



FOR LEASE

Modern office space with distinctive design and exceptional natural light.

2339 Odell School Road
Concord, NC 28027

2,772 SF | **\$21.00**
AVAILABLE | SF/YR



Mortice Commercial Real Estate
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Concord, NC 28025
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Property Overview



2,772 SF
AVAILABLE SF



\$21
ASKING RATE SF/YR



1960/2024
YEAR BUILT



3.09
LOT SIZE



14700
BUILDING SQFT



46824170250000
PARCEL ID



OI
ZONING



Cabarrus
COUNTY



307
FRONTAGE



35.444072,-80.729845
COORDINATES



Charlotte-Concord-Gastonia, NC-SC Metro Area
METRO AREA (CBSA)

EXECUTIVE SUMMARY

Modern office space with distinctive design and exceptional natural light.

Located at 2339 Odell School Road in Concord, this $\pm 2,772$ RSF modern professional office suite offers a bright, distinctive setting designed for today's workplace.

The space features glass-front private offices, expansive open work areas, polished concrete, contemporary lighting, and exposed architectural elements that give the suite a clean, modern character. Large windows and multiple skylights bring natural light throughout the space, creating an open and inviting environment for both employees and clients.

Tenants also enjoy access to a shared café-style lounge/break room, common restrooms, and a courtyard, providing amenities beyond the traditional office setting.

Convenient access to I-85, I-485, Afton Ridge, and Concord Mills makes the property easily accessible from Concord and the greater Charlotte region.

PROPERTY HIGHLIGHTS

- $\pm 2,772$ RSF available
- \$21.00/SF Base Rent + \$4.25/SF Estimated TICAM
- Contemporary professional office environment
- Glass-front private offices
- Expansive open workspace
- Abundant natural light and skylights
- Exposed architectural ceilings and modern lighting
- Polished concrete and carpeted work areas
- Shared café-style break room and lounge
- Common-area restrooms
- Functional courtyard
- Abundant shared parking
- O-I Cabarrus County zoning
- Convenient access to I-85 and I-485
- Minutes from Afton Ridge and Concord Mills
- Modern, distinctive design ideal for professional, creative, engineering, technology, or similar office users

ACCESSIBILITY



AIRPORTS

Charlotte Douglas International Airport	20.2 mi
Concord-Padgett Regional Airport	4.6 mi
Charlotte-Monroe Executive Airport	30.0 mi



HIGHWAYS

I 85	3.5 mi
NC Hwy 73	0.3 mi
I-485	6.0 mi

Space Available

Suite B

\$21.00 SF/Yr

SF AVAILABLE

2,772 SF

TERM

3 – 5 Yrs

TYPE

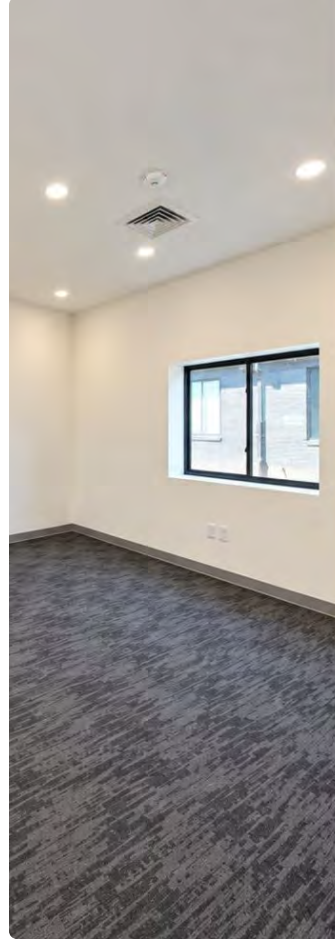
NNN

USE

Office (Professional or Medical)

±2,772 RSF of modern professional office space featuring glass-front private offices, expansive open workspace, abundant natural light, and contemporary finishes. Tenants also enjoy access to a shared café-style break room/lounge, common restrooms, and courtyard.

Photo Gallery





Modern office space with distinctive design and exceptional natural light.

MODERN OFFICE SPACE WITH DISTINCTIVE DESIGN AND EXCEPTIONAL NATURAL LIGHT.



35.4468°N, 80.7063°W

Modern office space with distinctive design and exceptional natural light.

Market Overview



POPULATION
105,240

AREA
60.3 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

Market Overview: Concord, NC

Concord (/kon-KORD/) is the most populous city in Cabarrus County, North Carolina, United States, and its county seat. The city had a population of 105,240 at the 2020 census. Concord is the second-most populous city in the Charlotte metropolitan area, tenth-most populous city in North Carolina and 287th-most populous city in the U.S. The city was a winner of the All-America City Award in 2004. Located near the center of Cabarrus County in the Piedmont region, it is 20 miles (32 km) northeast of Uptown Charlotte. Concord is the home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	5,598
Median HH Income	\$119,860
Households	1,689

3-MILE RADIUS

Population	30,050
Median HH Income	\$141,359
Households	9,411

5-MILE RADIUS

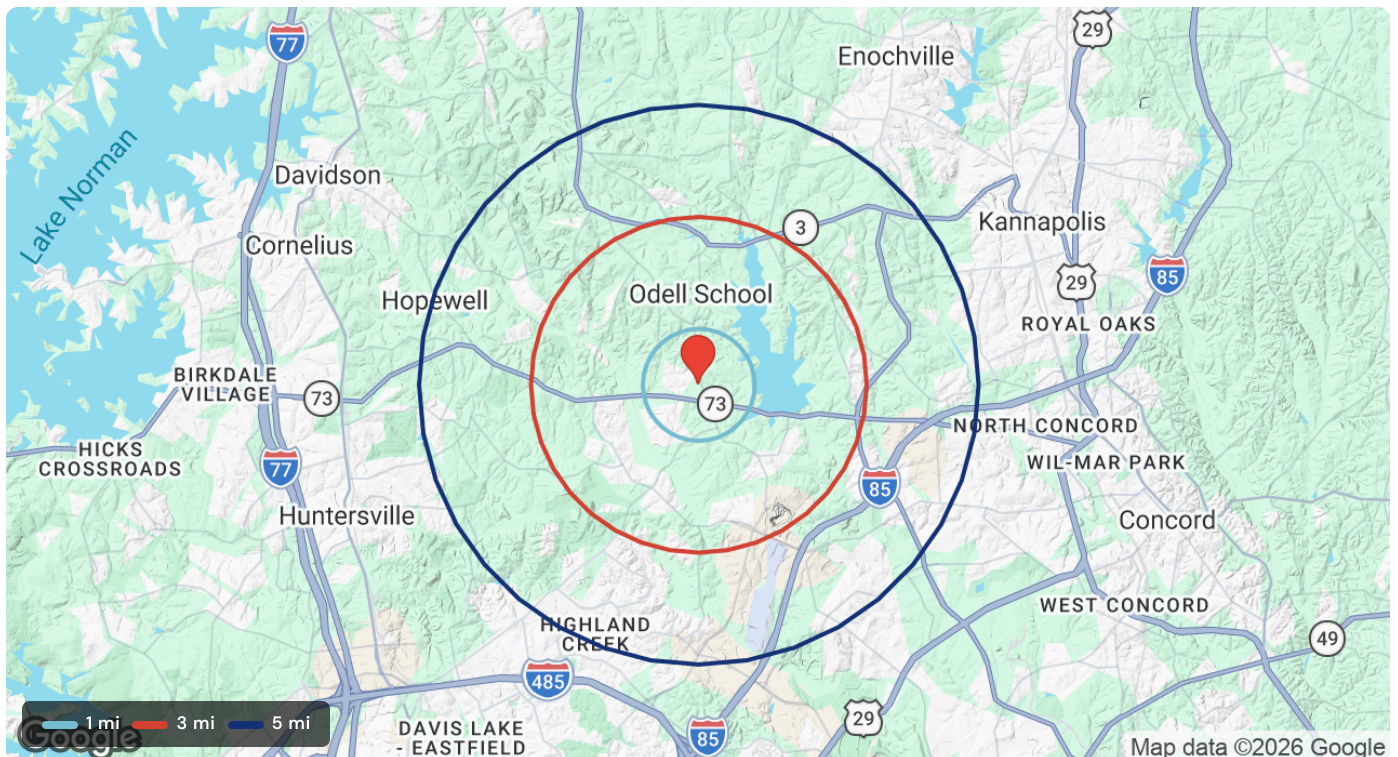
Population	80,385
Median HH Income	\$135,757
Households	29,028

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	447	4,195	19,663
2010 Population	3,075	12,914	43,093
2026 Population	5,598	30,050	80,385
2031 Population	6,234	33,648	88,214
2026-2031 Growth Rate	2.18 %	2.29 %	1.88 %
2026 Daytime Population	3,177	20,098	64,844

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	170	1,463	6,983	less than \$15,000	51	398	1,144
2010 Total Households	935	4,123	15,012	\$15,000-\$24,999	23	105	493
2026 Total Households	1,689	9,411	29,028	\$25,000-\$34,999	65	217	716
2031 Total Households	1,888	10,622	32,158	\$35,000-\$49,999	49	269	1,272
2026 Avg. Household Size	3.31	3.19	2.77	\$50,000-\$74,999	212	1,014	3,447
2026 Owner Occupied Housing	1,501	8,016	21,485	\$75,000-\$99,999	278	1,094	3,513
2031 Owner Occupied Housing	1,683	8,915	23,360	\$100,000-\$149,999	430	1,942	5,413
2026 Renter Occupied Housing	188	1,395	7,543	\$150,000-\$199,999	168	1,337	4,326
2031 Renter Occupied Housing	205	1,707	8,797	\$200,000 or greater	413	3,035	8,705
2026 Vacant Housing	23	345	1,303	Median HH Income	\$119,860	\$141,359	\$135,757
2026 Total Housing	1,712	9,756	30,331	Average HH Income	\$160,688	\$186,375	\$177,219





PRESENTED BY

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