street Centerline
- Concord Water Mains



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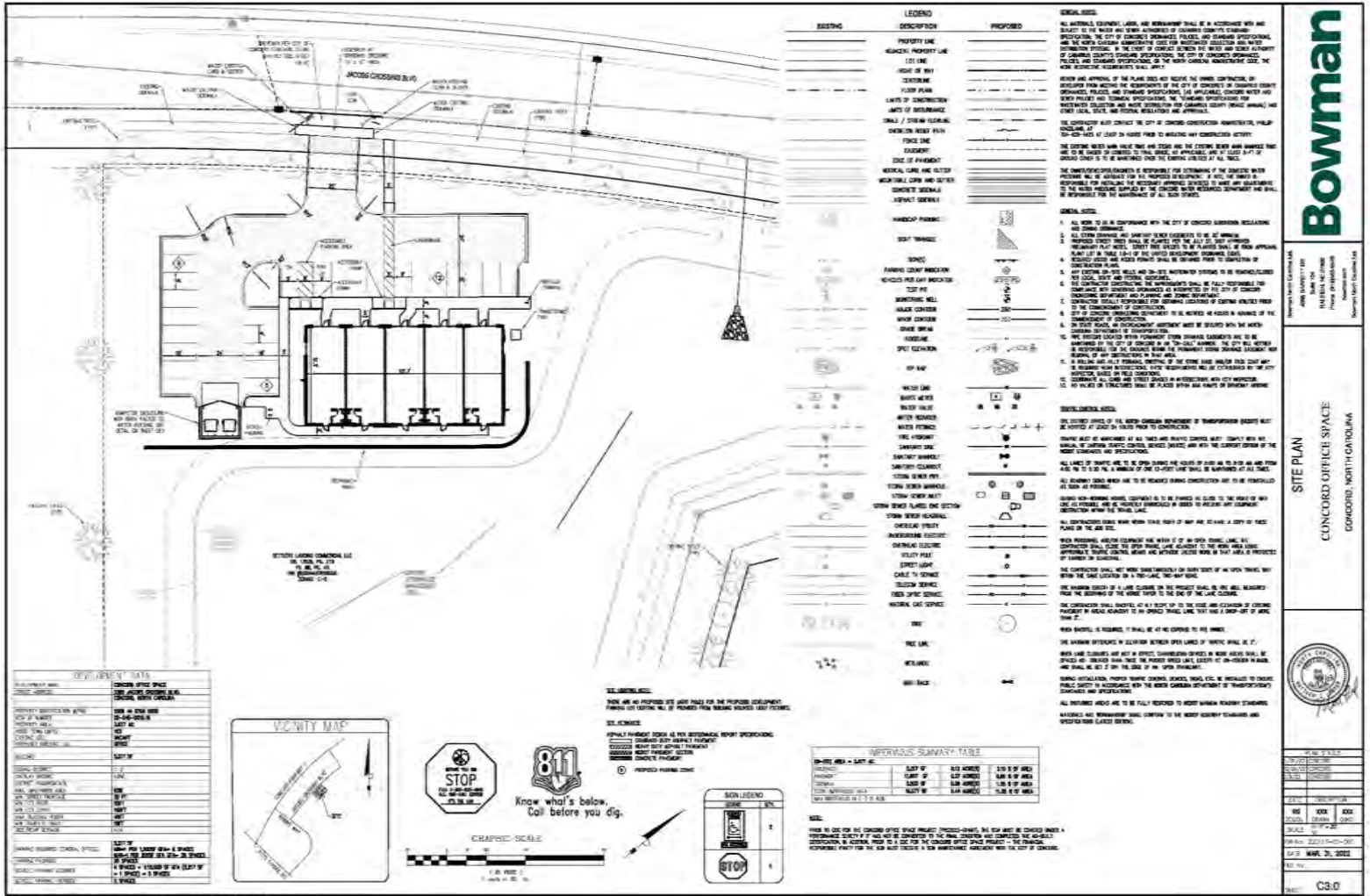
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APPROVED SITE PLAN



Bowman
 ARCHITECTS
 1000 S. W. 10TH AVE
 SUITE 100
 BOYDTON, NC 28017
 PHONE: 704.341.1111
 FAX: 704.341.1112
 WWW.BOWMANARCHITECTS.COM

SITE PLAN
 CONCORD OFFICE SPACE
 CONCORD, NORTH CAROLINA



NO.	DATE	DESCRIPTION
1	08/20/2021	ISSUED FOR PERMIT
2	08/20/2021	ISSUED FOR PERMIT
3	08/20/2021	ISSUED FOR PERMIT
4	08/20/2021	ISSUED FOR PERMIT
5	08/20/2021	ISSUED FOR PERMIT
6	08/20/2021	ISSUED FOR PERMIT
7	08/20/2021	ISSUED FOR PERMIT
8	08/20/2021	ISSUED FOR PERMIT
9	08/20/2021	ISSUED FOR PERMIT
10	08/20/2021	ISSUED FOR PERMIT

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DEMOGRAPHICS

RADIUS MAP 1, 3, 5 MILES



DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
Population			
2010 Population	3,696	27,997	82,318
2020 Population	4,631	34,528	106,355
2024 Population	4,988	37,207	117,003
2029 Population	5,666	40,028	127,758
2010-2020 Annual Rate	2.28%	2.12%	2.60%
2020-2024 Annual Rate	1.76%	1.77%	2.27%
2024-2029 Annual Rate	2.58%	1.47%	1.77%
2020 Male Population	48.0%	47.9%	47.7%
2020 Female Population	52.0%	52.1%	52.3%
2020 Median Age	33.1	38.6	35.3
2024 Male Population	48.8%	48.7%	48.6%
2024 Female Population	51.2%	51.3%	51.4%
2024 Median Age	33.4	38.8	35.7

In the identified area, the current year population is 117,003. In 2020, the Census count in the area was 106,355. The rate of change since 2020 was 2.27% annually. The five-year projection for the population in the area is 127,758 representing a change of 1.77% annually from 2024 to 2029. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	49.8%	59.4%	47.0%
2024 Black Alone	22.1%	20.8%	29.1%
2024 American Indian/Alaska Native Alone	0.8%	0.4%	0.6%
2024 Asian Alone	3.4%	4.0%	6.9%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	14.2%	7.0%	8.1%
2024 Two or More Races	9.7%	8.3%	8.3%
2024 Hispanic Origin (Any Race)	23.3%	13.2%	14.6%

Persons of Hispanic origin represent 14.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.7 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	88	110	90
2010 Households	1,375	10,000	30,527
2020 Households	1,737	12,951	40,659
2024 Households	1,854	13,908	44,726
2029 Households	2,118	14,910	48,824
2010-2020 Annual Rate	2.36%	2.62%	2.91%
2020-2024 Annual Rate	1.55%	1.69%	2.27%
2024-2029 Annual Rate	2.70%	1.40%	1.77%
2024 Average Household Size	2.69	2.67	2.60

The household count in this area has changed from 40,659 in 2020 to 44,726 in the current year, a change of 2.27% annually. The five-year projection of households is 48,824, a change of 1.77% annually from the current year total. Average household size is currently 2.60, compared to 2.60 in the year 2020. The number of families in the current year is 30,068 in the specified area.



DEMOGRAPHICS 1, 3, 5 Miles

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	20.6%	23.8%	27.7%
Median Household Income			
2024 Median Household Income	\$90,053	\$93,367	\$80,779
2029 Median Household Income	\$105,613	\$107,365	\$92,895
2024-2029 Annual Rate	3.24%	2.83%	2.83%
Average Household Income			
2024 Average Household Income	\$116,824	\$125,804	\$110,220
2029 Average Household Income	\$134,179	\$144,594	\$126,529
2024-2029 Annual Rate	2.81%	2.82%	2.80%
Per Capita Income			
2024 Per Capita Income	\$41,881	\$47,451	\$41,782
2029 Per Capita Income	\$48,373	\$54,363	\$47,933
2024-2029 Annual Rate	2.92%	2.76%	2.78%
GINI Index			
2024 Gini Index	33.9	34.7	38.1
Households by Income			
Current median household income is \$80,779 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$92,895 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$110,220 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$126,529 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$41,782 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$47,933 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	120	105	90
2010 Total Housing Units	1,559	10,636	33,226
2010 Owner Occupied Housing Units	1,015	8,292	21,086
2010 Renter Occupied Housing Units	360	1,708	9,441
2010 Vacant Housing Units	184	636	2,699
2020 Total Housing Units	1,874	13,647	43,206
2020 Owner Occupied Housing Units	978	8,574	23,593
2020 Renter Occupied Housing Units	759	4,377	17,066
2020 Vacant Housing Units	137	711	2,522
2024 Total Housing Units	2,157	14,841	48,091
2024 Owner Occupied Housing Units	1,061	9,173	26,190
2024 Renter Occupied Housing Units	793	4,735	18,536
2024 Vacant Housing Units	303	933	3,365
2029 Total Housing Units	2,418	15,879	52,169
2029 Owner Occupied Housing Units	1,164	9,918	28,473
2029 Renter Occupied Housing Units	955	4,992	20,351
2029 Vacant Housing Units	300	969	3,345
Socioeconomic Status Index			
2024 Socioeconomic Status Index	61.0	56.8	53.2



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