



7731 Gateway Ln NW

Concord, North Carolina 28027



Available for Sale

+/- 8,188 SF 2nd Gen Restaurant near Concord Mills Mall & Charlotte Motor Speedway

Property Overview

7731 Gateway Ln NW

Available for Sale

2nd generation restaurant available for sale in the heart of the thriving retail corridor next to Concord Mills Mall and Charlotte Motor Speedway. Surrounded by retail and adjacent to Charlotte's largest shopping trade area, this site offers a great opportunity in one of Charlotte's top, established growth markets.

The bar/restaurant has had tremendous success in this location. This is a great opportunity to be near Charlotte's top tourist destinations.

Property Details

Address 7731 Gateway Ln NW | Concord, NC 28027

Availability +/- 8,188 SF 2nd Generation Restaurant Available for Sale

Lot Size +/- 1.01 AC

Year Built 2004; Renovated

Zoning C-2

Parking Ample parking

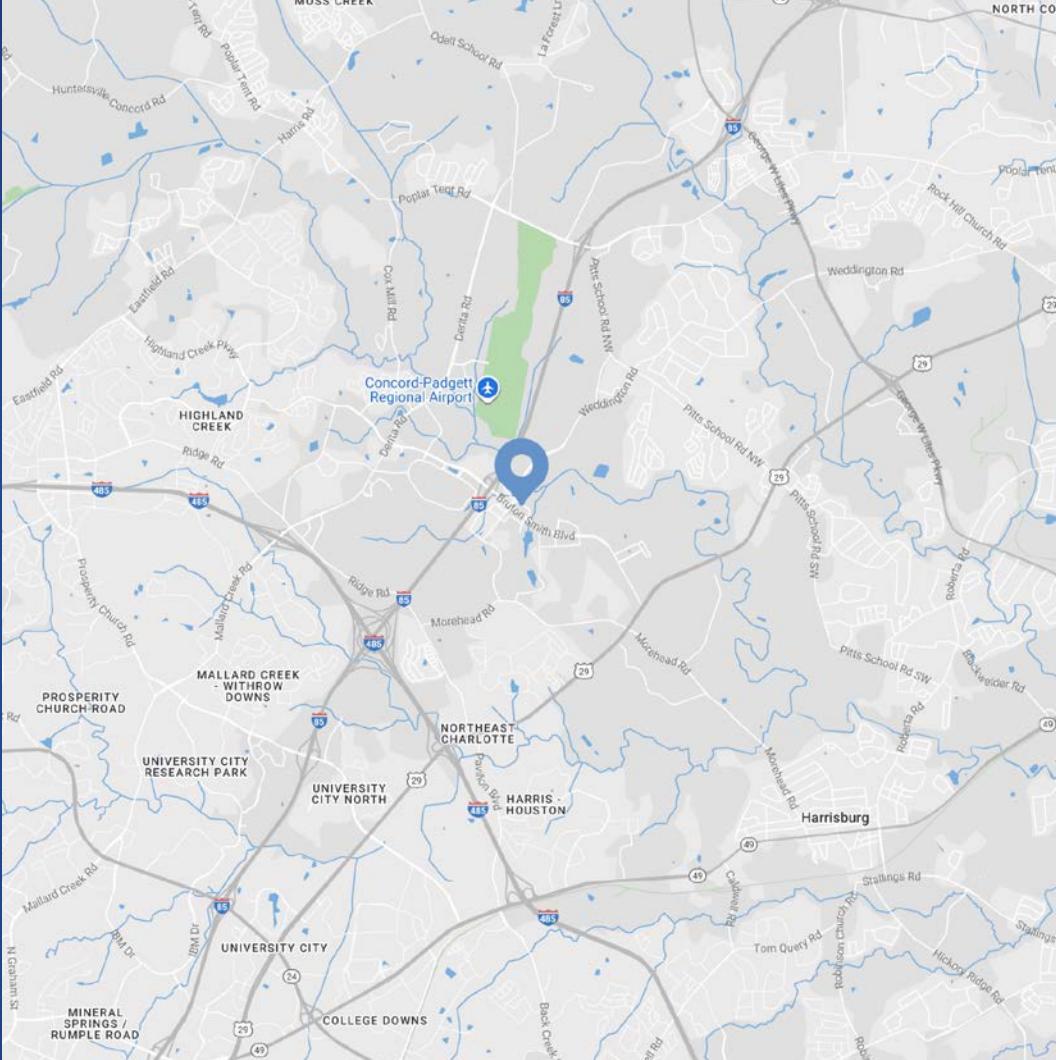
Frontage 156' on Gateway Ln NW

Access Full access on Gateway Ln NW

Use Bar/Restaurant

Traffic Counts Bruton Smith Boulevard | 45,000 VPD
I-85 | 160,000 VPD

Sale Price \$4,000,000



Demographics

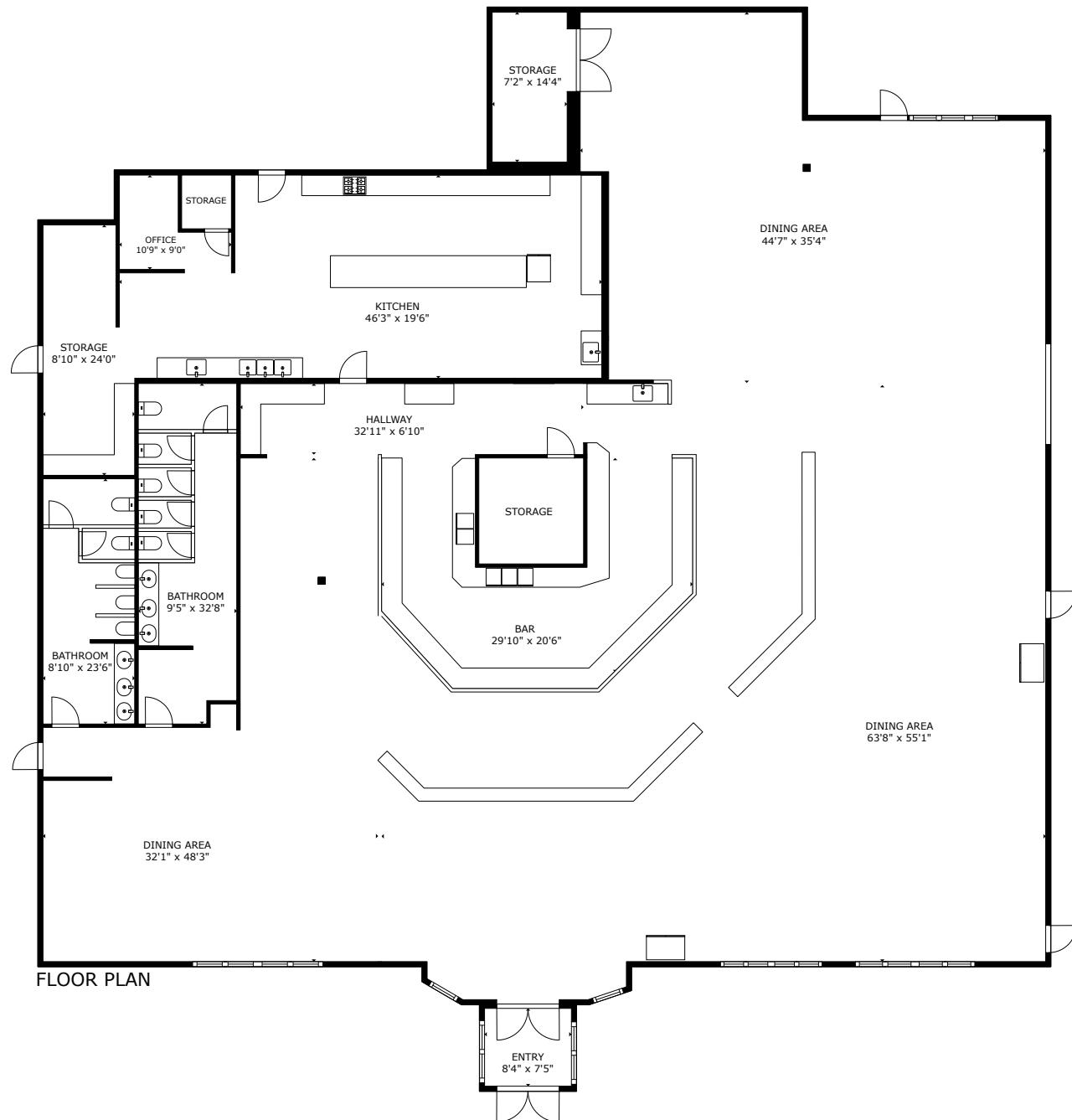
RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	2,840	47,994	166,758
Avg. Household Income	\$99,347	\$122,812	\$121,179
Median Household Income	\$85,220	\$93,627	\$92,683
Households	1,506	18,644	63,791
Daytime Employees	5,993	18,982	57,604

Floor Plan

Available

+/- 8,188 SF

 Virtual Tour

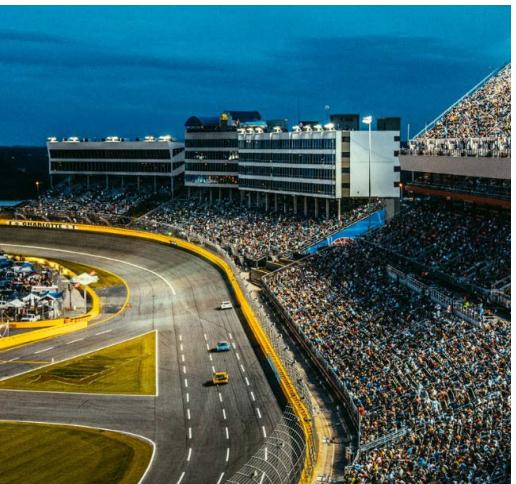


Market Overview



Concord North Carolina

Concord is a city in Cabarrus County, the second-largest city in the Charlotte MSA and the 10th most populous city in North Carolina. Concord is home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills. Concord Mills is a nearly 1.4 million square foot shopping mall and is North Carolina's largest tourist attraction, attracting 17.6 million visitors a year on average.



Major Events

Drawing significant crowds to the Harrisburg - Concord region



AutoFair presented by Camping World

Held in April, this massive automotive event attracts thousands of enthusiasts, featuring car shows, auctions, and vendors



BetMGM 300

A NASCAR Xfinity Series race in May



NHRA 4-Wide Nationals

A thrilling drag racing event in April, hosted at the zMAX Dragway



SuperMotocross World Championship Playoffs

High-energy motocross action held in September
NHRA Carolina Nationals: Another marquee drag racing event at the zMAX Dragway in September



NHRA Carolina Nationals

Another marquee drag racing event at the zMAX Dragway in September



Bank of America ROVAL™ 400

A unique road course NASCAR Cup Series race in October.



Coca-Cola 600

Held on Memorial Day weekend, this NASCAR Cup Series race is the longest on the schedule and honors the U.S. Armed Forces



Drive For The Cure 250

A breast cancer awareness NASCAR Xfinity Series playoff race in October.



NC Education Lottery 200

A NASCAR Craftsman Truck Series event in May

These events collectively attract over 1.1 million attendees annually, boosting regional hotel occupancy, restaurant activity, and retail spending





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.