



FOR LEASE

50 Union St North (Former City HQ Bank)

50 Union Street North

Concord, NC 28025

8,800 SF

AVAILABLE



Mortice Commercial Real Estate

126 Arlington Ave SE

Concord, NC

704 684-1958

www.morticecre.com

Steven Tice, CCIM

Principal/Broker

704 794-2294 (Direct)

tice@morticecre.com

Lic# NC 168957

Property Overview



8,800 SF
AVAILABLE SF



Negotiable
ASKING RATE



1984
YEAR BUILT



0.805
LOT SIZE



9,820
BUILDING SQFT



5620 88 6615
PARCEL ID



CC Commercial
ZONING



Cabarrus
COUNTY



35.412080, -80.582114
COORDINATES

EXECUTIVE SUMMARY

Position your business in a landmark former central bank steps from the core of downtown Concord. This 8,800 +/- SF building spans two floors served by an elevator, combining character features with modern functionality.

Enjoy three-street presence—Union Street, Church Street, and Killarney Avenue – for superb visibility, access, and signage. Walkability to the nearby downtown destinations like the Arts Council, The District Exchange, Novi apartments, city and county offices, and the district courthouse.

Inside, flexible spaces accommodate private offices, collaboration areas, and secure rooms, while outside, you'll appreciate ample on-site parking—a true advantage downtown. Perfect for financial/professional offices, boutique medical, creative firms, or a destination restaurant seeking a high-profile address with convenient customer access.

PROPERTY HIGHLIGHTS

- ±8,800 SF | Two floors | Elevator-served
- Tri-frontage: Union St / Church St / Killarney Ave
- Ample on-site parking (rare downtown)
- Mix of offices, open areas, and secure rooms (former bank) that could be repurposed or renovated as needed.
- Prominent monument signage on Union and Church St. and multiple entry points.
- Walkable to dining, retail, courthouse, and Novi Apartments
- Ability to create an outdoor seating area
- Facade grants are available
- Potential to become part of the Social District

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	0.3 mi
Corban Ave & Georgia St	0.4 mi
Crowell Dr & Cabarrus Ave	0.4 mi



AIRPORTS

Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	27.2 mi
Concord-Padgett Regional Airport	7.8 mi



HIGHWAYS

US Hwy 29	1.0 mi
US Hwy 49	3.0 mi
I - 85	4.0 mi

Space Available

50 Union St North

NEGOTIABLE

SF AVAILABLE

8,800 SF

TERM

Negotiable

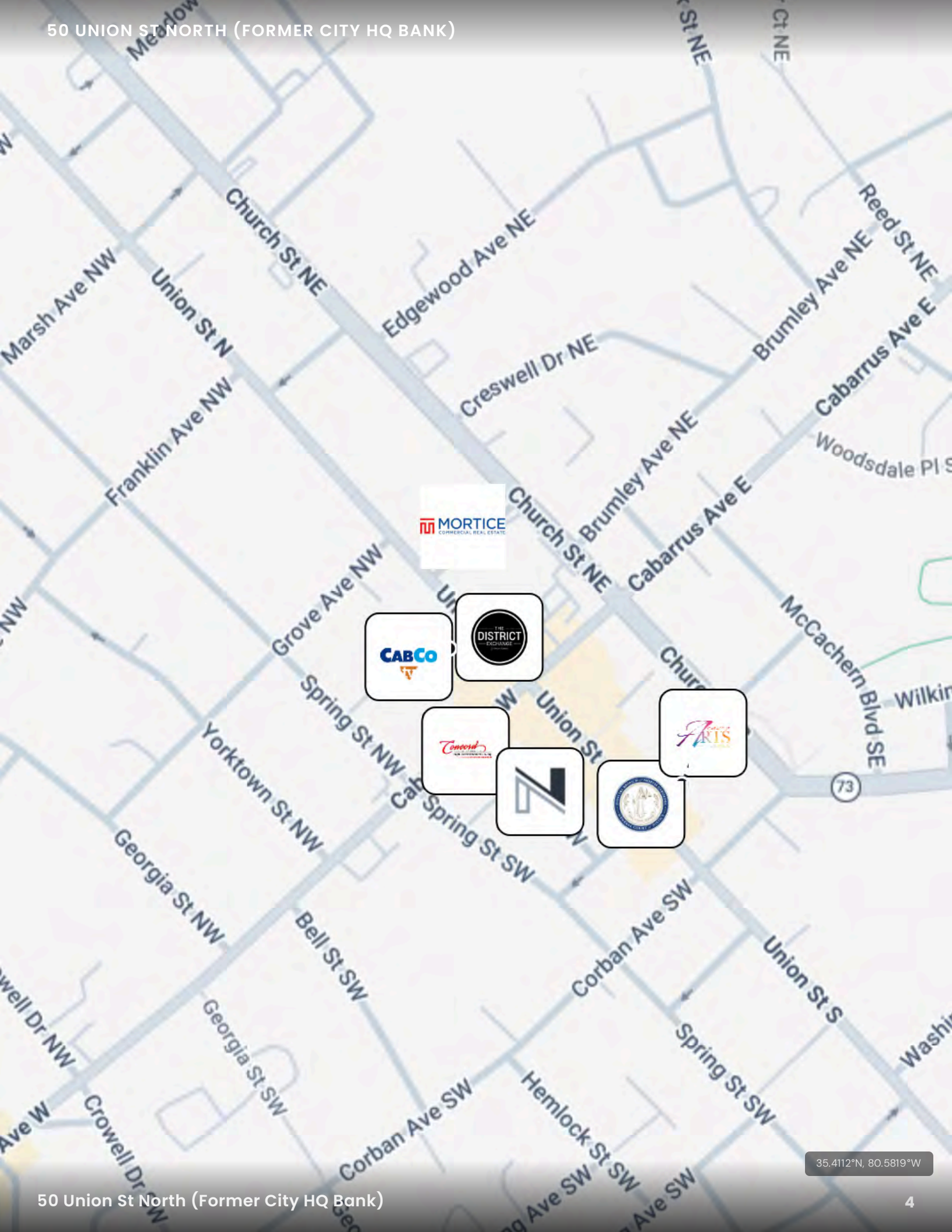
TYPE

NNN

USE

Retail, Office, Restaurant

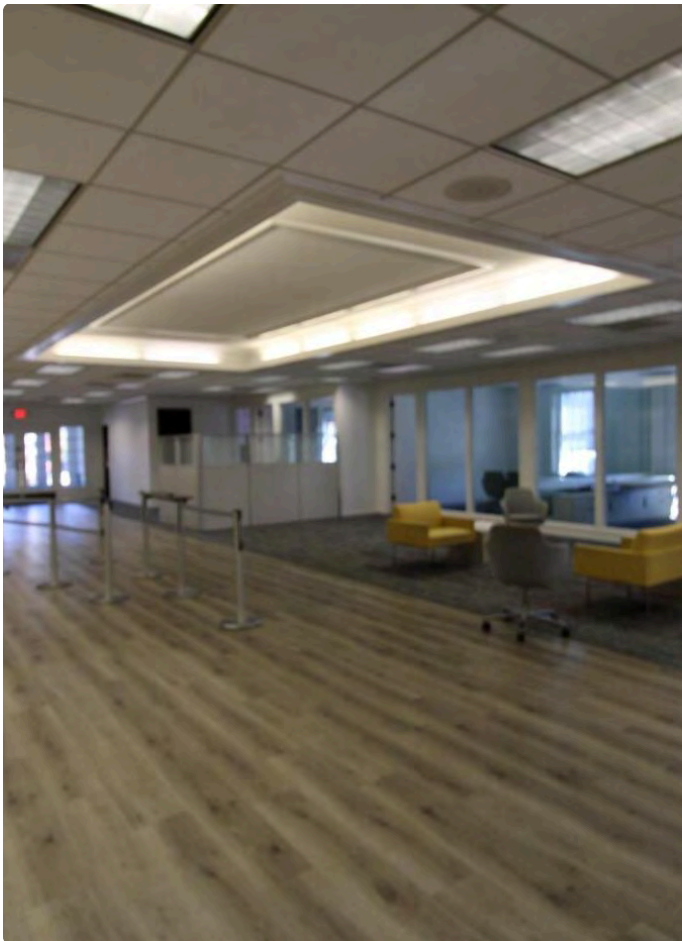
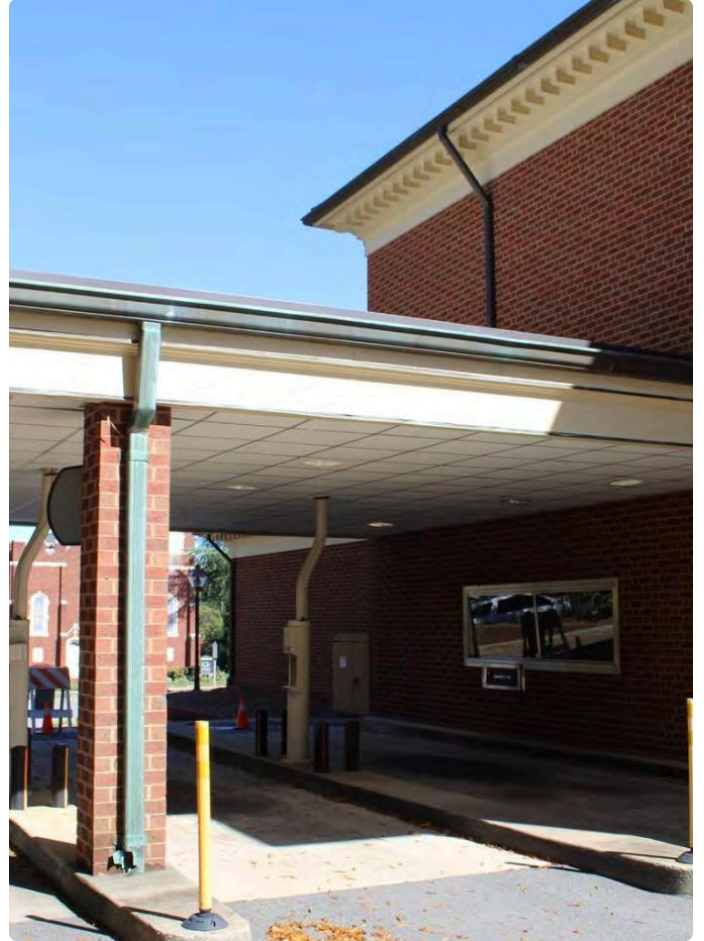
The upper floor is ideally suited for an office, but can be renovated for private dining or additional retail. Access via elevator or stairwells. The lower level can be subdivided into two sections, depending on use. Ability to create outdoor dining areas. Can build out the drive-through area for the kitchen.





50 Union St North (Former City HQ Bank)

Photo Gallery



Market Overview



POPULATION 112,400	AREA 61.8 sq mi
ELEVATION 705 ft	COUNTY Cabarrus County
INCORPORATED 1796	STATE North Carolina
RECOGNITION Ranked As #24 Best Pla...	

Market Overview: Concord, NC

(/ kon-KORD/) Concord, North Carolina continues to emerge as one of the most dynamic and business-friendly communities in the Charlotte MSA. Anchored by a steadily growing population of more than 200,000 residents in Cabarrus County and supported by a diverse employment base, Concord offers a strategic location with direct access to Interstate 85, Highway 29, and Highway 49. Major employers such as Eli Lilly, Corning, Amazon, and Atrium Health are driving sustained economic growth, while proximity to Charlotte Douglas International Airport enhances regional and national connectivity. This combination of accessibility, workforce strength, and corporate investment positions Concord as an ideal environment for businesses looking to expand or establish a presence.

Downtown Concord, in particular, has experienced a remarkable transformation, fueled by significant public and private investment. The recently completed streetscape project has introduced wider sidewalks, enhanced lighting, and inviting public spaces, complementing the energy created by the social district and a growing residential base, including the Novi apartment community. Anchored by the Cabarrus County Courthouse and surrounded by a vibrant mix of retail, dining, office, and cultural amenities, downtown has become a true destination. With increasing foot traffic, a strong sense of community, and ongoing momentum, Concord offers a compelling opportunity for businesses to be part of a thriving and evolving commercial landscape.

DEMOGRAPHIC SNAPSHOT

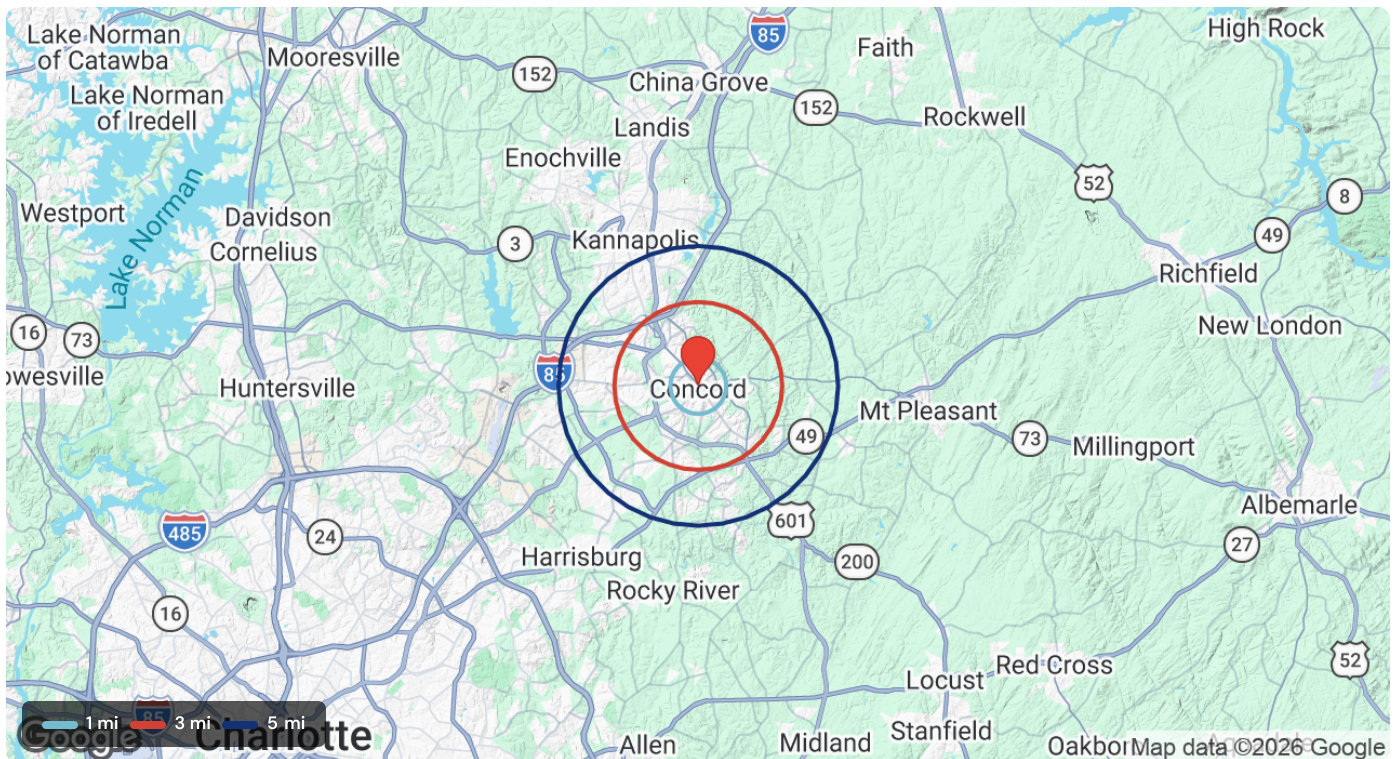
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,248	Population	42,993	Population	96,157
Median HH Income	\$56,223	Median HH Income	\$64,969	Median HH Income	\$73,051
Households	4,330	Households	17,009	Households	36,952

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,001	34,997	63,075
2010 Population	10,113	36,781	76,591
2025 Population	11,248	42,993	96,157
2030 Population	12,171	45,801	102,317
2025-2030 Growth Rate	1.59 %	1.27 %	1.25 %
2025 Daytime Population	11,406	50,220	94,730

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	4,001	13,505	24,092	less than \$15,000	425	1,279	2,455
2010 Total Households	3,744	14,420	28,975	\$15,000-\$24,999	355	1,280	2,233
2025 Total Households	4,330	17,009	36,952	\$25,000-\$34,999	319	1,231	2,600
2030 Total Households	4,727	18,252	39,641	\$35,000-\$49,999	699	2,495	5,037
2025 Avg. Household Size	2.44	2.46	2.56	\$50,000-\$74,999	1,068	3,225	6,513
2025 Owner Occupied Housing	1,922	9,377	22,507	\$75,000-\$99,999	627	2,141	4,785
2030 Owner Occupied Housing	2,080	10,220	24,529	\$100,000-\$149,999	334	2,849	6,325
2025 Renter Occupied Housing	2,408	7,632	14,445	\$150,000-\$199,999	132	926	2,878
2030 Renter Occupied Housing	2,647	8,032	15,111	\$200,000 or greater	370	1,583	4,126
2025 Vacant Housing	521	1,340	2,308	Median HH Income	\$56,223	\$64,969	\$73,051
2025 Total Housing	4,851	18,349	39,260	Average HH Income	\$83,313	\$93,364	\$99,957





PRESENTED BY

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