

**CENTURY 21
COMMERCIAL.**
Triangle Group

INDUSTRIAL/FLEX

OPPORTUNITY

1032 Central Dr Nw
Concord, NC 28027



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CENTURY 21 COMMERCIAL[®]

Triangle Group

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Industrial/Flex

Opportunity

1032 Central Dr Nw
Concord, NC 28027



INDUSTRIAL/FLEX OPPORTUNITY

PROPERTY INFORMATION

\$2,600,000

Property Address
*1032 Central Dr Nw
Concord, NC 28027*

Year Built
1994

Property Size
15,980 Sq. Ft.

Land Size
1.15 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .

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PROPERTY OVERVIEW

Stabilized multi-tenant industrial investment opportunity in one of Cabarrus County's most established industrial corridors. The property is 100% occupied by three established tenants and generates approximately \$160,888 Proforma annual Net Operating Income (NOI), providing immediate, predictable cash flow for investors. The diversified tenant mix helps reduce vacancy risk while offering stable long-term income. The property consists of approximately 15,980 square feet on ± 1.15 acres and is strategically located just minutes from Interstate 85, providing excellent connectivity to Charlotte, Concord, Kannapolis, and the surrounding industrial markets. The location offers convenient access to major transportation routes, labor pools, and regional distribution networks. This is an excellent opportunity for investors seeking a stabilized industrial asset with in-place income, strong market fundamentals, and continued demand for industrial space throughout the Charlotte MSA.

INDUSTRIAL/FLEX OPPORTUNITY

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Financials Highlights

Income	SF	End	2026	2027	2028	options #(Y)	Rolling 12 mths	Annual 2025	Annual 2026
ABL Electronics Supply 1032-A	SF	End	\$ 2,026.00	\$ 2,027.00	\$ 2,028.00	options #(Y)	\$ 34,776.19	\$ 34,264.75	\$ 35,204.95
Legacy Elite LLC	1032-B	2400 11/30/27	\$ 2,926.43	\$ 3,014.22	\$ -	3(1)	\$ 16,800.00	\$ 2,800.00	\$ 30,884.00
Carolina Precision	1032-B	2,400					\$ 13,200.00	\$ 24,200.00	\$ 2,200.00
Carolina Precision	1032-C	10,000					\$ 36,141.96	\$ 72,283.92	\$ -
Western Electric	1032-C	10,000 8/7/28	\$ 7,917.00	\$ 9,167.00	\$ 10,000.00	1(1)	\$ 39,585.00	\$ -	\$ 87,087.00
Total Income							\$ 140,503.15	\$ 133,548.67	\$ 155,375.95

Other Income

ABL Electronics Supply NNN							\$ 2,882.28	\$ 2,882.28	\$ 2,882.28
Legacy Elite, LLC	NNN						\$ 1,368.00	\$ 228.00	\$ 2,508.00
Carolina Precision	NNN						\$ 2,406.19	\$ 6,078.12	\$ 726.07
Western Electric	NNN						\$ 16,163.65	\$ -	\$ 22,360.03
Total Other Income							\$ 22,820.12	\$ 9,188.40	\$ 28,476.38
Total Income							\$ 163,323.28	\$ 142,737.08	\$ 183,852.33

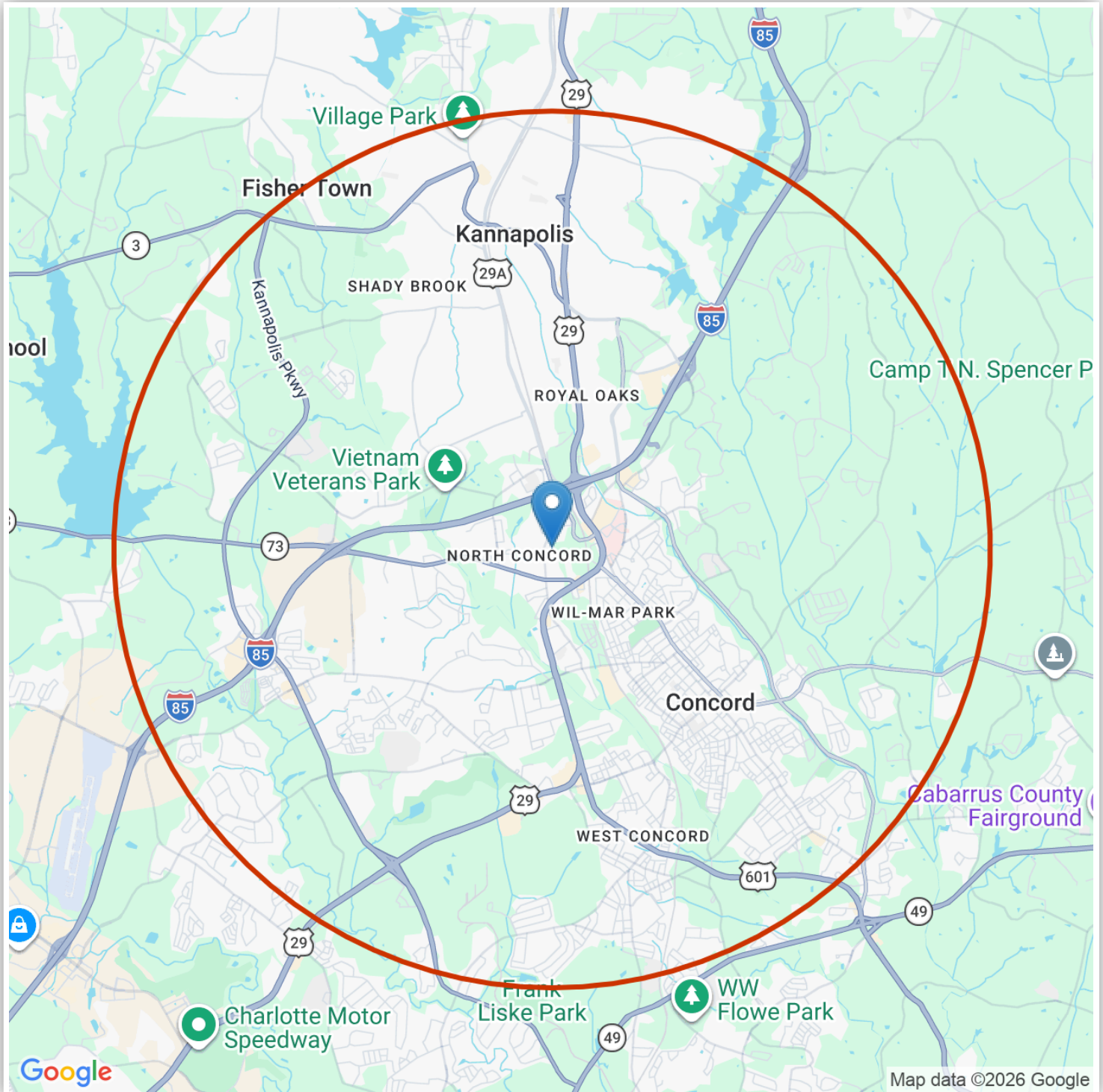
Expenses

Legal & Professional							\$ 350.00	\$ -	\$ 350.00
Landscaping							\$ 6,731.50	\$ 7,331.50	\$ 500.00
Insurance							\$ 1,482.00	\$ -	\$ 4,333.00
Licenses & Fee							\$ 2,851.00	\$ 4,276.50	\$ -
Repairs & Maintenance							\$ 373.63	\$ 340.99	\$ 6,605.13
							\$ -		
Taxes							-	\$ 12,662.00	\$ 11,175.81
Total Expenses							\$ 11,788.13	\$ 24,610.99	\$ 22,963.94

NOI							\$ 151,535.15	\$ 118,126.09	\$ 160,888.39
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CAP \$ 2,600,000.00 5.83% 4.54% 6.19%

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

112,535
Population

38.2 Median Age



2.52
Average Household Size

40,035
Total Households

EDUCATION



6.3%
No High School Diploma



10.47%
High School Graduate



17.9%
Some College

22.06%
Bachelor's/ Grad

BUSINESS



4,206
Total Businesses



47,613
Total Employees

EMPLOYMENT

11,335

Retail Trade Employees

1,908
Manufacturing Employees

4,145
Eating & Drinking Employees

2,174

Finance/Ins/Real Estate Emp

5.1%

Unemployment Rate

INCOME



\$65,746
Median Household Income



\$37,245
Per Capita Income



\$155,126
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (19.41%) ■

The smallest group : \$15,000 - \$24,999 (6.51%) ■

Indicator	Value(%)	
< \$15,000	6.99	■
\$15,000 - \$24,999	6.51	■
\$25,000 - \$34,999	8.51	■
\$35,000 - \$49,999	14.13	■
\$50,000 - \$74,999	19.41	■
\$75,000 - \$99,999	14.2	■
\$100,000 - \$149,999	14.55	■
\$150,000 - \$199,999	6.71	■
\$200,000+	9	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

112,535

Population

43,994

Households

38.2

Median Age

2.52

Avg Size Household

\$65,746

Median Household
Income

\$305,376

Median Home Value

80

Wealth Index

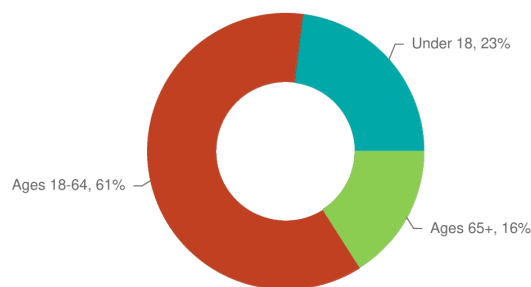
86

Housing Affordability

72.9

Diversity Index

POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

POPULATION BY GENERATION



4.4%

Greatest Gen: Born
1945/Earlier



18.03%

Baby Boomer: Born
1946 to 1964



19.7%

Generation X: Born
1965 to 1980



24.86%

Millennial: Born 1981
to 1998



23.3%

Generation Z: Born
1999 to 2016



9.71%

Alpha: Born 2017 to
Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

2.27%



2024-2029
Forecasted
Growth Rate

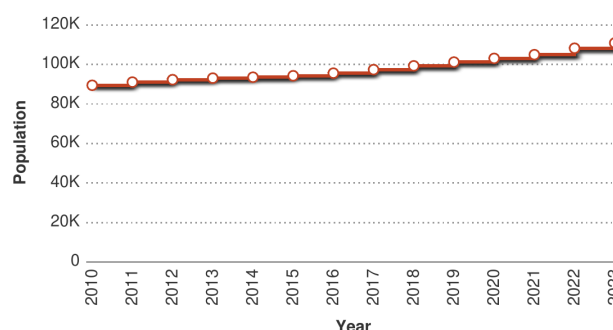
1.65%



Household
Population
120,770



Population
Density
1,558



DAYTIME POPULATION



109,052

2024 Total Daytime Population



57,666

2024 Daytime Pop: Residents



51,386

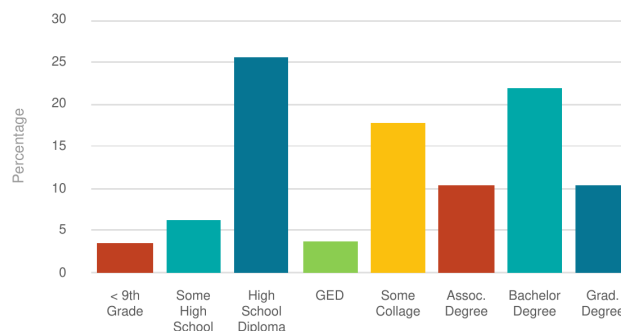
2024 Daytime Pop: Workers



1,389

2024 Daytime Pop Density

POPULATION BY EDUCATION



TheAnalyst^{PRO}

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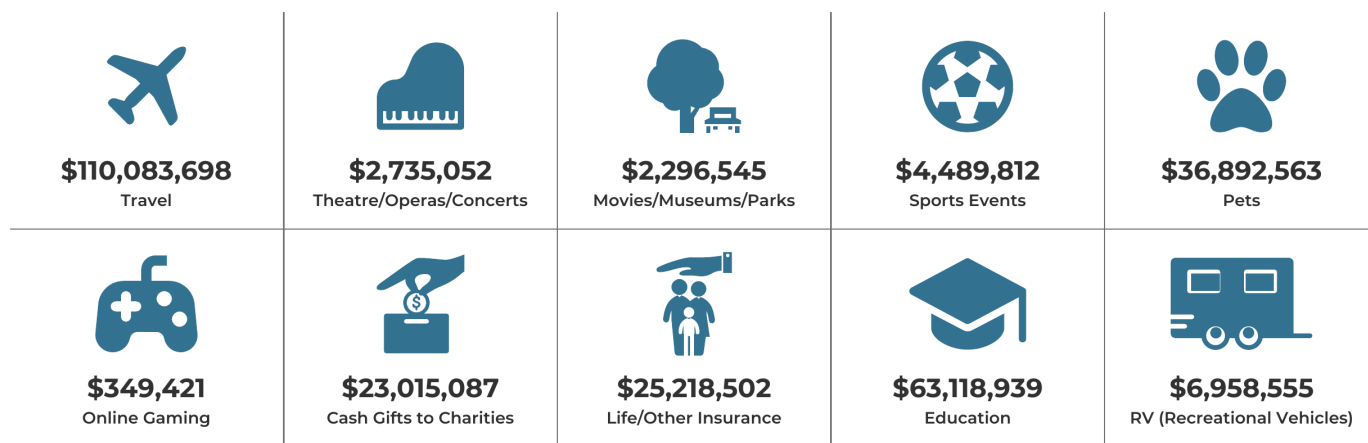
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment 2A (Urban Chic)	Segment 9A (Silver & Gold)
Segment 2B (Pleasantville)	Segment 9B (Golden Years)
Segment 2C (Pacific Heights)	Segment 9C (The Elders)
Segment 2D (Enterprising Professionals)	Segment 9D (Senior Escapes)
Segment 3A (Laptops and Lattes)	Segment 9E (Retirement Communities)
Segment 3B (Metro Renters)	Segment 9F (Social Security Set)
Segment 3C (Trendsetters)	Segment 10A (Southern Satellites)
Segment 4A (Soccer Moms)	Segment 10B (Rooted Rural)
Segment 4B (Home Improvement)	Segment 10C (Diners & Miners)
Segment 4C (Middleburg)	Segment 10D (Down the Road)
Segment 5A (Comfortable Empty Nesters)	Segment 10E (Rural Bypasses)
Segment 5B (In Style)	Segment 11A (City Strivers)
Segment 5C (Parks and Rec)	Segment 11B (Young and Restless)
Segment 5D (Rustbelt Traditions)	Segment 11C (Metro Fusion)
Segment 5E (Midlife Constants)	Segment 11D (Set to Impress)
Segment 6A (Green Acres)	Segment 11E (City Commons)
Segment 6B (Salt of the Earth)	Segment 12A (Family Foundations)
Segment 6C (The Great Outdoors)	Segment 12B (Traditional Living)
Segment 6D (Prairie Living)	Segment 12C (Small Town Simplicity)
Segment 6E (Rural Resort Dwellers)	Segment 12D (Modest Income Homes)
Segment 6F (Heartland Communities)	Segment 13A (International Marketplace)
Segment 7A (Up and Coming Families)	Segment 13B (Las Casas)
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Segment 8A (City Lights)	Segment 14C (Dorms to Diplomas)
Segment 8B (Emerald City)	



EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

Population	5 mile
2010 Population	88,789
2020 Population	102,298
2025 Population	112,811
2030 Population	120,886
2010-2020 Annual Rate	1.43%
2020-2025 Annual Rate	1.88%
2025-2030 Annual Rate	1.39%

Age	
2025 Median Age	38.5
U.S. median age is 39.1	

Race and Ethnicity	
White Alone	53.8%
Black Alone	24.5%
American Indian Alone	0.6%
Asian Alone	2.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	9.9%
Two or More Races	8.6%
Hispanic Origin	16.9%
Diversity Index	73.6

Households	
2010 Total Households	34,104
2020 Total Households	40,035
2025 Total Households	44,866
2030 Total Households	48,525
2010-2020 Annual Rate	1.62%
2020-2025 Annual Rate	2.19%
2025-2030 Annual Rate	1.58%
2025 Average Household Size	2.48
Wealth Index	81



EXECUTIVE SUMMARY (RING: 5 MILE RADIUS)

Median Household Income

2025 Median Household Income	\$70,807
2030 Median Household Income	\$81,701
2025-2030 Annual Rate	2.90%

Average Household Income

2025 Average Household Income	\$99,521
2030 Average Household Income	\$111,293

Per Capita Income

2025 Per Capita Income	\$39,608
2030 Per Capita Income	\$44,690
2025-2030 Annual Rate	2.44%

Income Equality

2025 Gini Index	45.1
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Socioeconomic Status

2025 Socioeconomic Status Index	46.5
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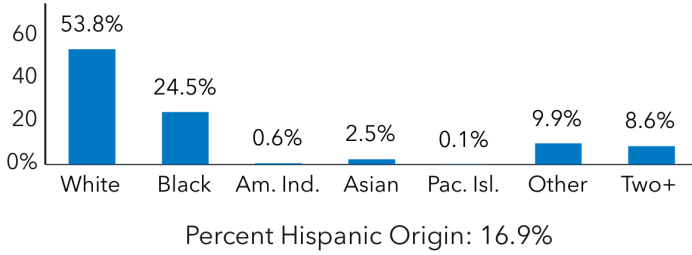
Housing Unit Summary

Housing Affordability Index	83
2010 Total Housing Units	38,210
2010 Owner Occupied Hus (%)	63.1%
2010 Renter Occupied Hus (%)	36.9%
2010 Vacant Housing Units (%)	10.8%
2020 Housing Units	43,011
2020 Owner Occupied HUs (%)	58.5%
2020 Renter Occupied HUs (%)	41.5%
Vacant Housing Units	6.9%
2025 Housing Units	48,002
Owner Occupied Housing Units	58.1%
Renter Occupied Housing Units	41.9%
Vacant Housing Units	6.5%
2030 Total Housing Units	51,801
2030 Owner Occupied Housing Units	28,346
2030 Renter Occupied Housing Units	20,179
2030 Vacant Housing Units	3,276

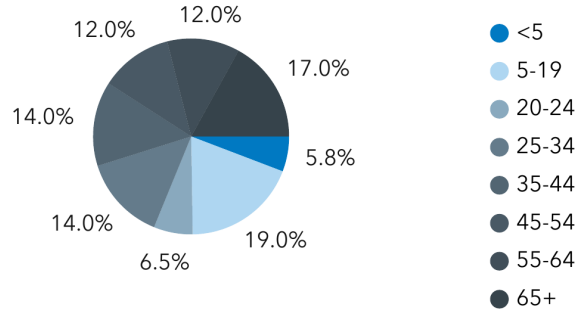


GRAPHIC PROFILE (RING: 5 MILE RADIUS)

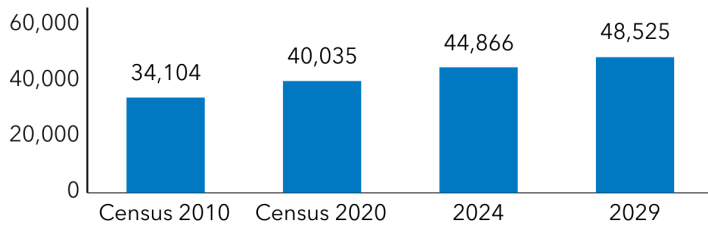
Population by Race



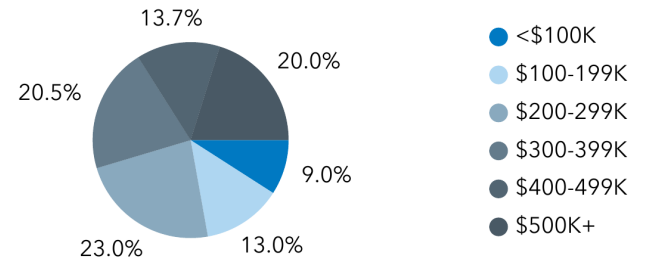
Population by Age



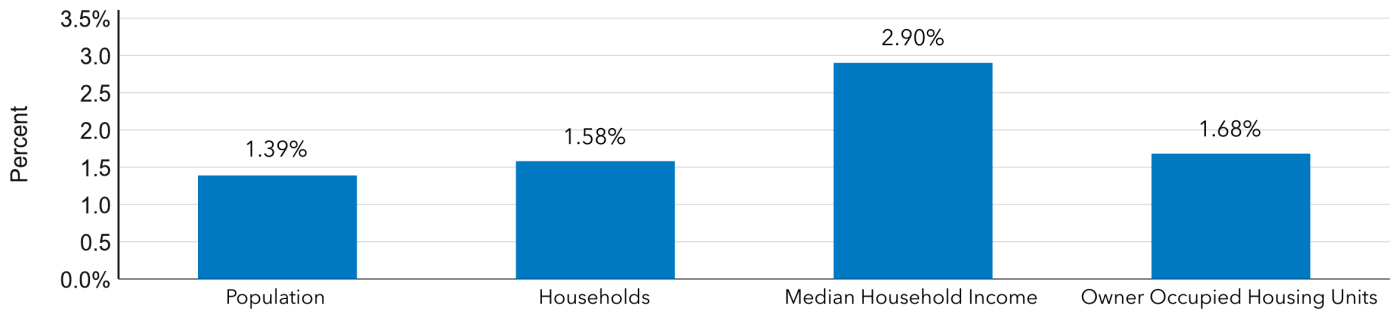
Households



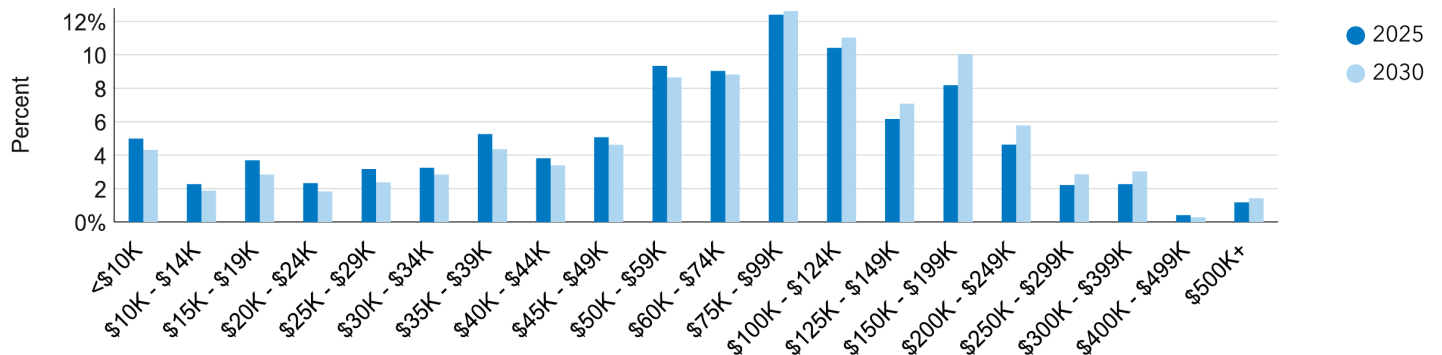
Home Value



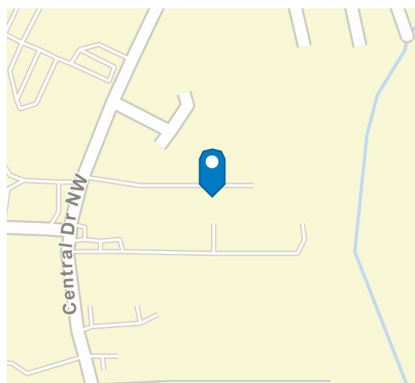
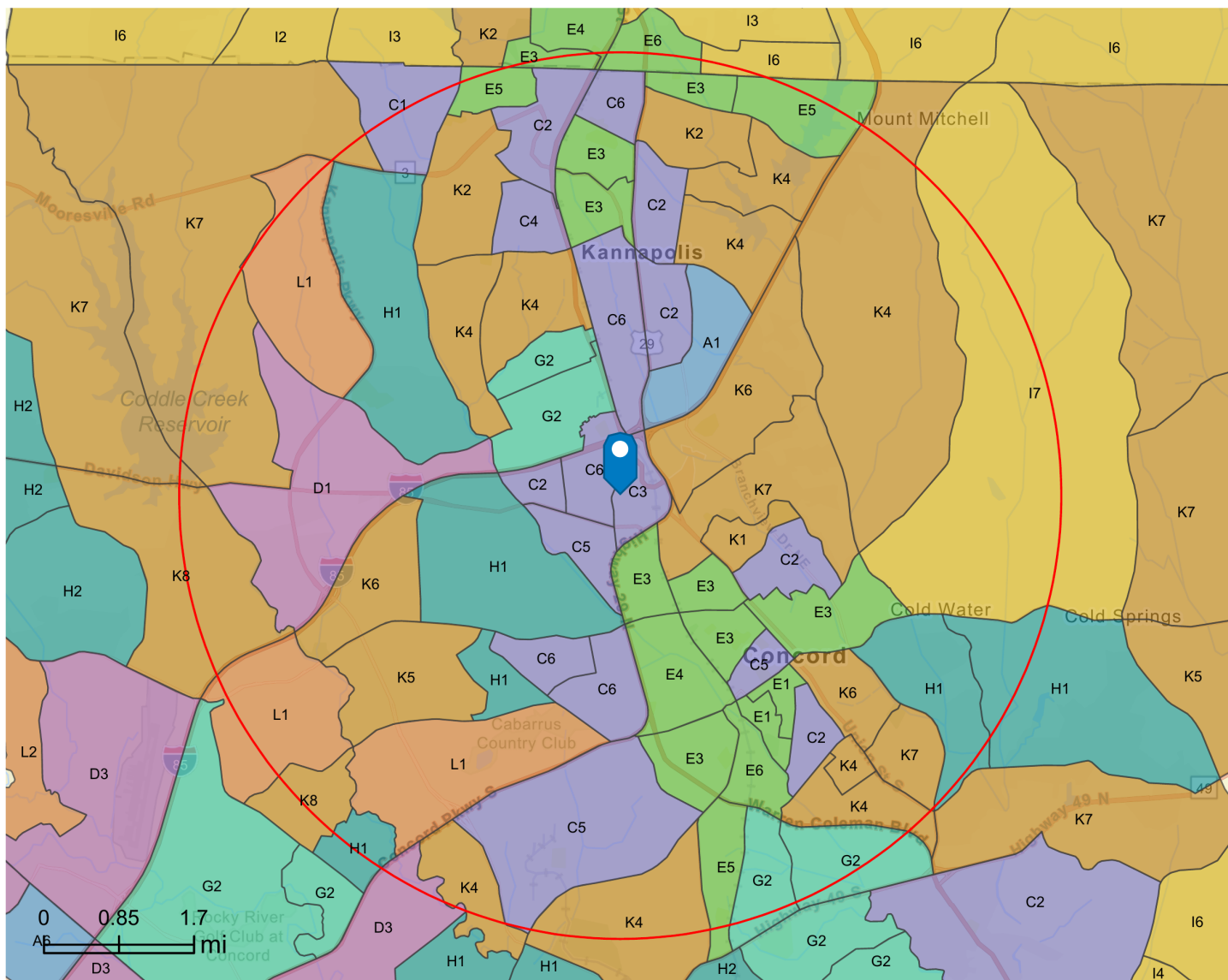
2024-2029 Annual Growth Rate



Household Income

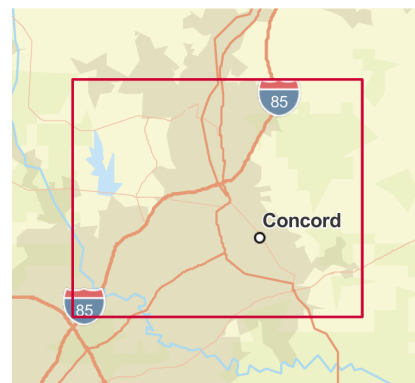


DOMINANT TAPESTRY MAP (RING: 5 MILE RADIUS)



LifeMode Groups

A: Urban Threads	H: Family Prosperity
B: Books and Boots	I: Countryscapes
C: Metro Vibes	J: Mature Reflections
D: Tech Trailblazers	K: Suburban Shine
E: Community Connections	L: Premier Estates
F: Urban Harmony	U: Unclassified
G: Family Fabric	



DOMINANT TAPESTRY MAP (RING: 5 MILE RADIUS)

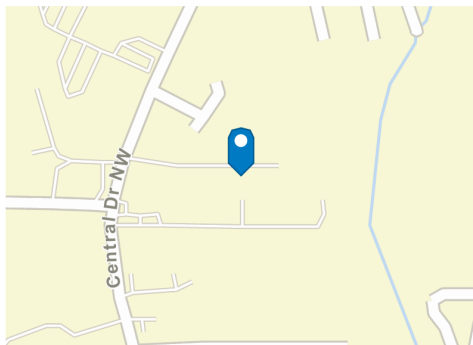
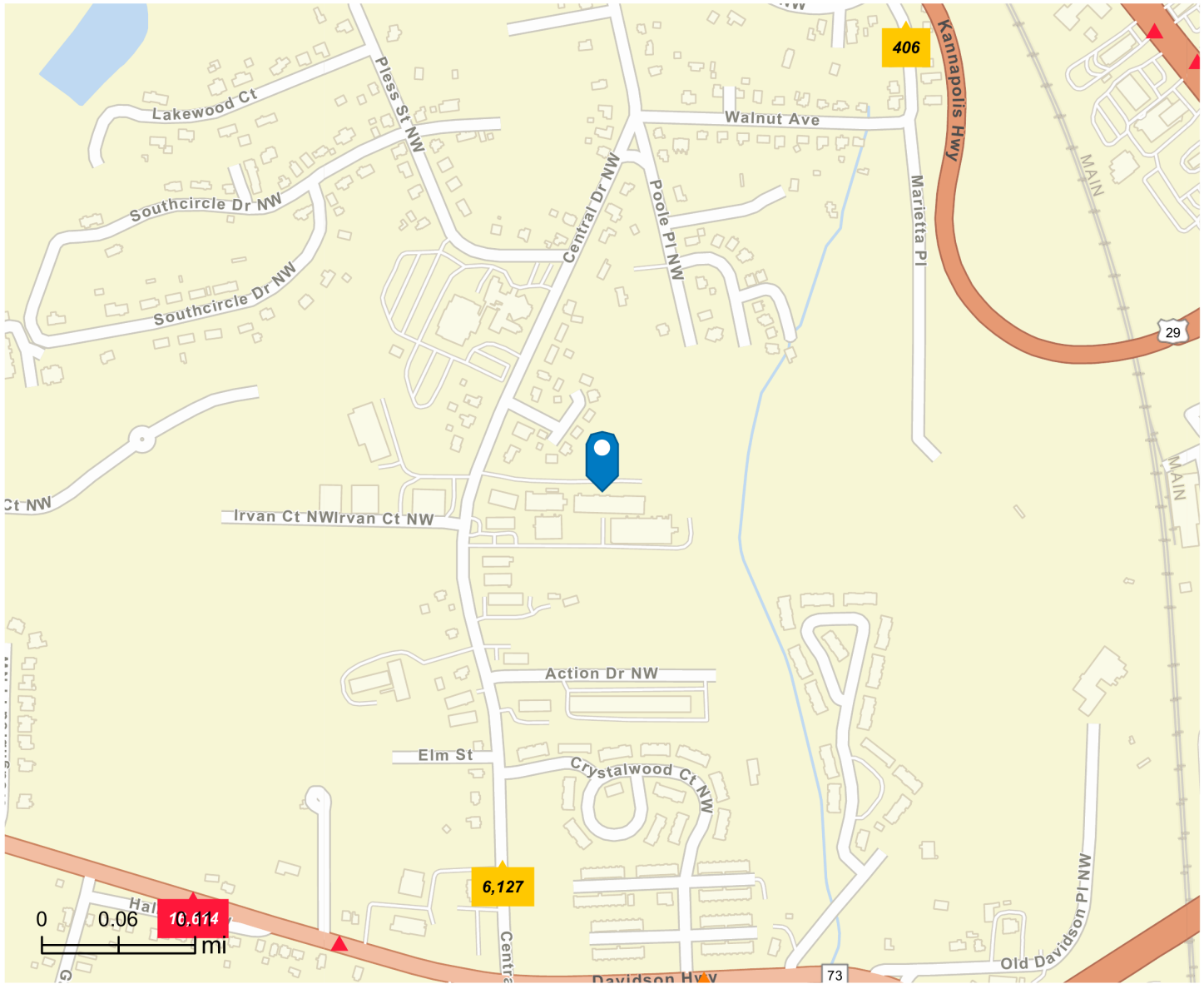
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Segment 8B (Emerald City)	



TRAFFIC COUNT MAP - CLOSE-UP



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



AERIAL ANNOTATION MAP



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