



**SITE**

10.86 Total Acres

Ability to Subdivide 1 AC - 2.6 AC

**RETAIL OUTPARCELS**

**Available for Ground Lease or Build to Suit**



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Legacy Concord Apartments  
Market Rate  
348 Units

Poplar Crossing Commons  
55+ Community  
66 Units



SITE

George W. Liles Parkway (28,500 VPD)

**Coddle Creek Market**

**Poplar Crossing Shopping Center**

Poplar Tent Road (16,500 VPD)

# Overview

Strategically located in one of Concord's fastest growing areas, Exit 54 is now one of Concord's retail hubs. Easy access on and off I-85 and to some of Concord's best new neighborhoods. This opportunity is located next to Cannon School, Poplar Tent Road affords a direct link to historic downtown Concord. George W. Liles Parkway links to the Westside Bypass connecting Highway 3 to the north and soon Highway 29 to the South.

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Average Household Income	\$124,091	\$109,791	\$97,927
2023 Population	7,892	39,680	110,233
2028 Est. Population	8,949	44,408	122,650



Poplar Tent Road (16,500 VPD)

George W. Liles Parkway (28,500 VPD)

### Targeting

- Daycare
- C-Store
- QSR

### Rental Rate

Call For Rate

### Availability

1 AC – 2.6 AC

*\*Opportunity to Subdivide*



Available

Access Road

Available

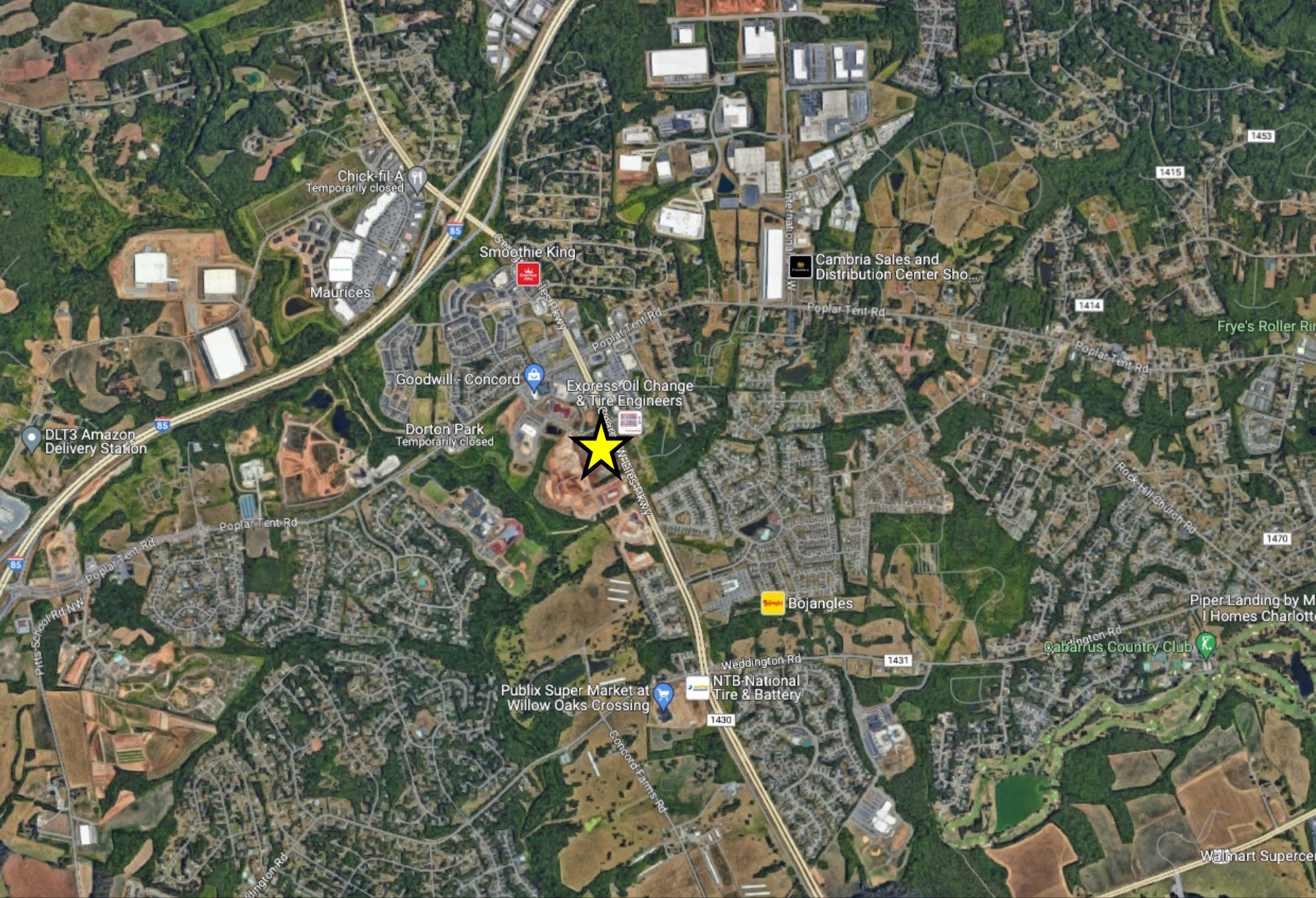
Negotiating with Bank  
1.353 Acres

Negotiating with QSR  
1.967 Acres

Albright Road

Poplar Crossing Drive

George W. Liles Parkway (28,500 VPD)



Chick-fil-A  
Temporarily closed

Maurices

Smoothie King

Cambria Sales and  
Distribution Center Sho...

Goodwill - Concord

Express Oil Change  
& Tire Engineers

Dorton Park  
Temporarily closed



DLT3 Amazon  
Delivery Station

Bojangles

Publix Super Market at  
Willow Oaks Crossing

NTB - National  
Tire & Battery

Piper Landing by M  
I Homes Charlotte

Cabarrus Country Club

Walmart Superce