



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**

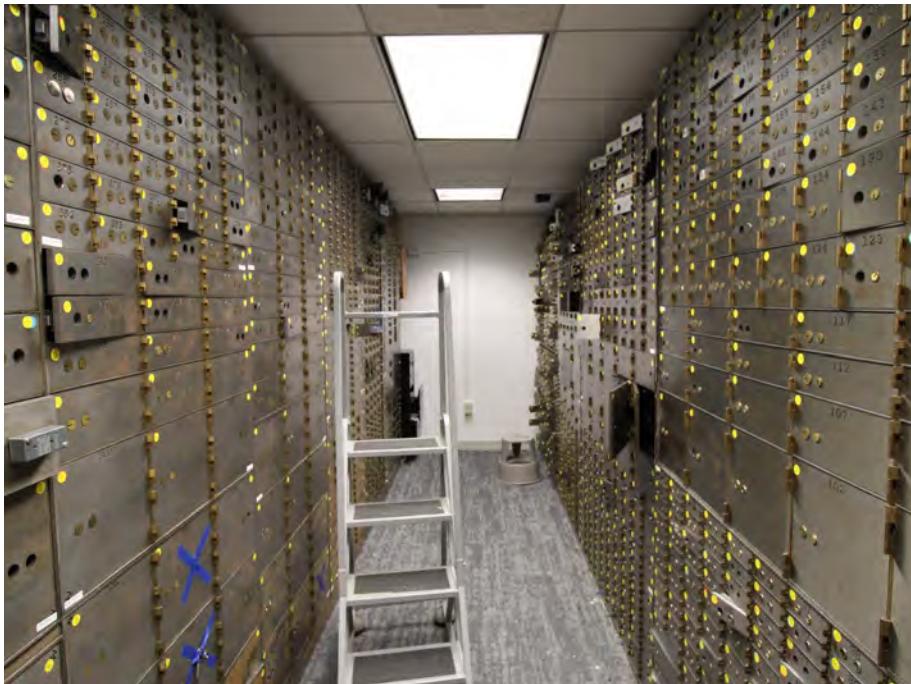
PROPERTY PHOTOS



PROPERTY PHOTOS



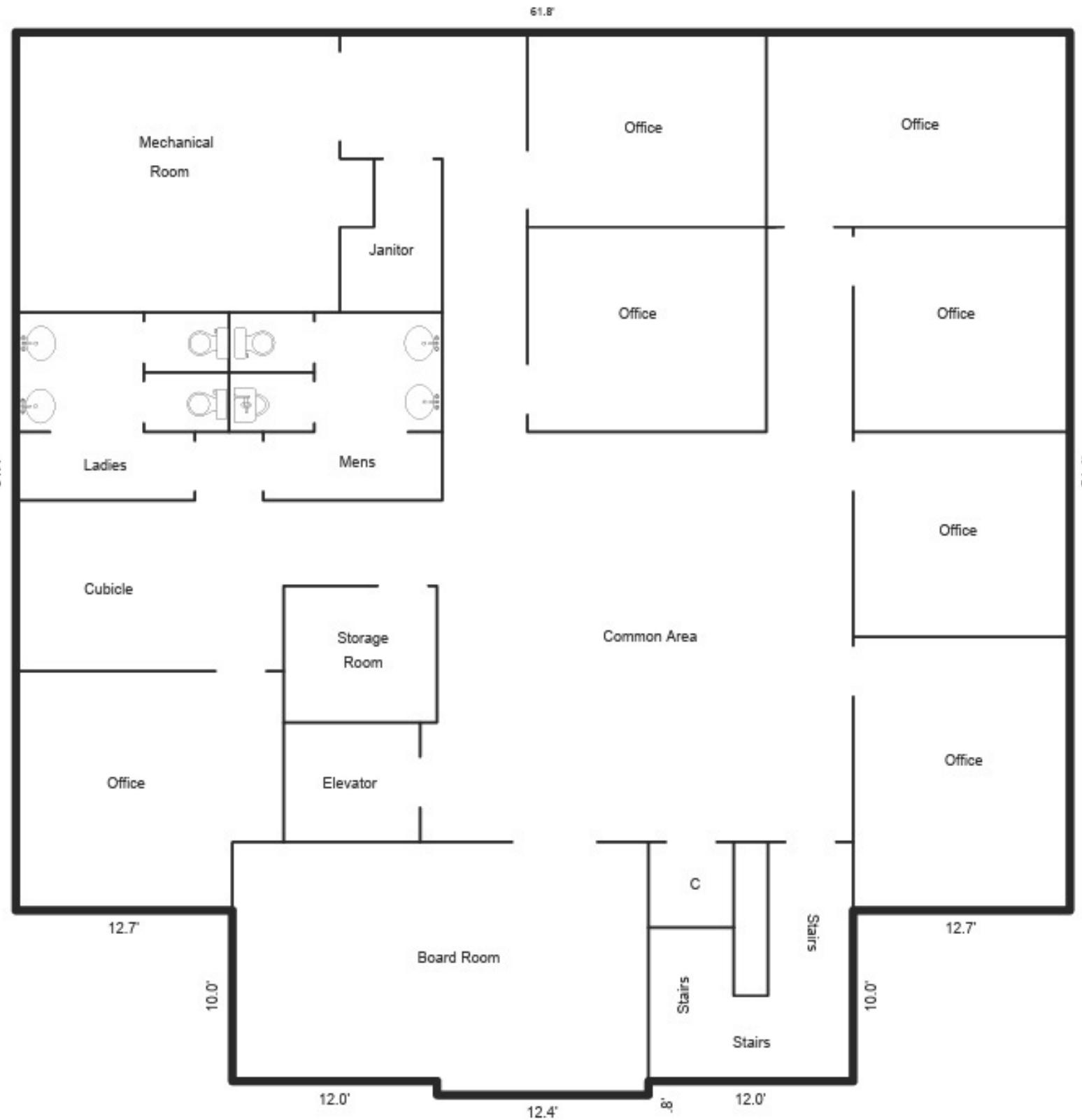
PROPERTY PHOTOS



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

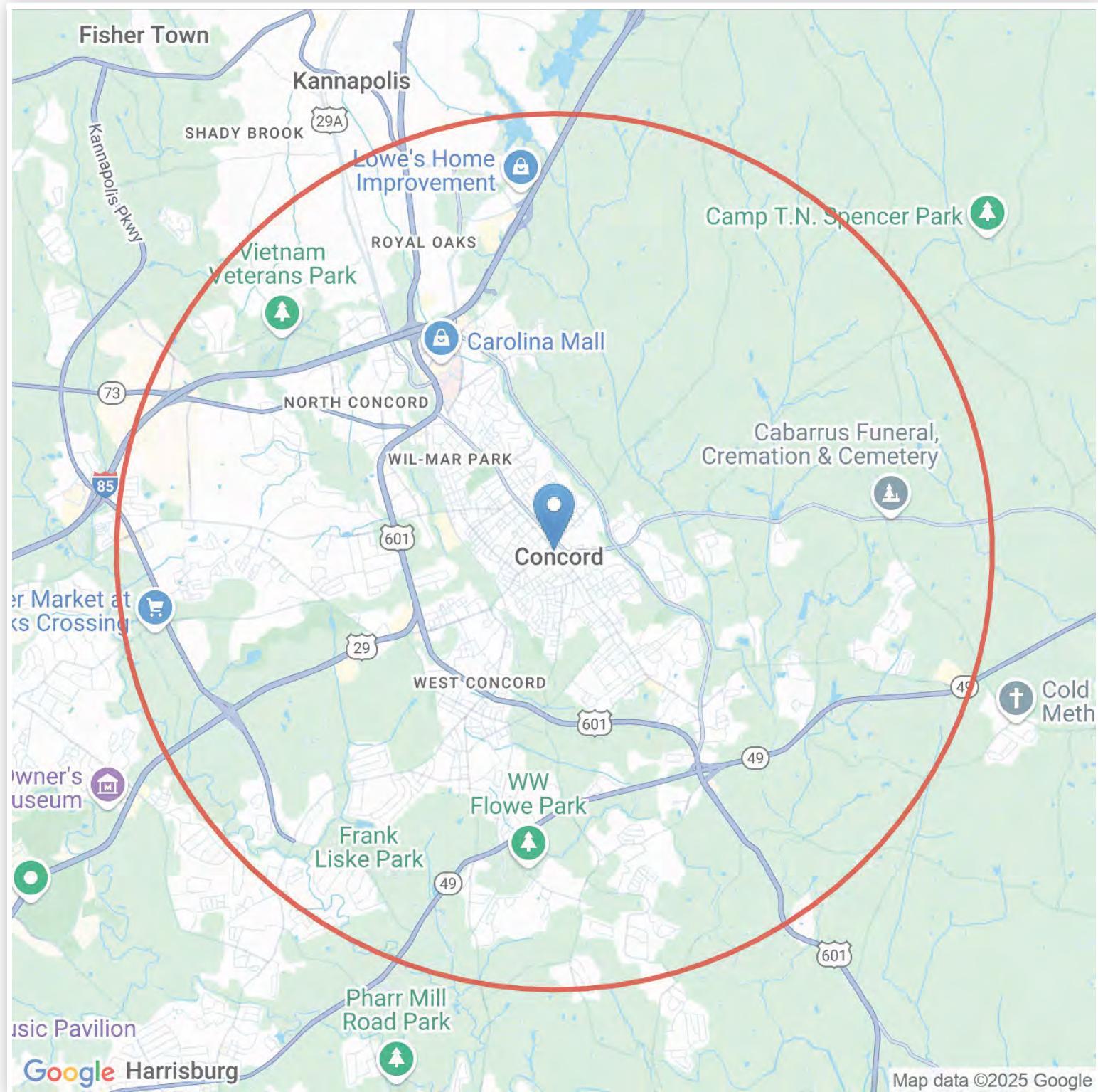


The District Exchange
Micro-Retail &
Food/Entertainment
Destination

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

3,602Total
Businesses**39,283**Total
Employees

EMPLOYMENT

8,760Retail Trade
Employees**1,545**Finance/Ins/Real
Estate Emp**1,715**Manufacturing
Employees**3,243**Eating &
Drinking
Employees

4.7%

Unemployment Rate

INCOME

**\$68,305**

Median Household Income

536,620

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



95,272
Population Total

1.62%
Population Growth

2.6
Average HH Size

37.5
Median Age

73.7
Diversity Index

\$68,305
Median HH Income

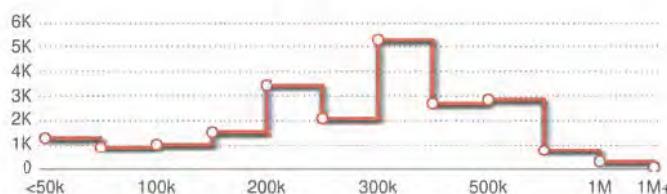
\$316,859
Median Home Value

23.71%
Under 18

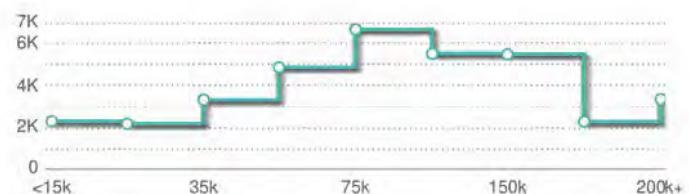
60.79%
Ages 18 to 65

15.5%
Aged 66+

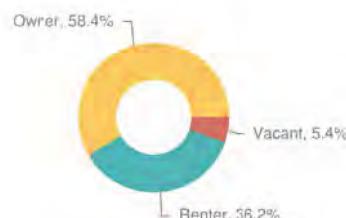
HOME VALUE



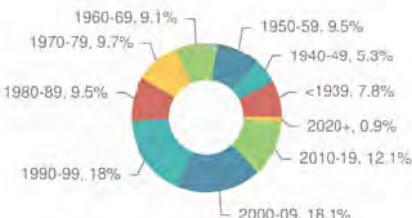
HOUSEHOLD INCOME



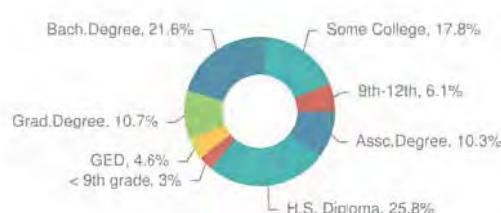
HOME OWNERSHIP



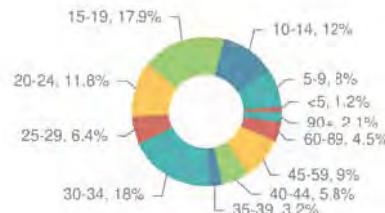
HOUSING: YEAR BUILT



EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



\$91,539,297
Travel



\$2,254,066
Theatre/Operas/Concerts



\$1,944,169
Movies/Museums/Parks



\$3,667,618
Sports Events



\$30,428,559
Pets



\$283,715
Online Gaming



\$18,902,637
Cash Gifts to Charities



\$20,824,535
Life/Other Insurance



\$51,471,391
Education



\$5,827,725
RV (Recreational Vehicles)

TAPESTRY SEGMENTS



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

7A



LifeMode Group: Middle Ground
Hometown Heritage

3,351 Households

Household Percentage: 9.31%

Average Household Size: 2.66

Median Age: 32.4

8G



LifeMode Group: Family Landscapes
Middleburg

3,193 Households

Household Percentage: 8.88%

Average Household Size: 2.75

Median Age: 36.1

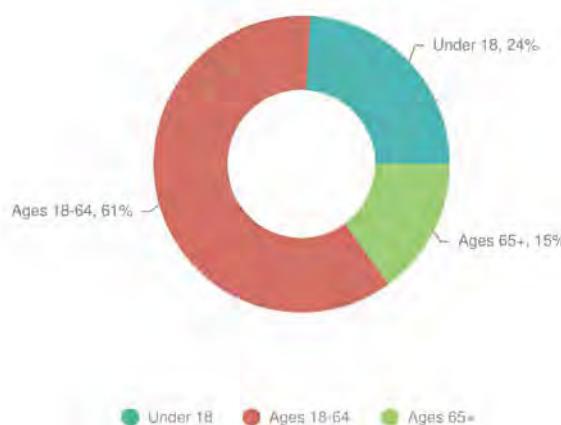
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POPULATION TRENDS AND KEY INDICATORS
 5 Miles Ring

95,272	35,975	37.5
Population	Households	Median Age
2.6	\$68,305	\$316,859
Avg Size Household	Median Household Income	Median Home Value

81	86	73.7
Wealth Index	Housing Affordability	Diversity Index

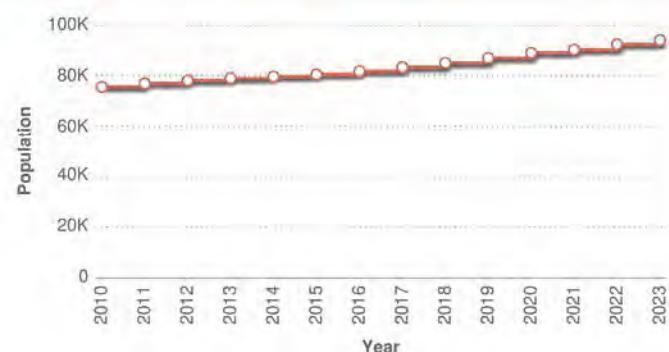
POPULATION BY AGE



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

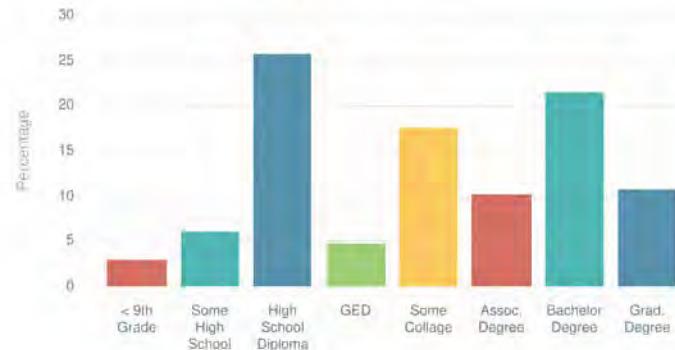
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION

 92,335 2024 Total Daytime Population	 48,584 2024 Daytime Pop: Residents
 43,751 2024 Daytime Pop: Workers	 1,176 2024 Daytime Pop Density

POPULATION BY EDUCATION





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