

**1388 Warren C Coleman Blvd.
Concord, NC 28025**



Move In Ready – 21,929 +/- SF – 2.167

For Sale \$2,100,000

Gary Knox
The Knox Group
+1 (704) 634-5630
Gary@knoxgroupinc.com



Executive Summary

Overview

1388 Warren Coleman Boulevard is a 2.937-acre tract owned by the City of Concord Alcohol Beverage Control Commission. The ABC board will retain a 0.77-acre parcel for a future retail store of 5,700 +/- SF. The remaining acreage including the existing 21,929 +/- SF building has been authorized for sale.

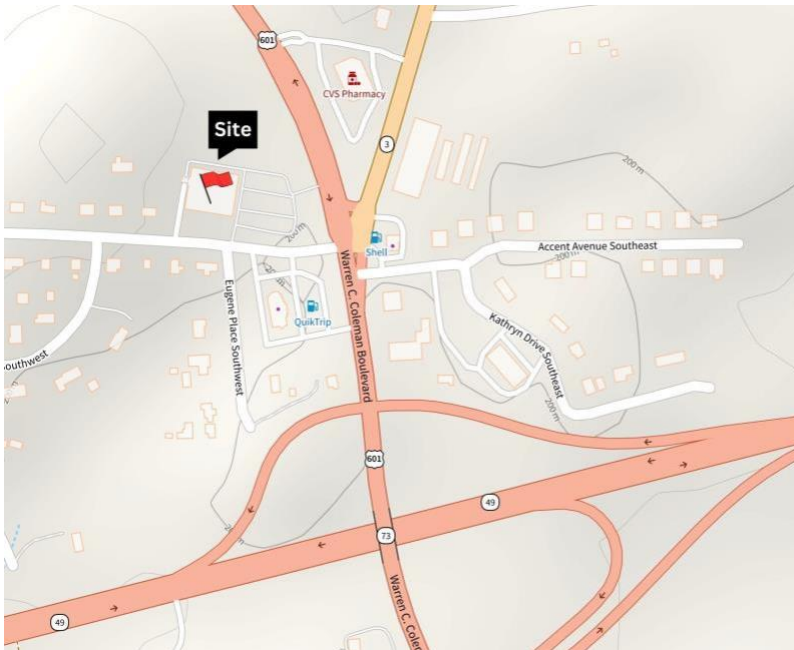


Highlights

- ❖ **High Traffic Visibility** – Located at the intersection of NC 49 and US 601.
- ❖ **NCDOT AADT count at the property 2022; 27,000**
- ❖ Close in proximity to Highway I-485, I-85, Concord, UNCC and Charlotte.
- ❖ Zoned C-2, Built 1977.
- ❖ In close proximity to other major business and services: Harris Teeter regional distribution center, QT, CVS, BP, and Bojangles.

Features

- ❖ Building Sprinkled
- ❖ Updated LED Lighting
- ❖ Updated HVAC
- ❖ 2 Loading Dock Doors
- ❖ Like New Flooring
- ❖ All Systems On & Operating
- ❖ Move In Ready
- ❖ Ample Power



Future Land Use

Intent

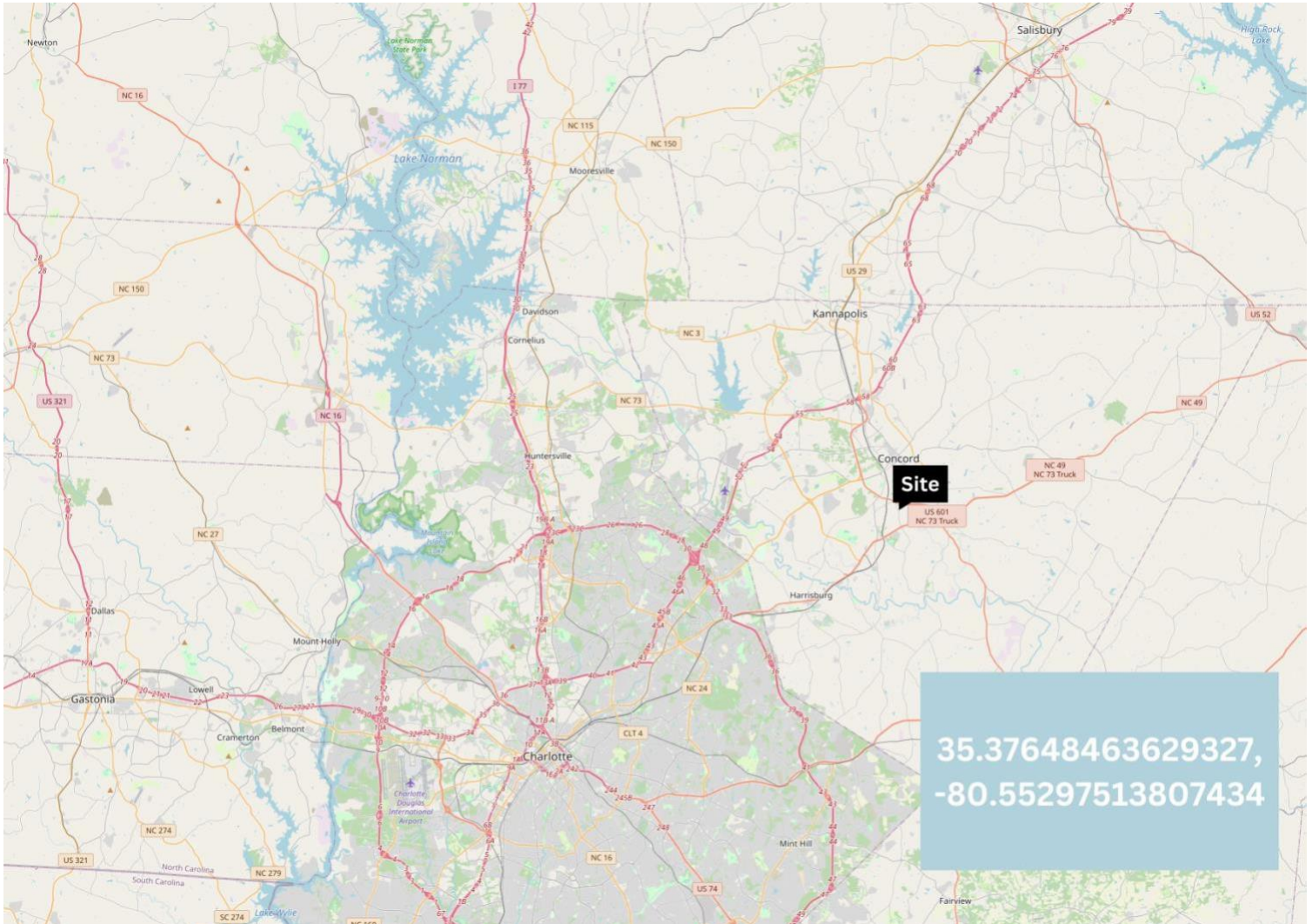
The Concord ABC Board intends to retain a parcel for a future retail store location. The balance of the property and existing building are declared as surplus property must be sold.



Conceptual New ABC Store Site Plan



Location



Demographics	1 Mile	3 Mile	5 Mile
Population	1,990	26,280	52,324
Average Household Income	\$64,472.80	\$58,880.12	\$57,141.49

Aerial View Of Property



With the purchase of the building on 2.167 acres, the buyer may develop an additional 4,600 +/- SF of impervious area for additional building or parking to the left of the existing building.

A copy of the physical survey may be found in the diligence documents/file

Additional Information

**Use Restrictions by proximity as per State Statute: No Church, Daycare nor School Uses*

Property being sold “as is”

Due Diligence

[Click Here to Download Due Diligence File](#)

Agency Brokerage

All information regarding this property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof and the properties are subject to prior sale or lease or withdrawal.

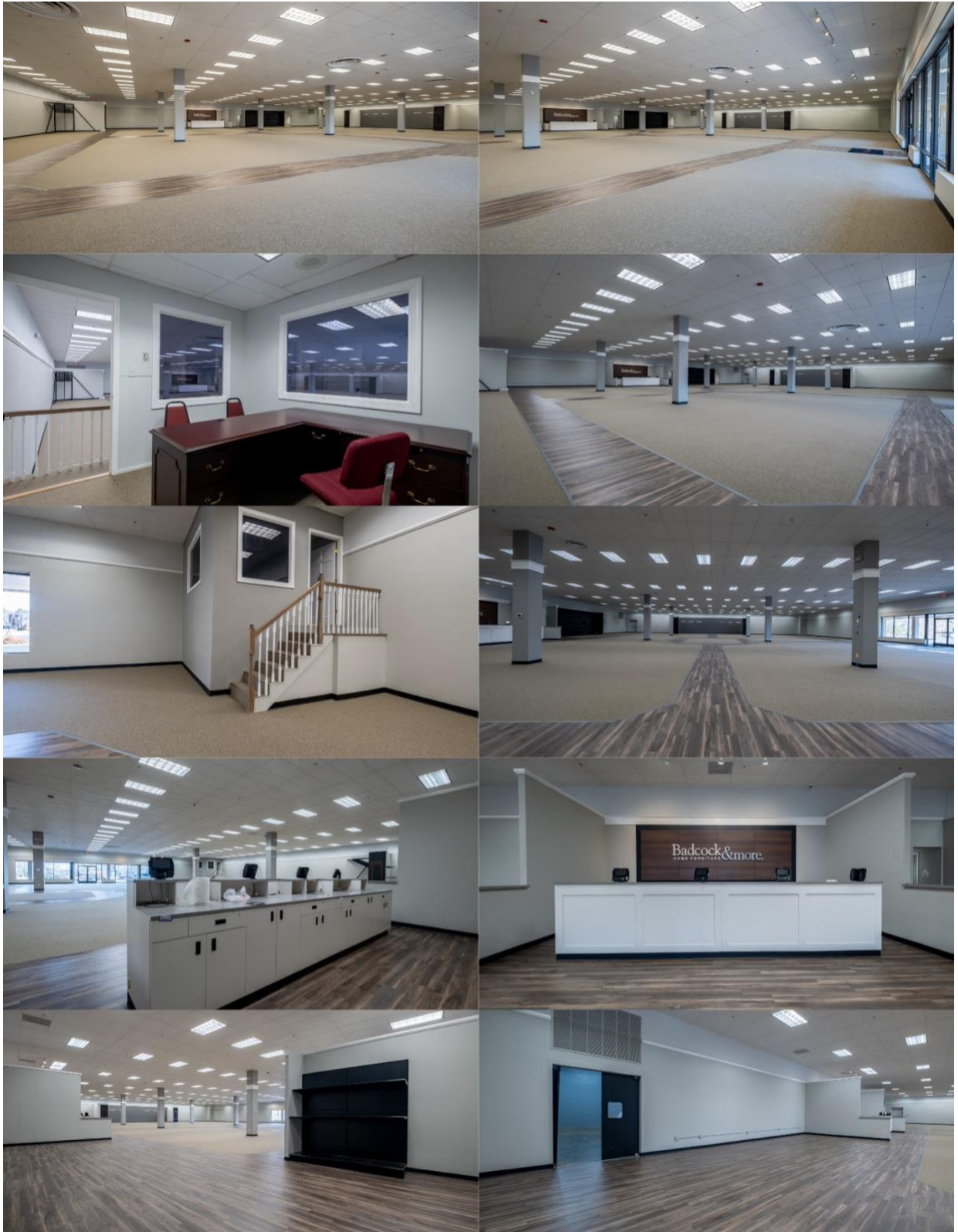
We acknowledge and welcome buyer broker representation and participation.



Exterior Images



Interior Images



Interior Images

