

CODDLE CREEK MARKET

5151 POPLAR TENT ROAD, CONCORD, NC 28027

FOR LEASE



LOCATION DESCRIPTION

79,579 SF neighborhood center, anchored by Harris Teeter and located in Concord, NC

PROPERTY HIGHLIGHTS

- 100% Leased
- Concord is one of the fastest growing suburban markets in the Charlotte MSA (2.95%)
- Conveniently located 0.5 miles southeast of I-85
- Access to the signalized intersection of George W. Liles Pkwy and Poplar Tent Rd
- 6.4 miles from Concord Mills and Charlotte Motor Speedway
- Traffic Counts: George W. Liles Pkwy - 34,500 AADT; Poplar Tent Rd - 18,000 AADT; I-85 - 111,000 AADT



DEMOGRAPHICS

3 MILES 5 MILES 7 MILES

	3 MILES	5 MILES	7 MILES
2024 Population Density	35,608	115,118	224,600
2024 Daytime Population	16,355	59,708	96,405
2024 Median HH Income	\$82,990	\$80,811	\$81,172



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SUITE	TENANT NAME	SPACE SIZE
350-20	Burn Bootcamp	6,591 SF
350-110	Marco's Pizza	1,250 SF
350-130	Benchmark Physical Therapy	2,500 SF
350-140	Premier Tan	1,250 SF
350-150	The Joint	1,100 SF
350-160	PostalAnnex	1,299 SF
354-10	Glo Dentistry	3,240 SF

SUITE	TENANT NAME	SPACE SIZE
354-40	Sunny Day Pediatric Dentistry	2,200 SF
354-60	Cosmic Hearth Games	1,155 SF
354-110	Pet Supermarket	7,366 SF
358	Harris Teeter	48,824 SF
362	Eloquent Nails	1,400 SF
366	Premier Martial Arts	1,400 SF



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