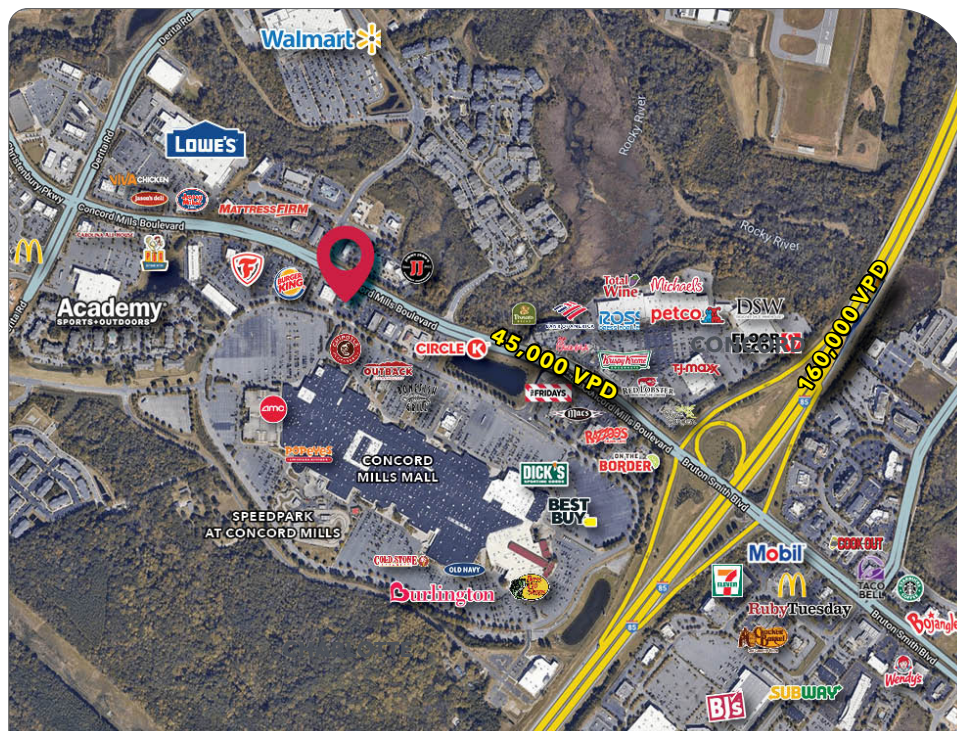


PROPERTY

HIGHLIGHTS

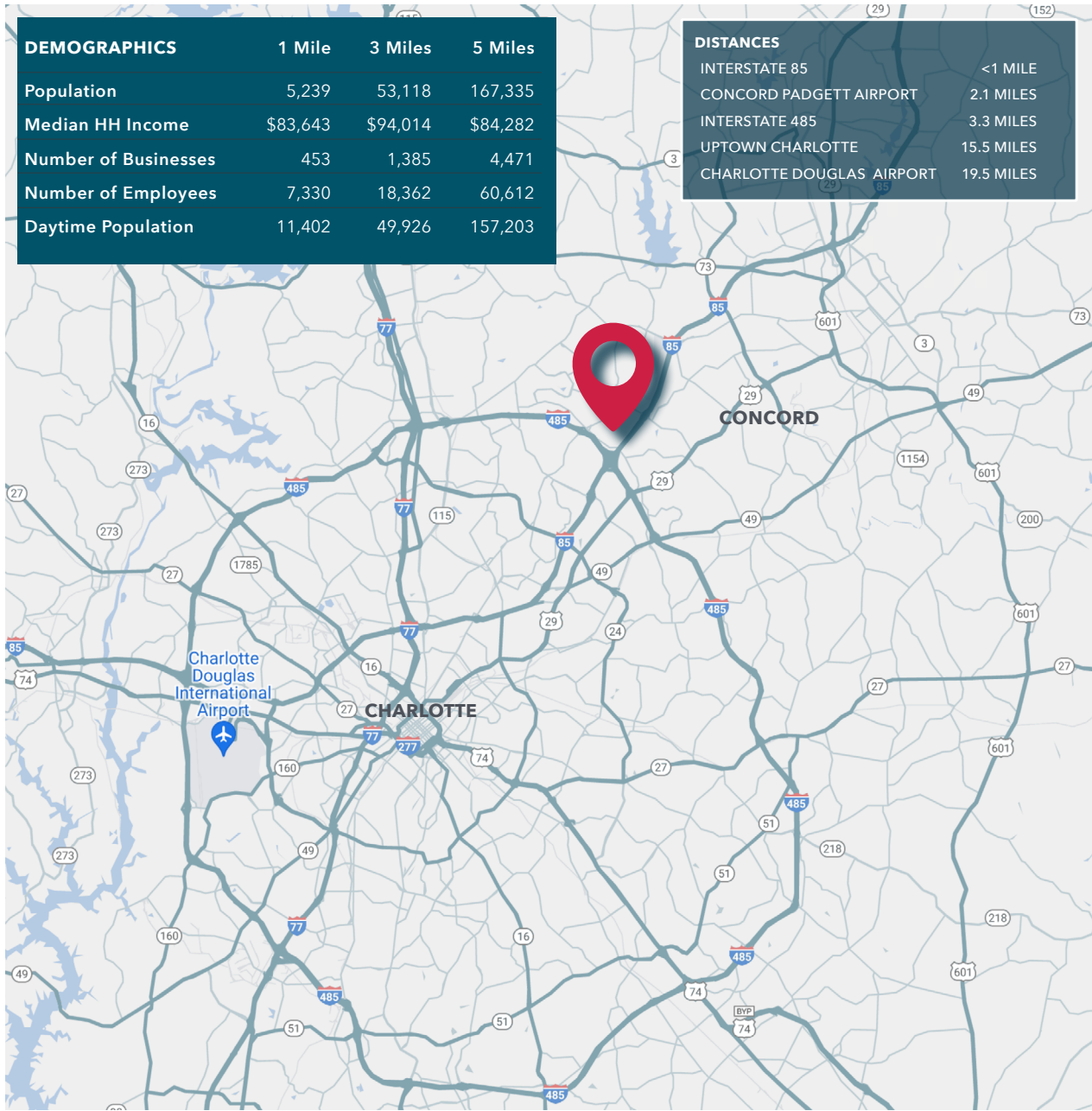
- **PRIME RETAIL LOCATION** - 2,508 SF former bank branch in prime location at Concord Mills, a thriving commercial and retail hub, making it an ideal location for various businesses. Extremely dense retail corridor, with over 1.3m SF of retail shops and businesses
- **TOP TOURIST DESTINATION** - Located in one of Charlotte's top growth markets ([Forbes listed Charlotte](#) as one of the top 10 fastest growing metros in the country and Concord boasting 5% annual growth rate since 2010)
- **EASY ACCESS** - Multiple points of ingress/egress and convenient access to Interstate 85
- **HIGH VISIBILITY** - High visibility and foot traffic from Concord Mills as well as the 45,000 VPD on Concord Mills Blvd and over 160,000 VPD on I-85
- **DRIVE-THRU** - 4 drive-thru lanes
- **SITE CHARACTERISTICS** - 1.21-acre site with abundant onsite parking
- **ZONING** - Zoned C2
- **IDEAL FOR VARIETY OF USES** - Retail Businesses, Financial Institutions, Office/Medical users, Restaurants, and more
- **DEED RESTRICTIONS**
- **SALE PRICE** - call broker



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