



PM Morris Building

*56 Union St South
Concord, NC 28025*

Contact:

**Steven Tice, CCIM
Principal/Broker**

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PROPERTY INFO:

- **Base Rent:**
\$21.60 per SF NNN
TICAM \$3.00 per SF
- **PROPERTY ADDRESS:**
56 UNION ST SOUTH
CONCORD, NC 28025
- **YEAR BUILT:**
1902
- **RENTABLE AREA:**
5,000 SQ. FT.



PM Morris Building

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PROPERTY OVERVIEW

Prime opportunity to position your business in the heart of Historic Downtown Concord!

This prime space is directly across from Cabarrus Courthouse Plaza—a future hub for music and cultural events—and offers unbeatable visibility and foot traffic. With \$200M in public and private investment fueling downtown's transformation, the area is becoming a thriving business and entertainment destination.

With over 400 new and existing apartments bringing a surge of residents and visitors, your business will be in great company alongside exciting new businesses like Charros Mexican, Two Scoops Ice Cream, and The Dive Bar. The newly enhanced streetscape fosters walkability, creating an inviting retail, dining, or office environment.

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HIGHLIGHTS

- **Located in the downtown social district, the open carrying of alcoholic beverages will foster increased foot traffic.**
- **5,000 /- sq. ft. of space on main level.**
- **Additional mezzanine (700 /- sq. ft.) and outdoor seating (No additional cost).**
- **Historic touches like original hardwood floors and tin ceilings are ready to be brought back to life.**
- **Approximately 12' /- ceiling height.**
- **Fully sprinkled space.**
- **All new doors and windows.**
- **Sewer capacity and a complete set of plans in place.**
- **Additional basement storage at no additional cost.**
- **TIA is available. Dependent on factors such as concept, end-user, and lease term.**
- **Access via Union Street as well as Market Street**
- **Rear of building can be activated with signage or mural.**

PROPERTY PHOTOS

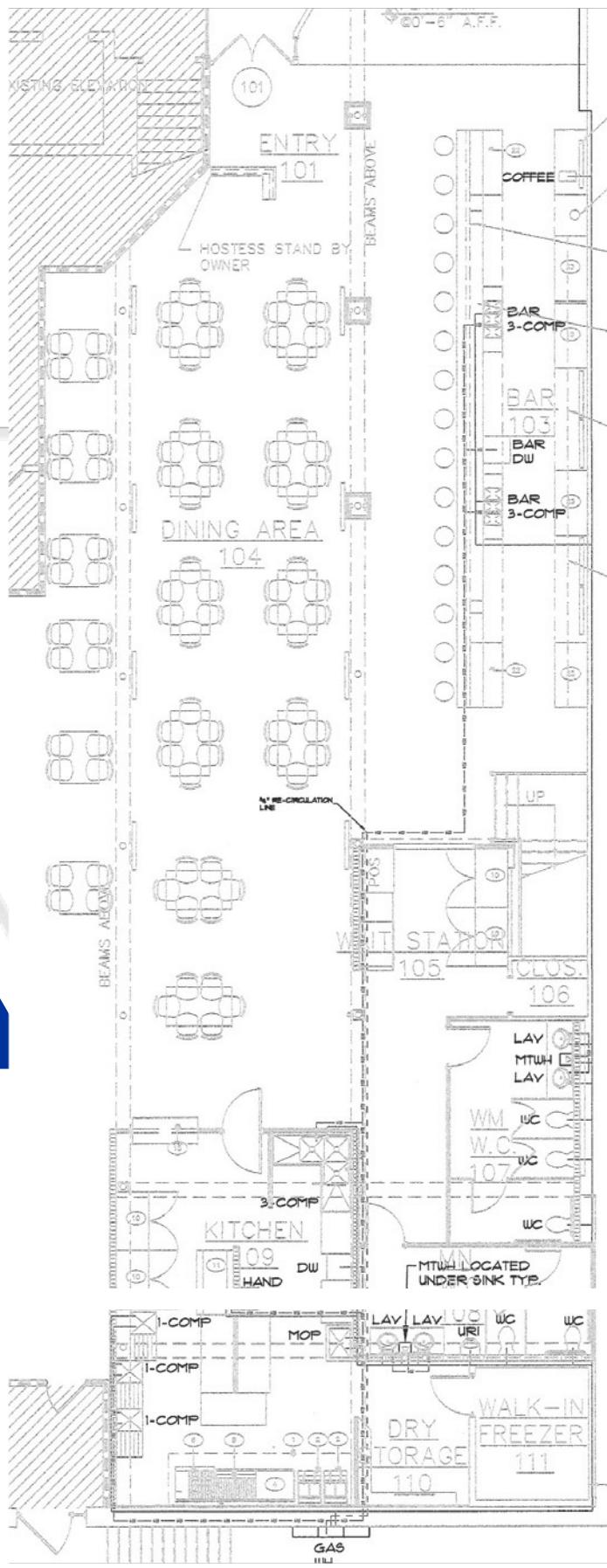
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PROPERTY PHOTOS



CURRENT DESIGN LAYOUT



DOWNTOWN SPOTLIGHT



Novi Flats
48 Units
3,047 sq. ft. retail



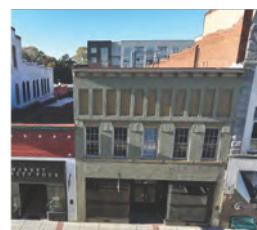
Novi Rise
167 Units
3,540 sq. ft. retail



Novi Lofts
89 Units
6,707 sq. ft. retail



PM Morris Building
14 Units
11,000 sq. ft. retail



42 Union St South
8,470 sq. ft. retail
3 Floors

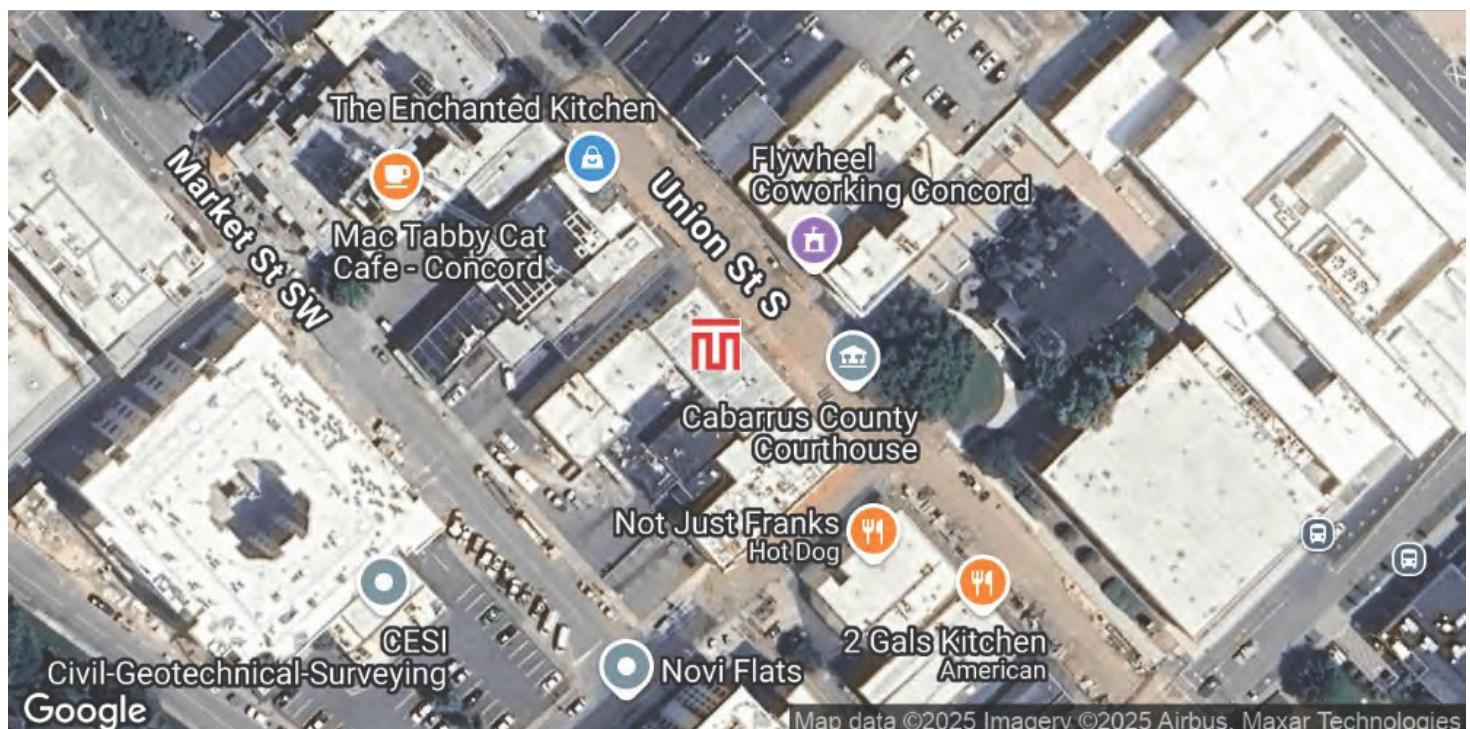
56 Union

56 Union St South, Concord, NC, 28025

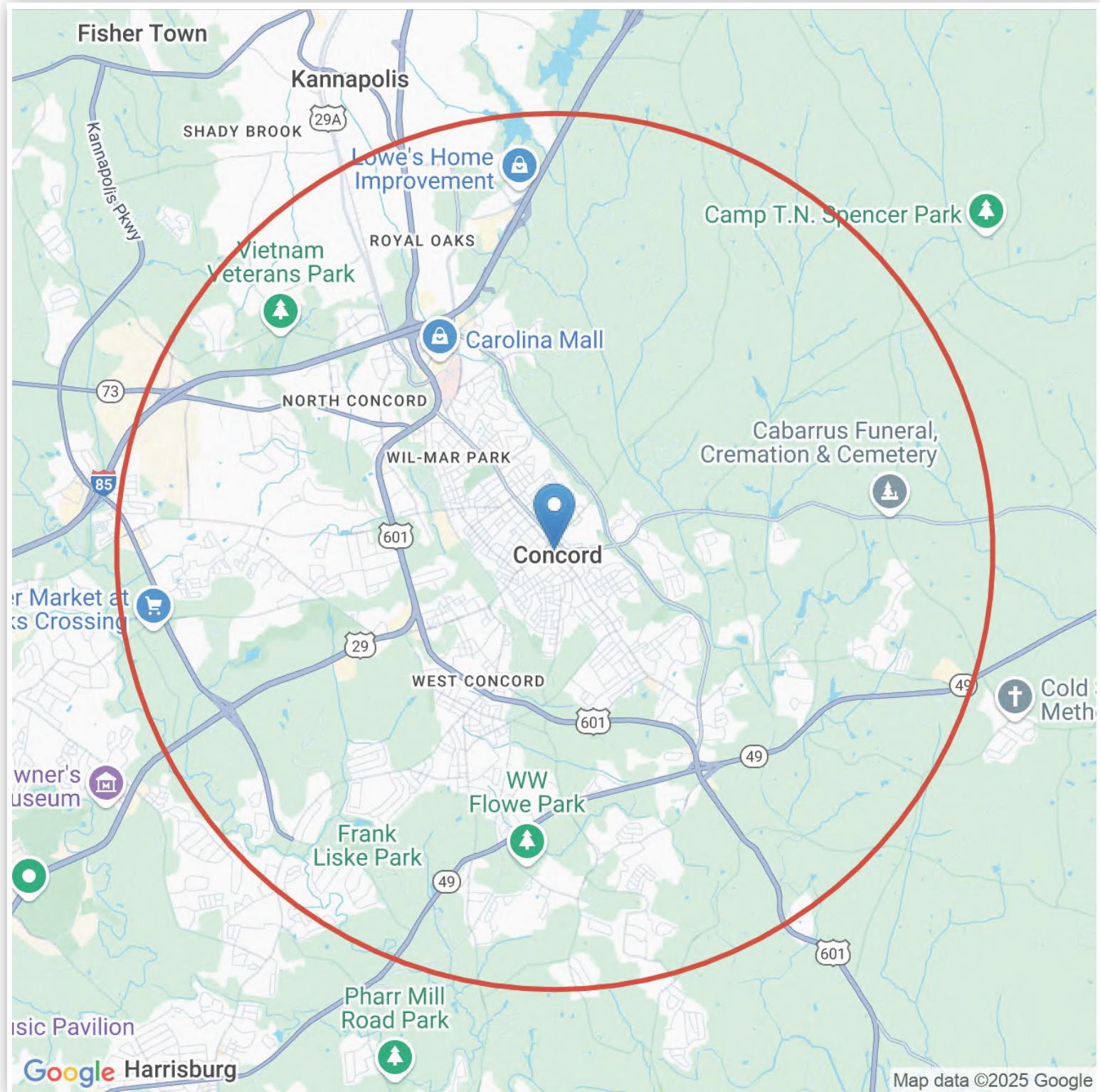
AERIAL ANNOTATION MAP

PM Morris Building

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Map data ©2025 Google

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Mortice Commercial Real Estate

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126 Arlington Avenue Southeast, Concord NC 28025

Community Profile



95,342
Population Total

1.63%
Population Growth

2.61
Average HH Size

37.5
Median Age

73.6
Diversity Index

\$68,263
Median HH Income

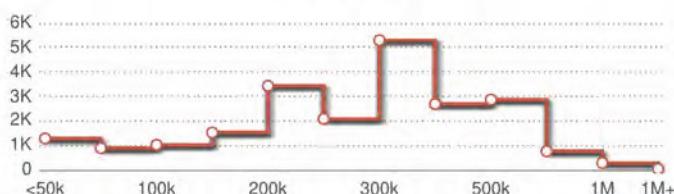
\$316,919
Median Home Value

23.72%
Under 18

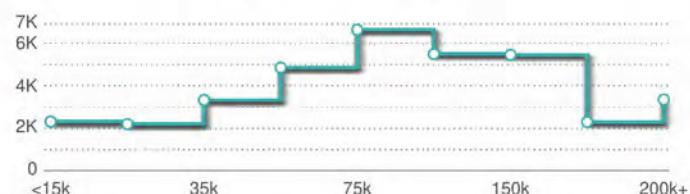
60.79%
Ages 18 to 65

15.49%
Aged 66+

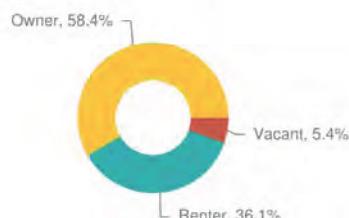
HOME VALUE



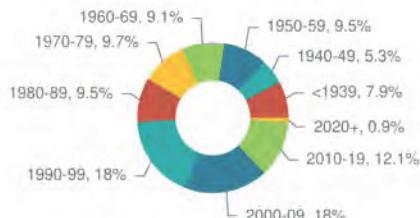
HOUSEHOLD INCOME



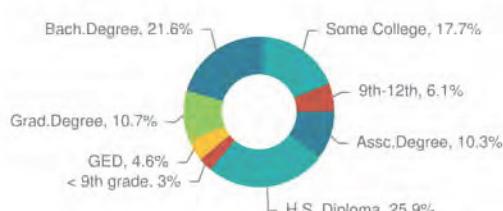
HOME OWNERSHIP



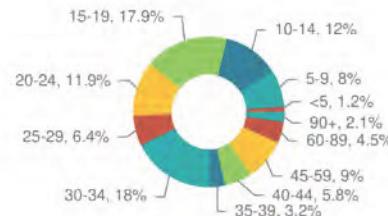
HOUSING: YEAR BUILT



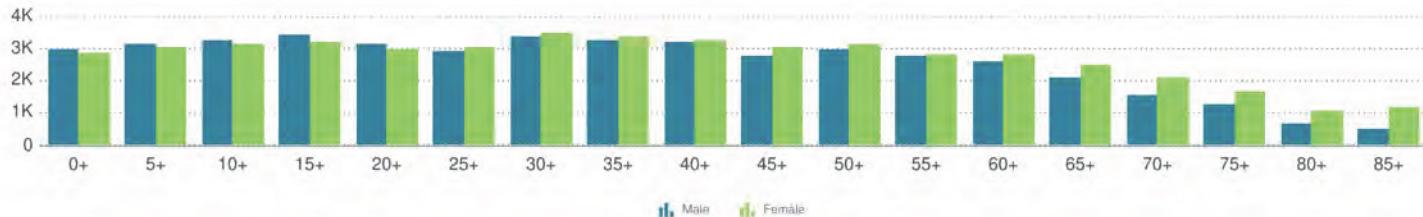
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



\$91,468,526
Travel



\$2,251,913
Theatre/Operas/Concerts



\$1,942,815
Movies/Museums/Parks



\$3,664,404
Sports Events



\$30,404,787
Pets



\$283,462
Online Gaming



\$18,884,025
Cash Gifts to Charities



\$20,808,314
Life/Other Insurance



\$51,421,080
Education



\$5,823,847
RV (Recreational Vehicles)

TAPESTRY SEGMENTS



LifeMode Group: Sprouting Explorers
Up and Coming Families

3,681 Households

Household Percentage: 10.24%

Average Household Size: 3.12

Median Age: 31.4

Median Household Income: \$72,000

7A



LifeMode Group: Middle Ground
Hometown Heritage

3,351 Households

Household Percentage: 9.32%

Average Household Size: 2.66

Median Age: 32.4

Median Household Income: \$28,200

8G



LifeMode Group: Family Landscapes
Workday Drive

3,134 Households

Household Percentage: 8.72%

Average Household Size: 2.97

Median Age: 37

Median Household Income: \$90,500

4A

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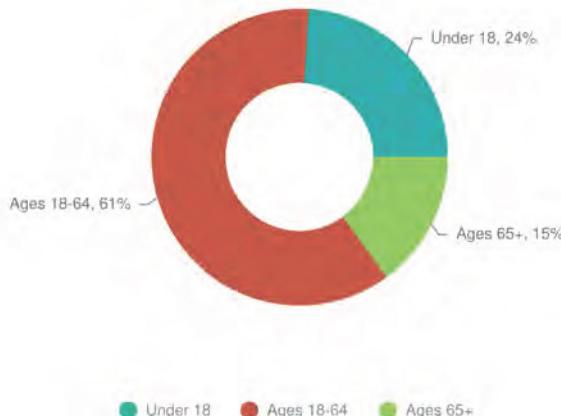
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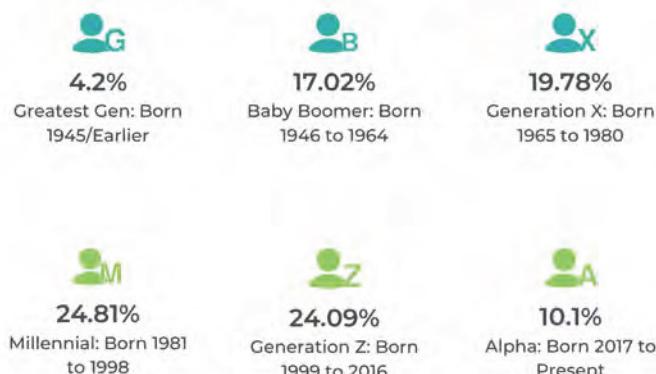
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

95,342	35,952	37.5
Population	Households	Median Age
2.61	\$68,263	\$316,919
Avg Size Household	Median Household Income	Median Home Value
81	86	73.6
Wealth Index	Housing Affordability	Diversity Index

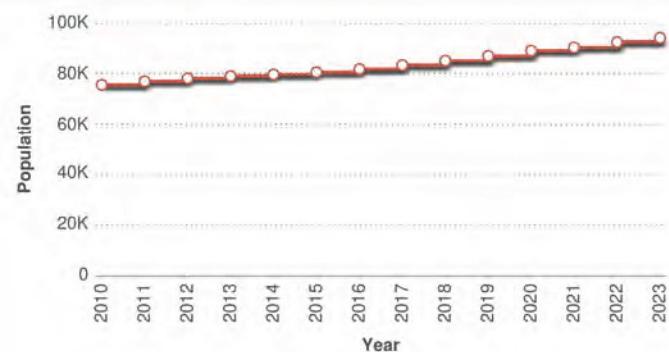
POPULATION BY AGE



POPULATION BY GENERATION



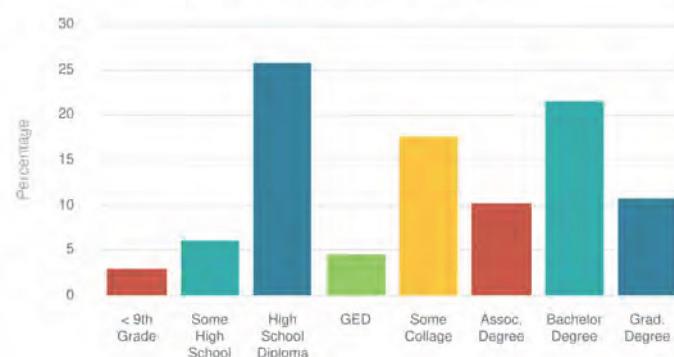
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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