



10010-10060 EDISON SQUARE DR, CONCORD, NC

EDISON SQUARE

RETAIL & OFFICE AVAILABLE FOR LEASE



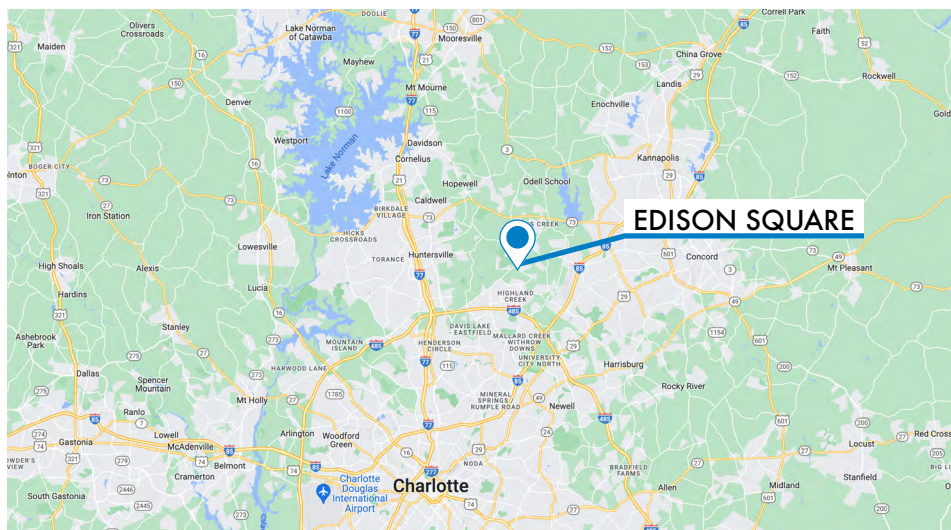
RETAIL & OFFICE FOR LEASE

10010-10060 EDISON SQUARE DR

CONCORD, NC

PROPERTY INFORMATION

- Retail, office, and medical space available for lease in this two-story neighborhood center
- Located in rapidly growing Concord surround by extensive residential development and boasting high area demographics
- Adjacent to Skybook Golf Club
- Lighted access on Ellenwood Road along with 4 points of ingress/egress
- High quality medical office tenants and multiple well established restaurants on property that generate consistent daytime and evening traffic
- Additional .3 acre outparcel available for ground lease or for upto 4,800 SF build-to-suit building



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AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,620	47,929	106,836
Projected Population (2027)	9,929	54,341	120,111
Median Age	36.2	35.8	36.8
Households (2022)	2,800	16,455	37,933
Avg. Household Income	\$163,020	\$127,145	\$122,393
Median Home Value	\$349,212	\$295,047	\$289,342



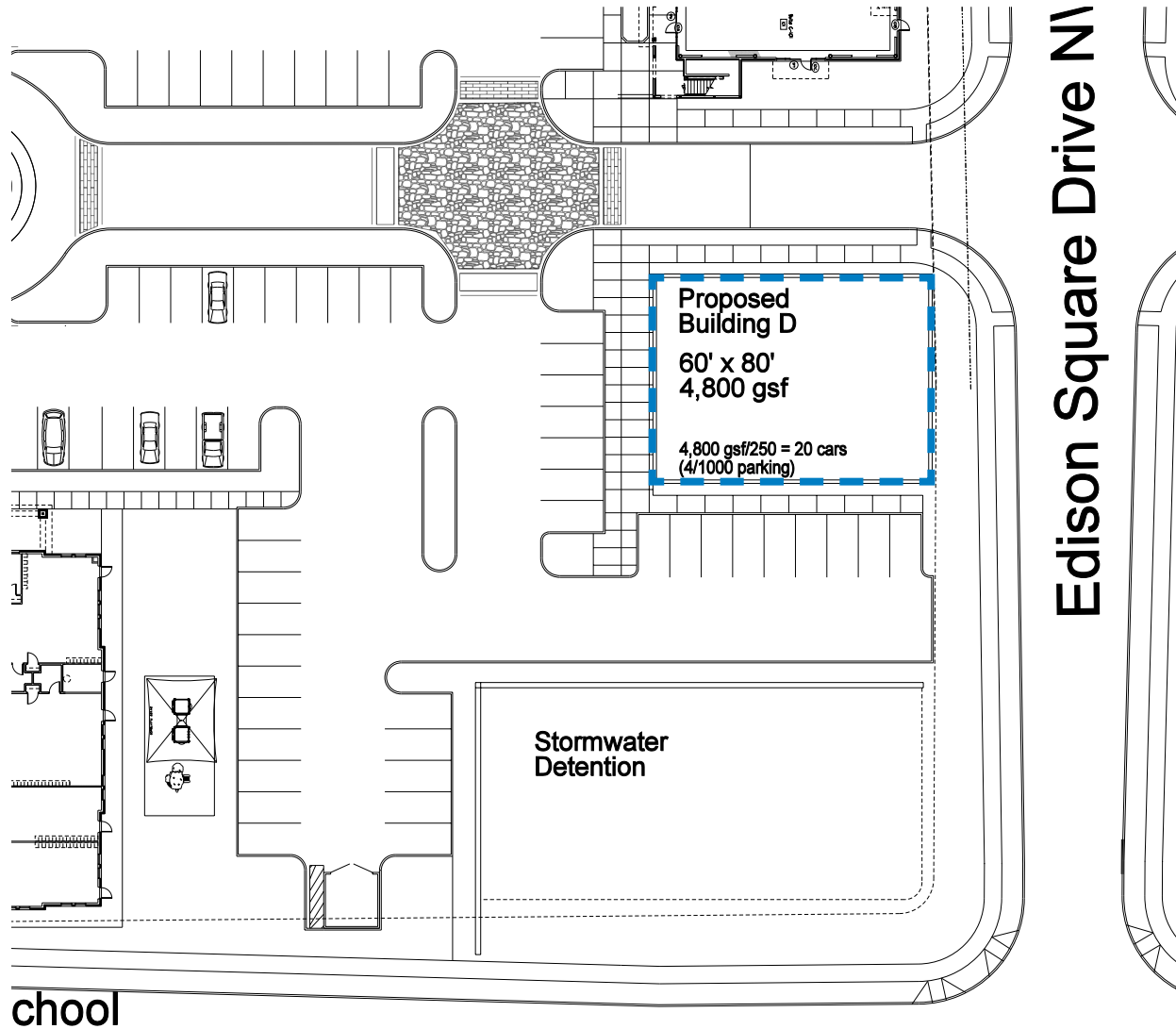
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SITE PLAN

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PROPERTY PHOTOS

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MC204 - SECOND GENERATION MEDICAL OFFICE SPACE



