



50 Union

*50 Union St North
Concord, NC 28025*

Steven Tice, CCIM

Principal/Broker

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Space Available For Lease

- **8,800 +/- SF**
(Can be divided into two spaces:
5,300 sf +/- first floor,
and 3,400 sf +/- second floor)
- **.94 +/- acres**
- **Two floors w/elevator**
- **Former central bank branch**
- **Open to office, restaurant, medical or specialty use.**
- **\$26.00 SF NNN**



50 Union

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PROPERTY OVERVIEW

50 Union

Position your business in a landmark former central bank steps from the core of downtown Concord. This 8,800 +/- SF building spans two floors served by an elevator, combining character features with modern functionality.

Enjoy three-street presence—Union Street, Church Street, and Killarney Avenue—for superb visibility, access, and signage. Walk ability to nearby downtown destinations like the Arts Council, The District Exchange, Novi apartments, city and county offices, and the district courthouse.

Inside, flexible spaces accommodate private offices, collaboration areas, and secure rooms, while outside you'll appreciate ample on-site parking—a true advantage downtown. Perfect for financial/professional offices, boutique medical, creative firms, or a destination restaurant seeking a high-profile address with convenient customer access.



50 Union North

Concord NC 28025



PROPERTY HIGHLIGHTS

Former Central Bank Branch

- **±8,800 SF | Two floors | Elevator-served**
- **Tri-frontage: Union St / Church St / Killarney Ave**
- **Ample on-site parking (rare downtown)**
- **Mix of offices, open areas, and secure rooms (former bank) that could be repurposed, or renovated as needed.**
- **Prominent monument signage on Union and Church St. and multiple entry points.**
- **Walkable to dining, retail, courthouse, and Novi Apartments**
- **Ability to create outdoor seating area**
- **Facade grants are available**
- **Potential to become part of the Social District**

PROPERTY PHOTOS



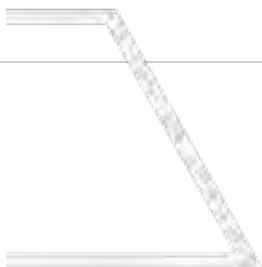
PROPERTY PHOTOS



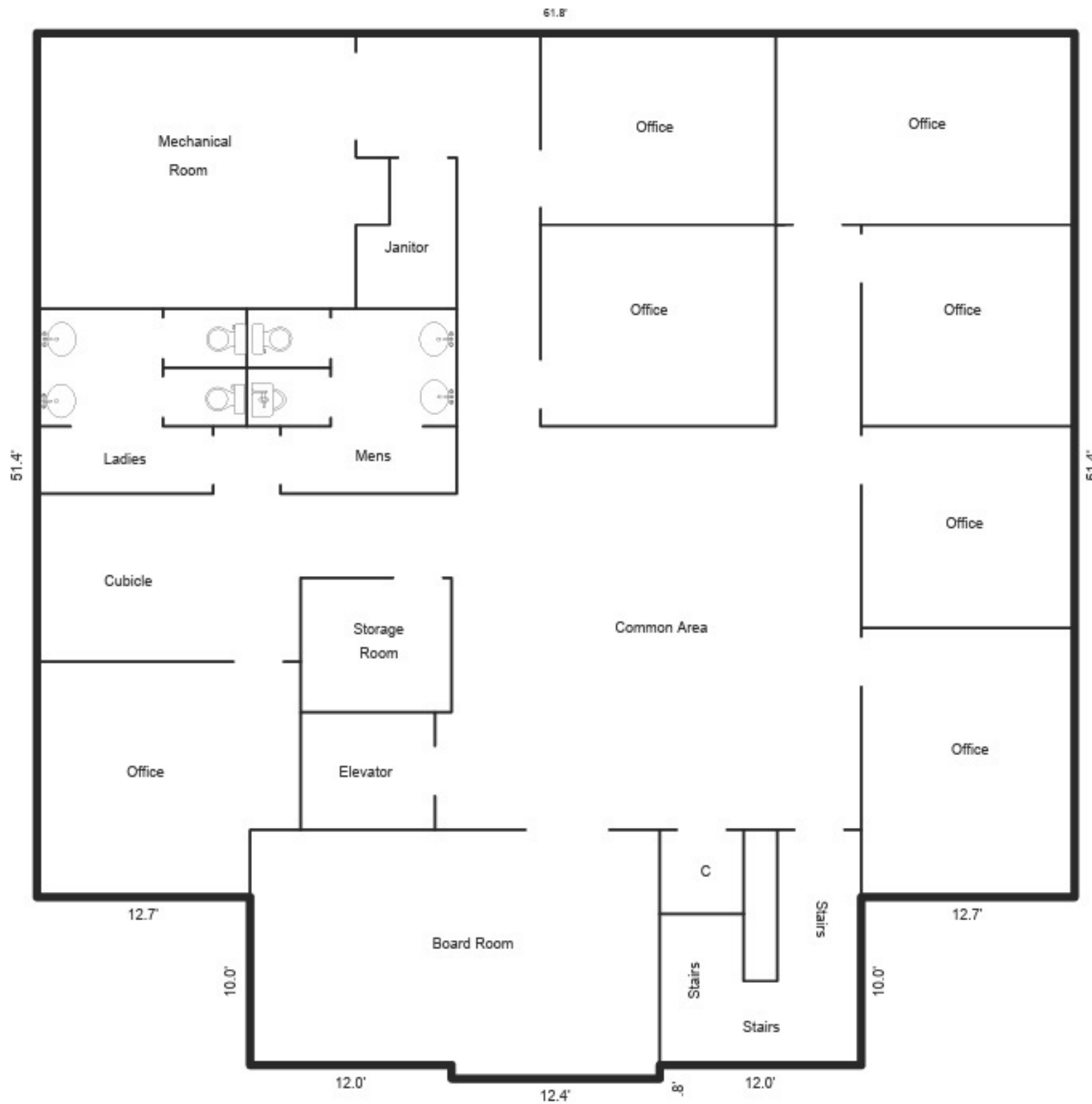
PROPERTY PHOTOS



Floor Plan - First Floor



Floor Plan - 2nd Floor



DOWNTOWN SPOTLIGHT



Recent Investments In Downtown Concord



**Novi Flats 48
Apartments
\$11.2 Million
Investment**



**Novi Rise 167
Apartments
\$38.5 Million
Investment**



**Novi Lofts 89
Apartments
\$20.3 Million
Investment**



**PM Morris Building
14 Apartments
Charros Mexican
Restaurant**

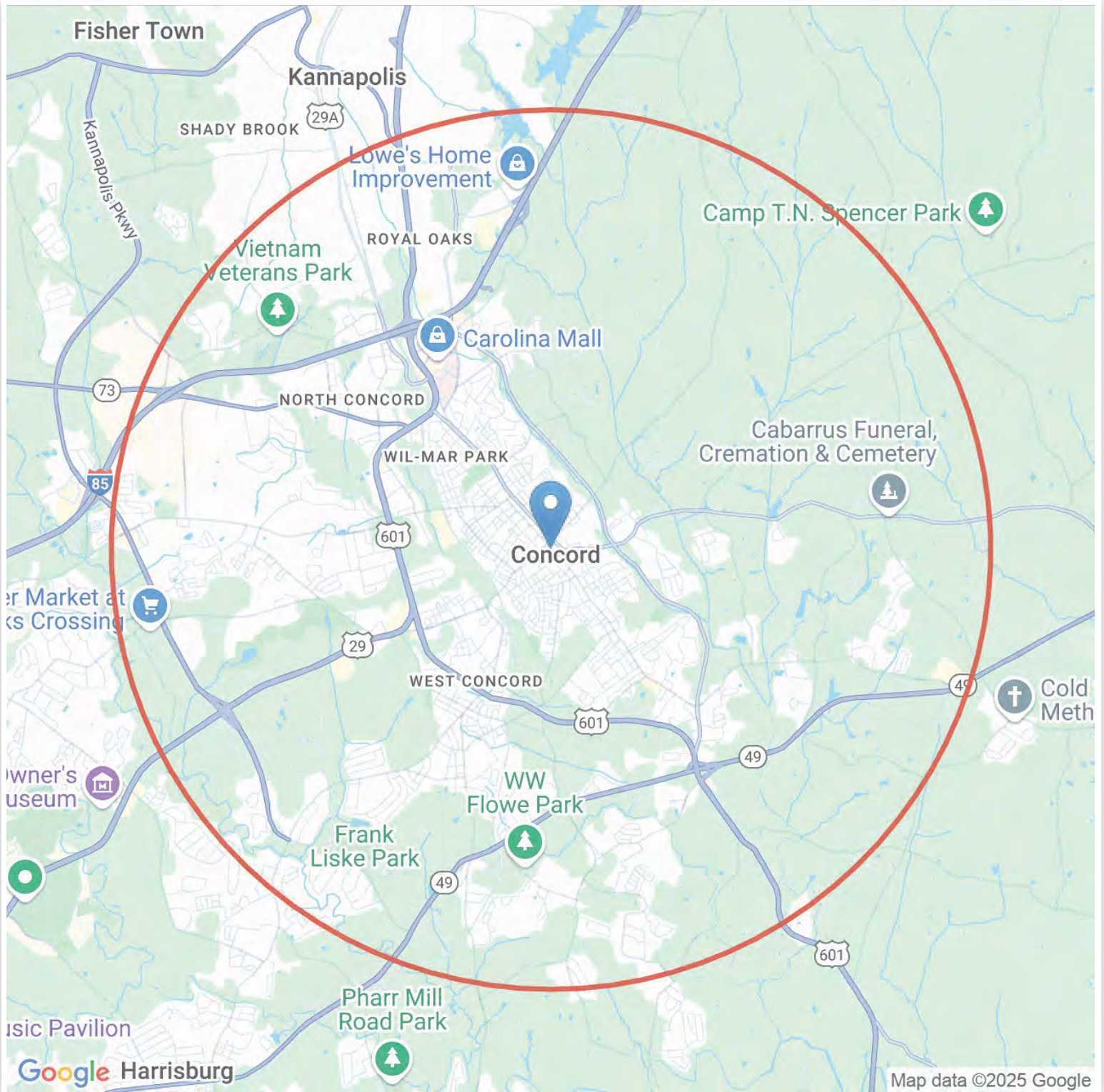


**The District Exchange
Micro-Retail &
Food/Entertainment
Destination**

50 Union

50 Union St North, Concord, NC, 28025

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



KEY FACTS

95,272

Population

37.5

Median Age



2.6

Average Household Size

33,719

Total Households

EDUCATION



6.14%

No High
School
Diploma

10.75%

High School
Graduate

17.75%

Some College

21.57%

Bachelor's/
Grad

BUSINESS



3,602

Total
Businesses

39,283

Total
Employees

EMPLOYMENT

8,760

Retail Trade
Employees

1,715

Manufacturing
Employees

3,243

Eating &
Drinking
Employees

1,545

Finance/Ins/Real
Estate Emp

4.7%

Unemployment Rate



\$68,305

Median Household Income

INCOME



\$36,420

Per Capita Income






\$174,415

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.54%)

The smallest group : \$15,000 - \$24,999 (6.05%)

Indicator	Value(%)	
< \$15,000	6.38	
\$15,000 - \$24,999	6.05	
\$25,000 - \$34,999	9.24	
\$35,000 - \$49,999	13.53	
\$50,000 - \$74,999	18.54	
\$75,000 - \$99,999	15.34	
\$100,000 - \$149,999	15.25	
\$150,000 - \$199,999	6.35	
\$200,000+	9.31	

Community Profile



95,273
Population
Total

1.62%
Population
Growth

2.6
Average
HH Size

37.5
Median
Age

73.7
Diversity
Index

\$68,305
Median HH
Income

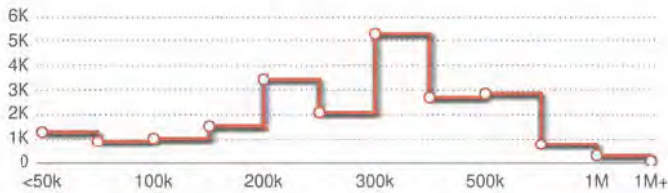
\$316,859
Median Home
Value

23.71%
Under 18

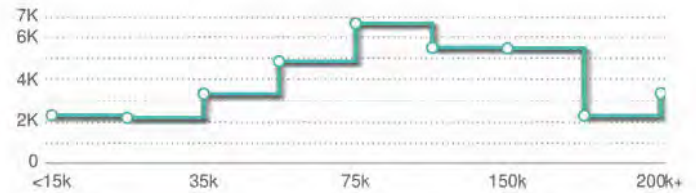
60.79%
Ages 18
to 65

15.5%
Aged 66+

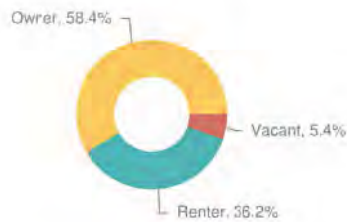
HOME VALUE



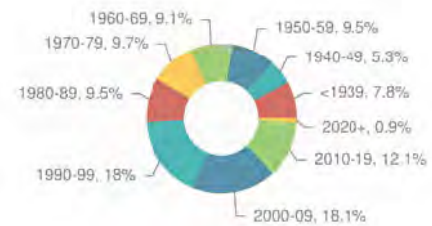
HOUSEHOLD INCOME



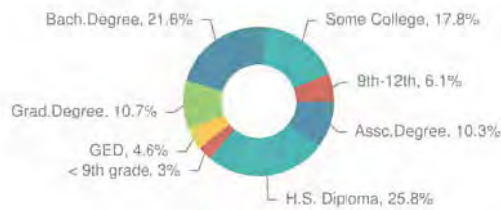
HOME OWNERSHIP



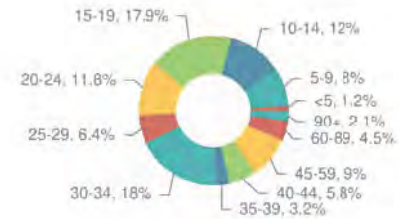
HOUSING: YEAR BUILT



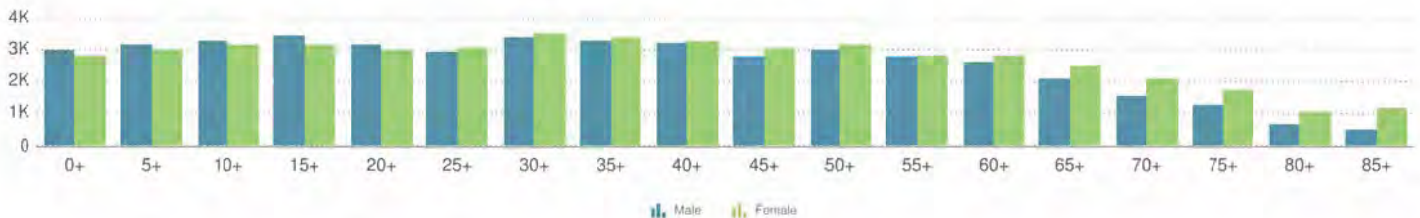
EDUCATIONAL ATTAINMENT



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
 3,637 Households
 Household Percentage: 10.11%
 Average Household Size: 3.12
 Median Age: 31.4
 Median Household Income: \$72,000



8G

LifeMode Group: Middle Ground
Hometown Heritage
 3,351 Households
 Household Percentage: 9.31%
 Average Household Size: 2.66
 Median Age: 32.4
 Median Household Income: \$28,200



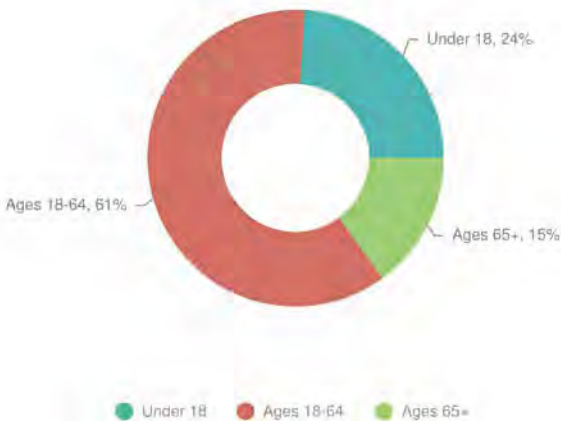
4C

LifeMode Group: Family Landscapes
Middleburg
 3,193 Households
 Household Percentage: 8.88%
 Average Household Size: 2.75
 Median Age: 36.1
 Median Household Income: \$59,800

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

95,272 Population	35,975 Households	37.5 Median Age
2.6 Avg Size Household	\$68,305 Median Household Income	\$316,859 Median Home Value
81 Wealth Index	86 Housing Affordability	73.7 Diversity Index

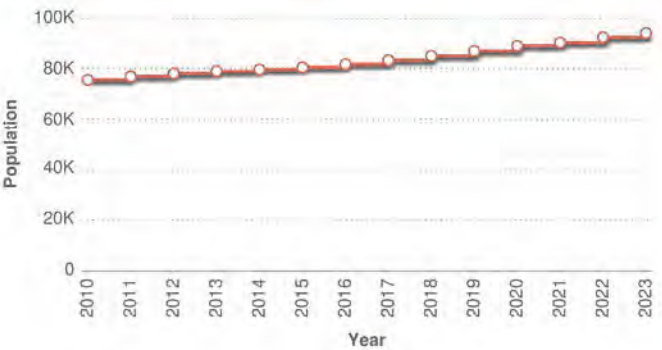
POPULATION BY AGE



POPULATION BY GENERATION

4.2% Greatest Gen: Born 1945/Earlier	17.02% Baby Boomer: Born 1946 to 1964	19.79% Generation X: Born 1965 to 1980
24.81% Millennial: Born 1981 to 1998	24.09% Generation Z: Born 1999 to 2016	10.09% Alpha: Born 2017 to Present

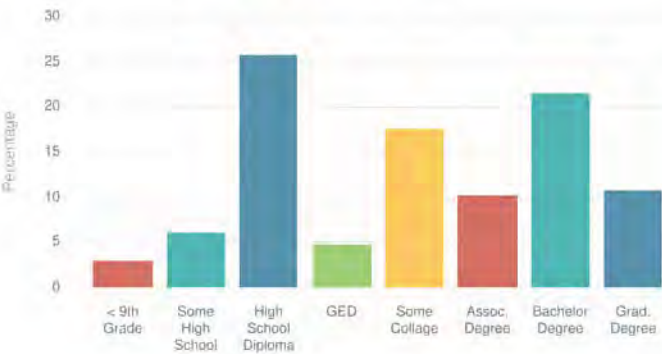
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION





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