

2nd Generation Restaurant Space for Lease

1493 CONCORD PARKWAY | CONCORD, NC 28025



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Property *Dashboard*

**3 Walk In
Coolers!**

6,560 SF

Total SF

\$24 | SF

Lease Rate

NNN

Lease Type

5 Year Min.

Lease Term



KEY AMENITIES

- **Prime location:** Close to Charlotte with easy access to major highways (I-85 and I-73).
- **Zoning:** C-2 zoning allows for diverse retail and commercial use.
- **Spacious patio:** Includes a generous patio space of 1372 square feet, perfect for outdoor dining or events.
- **Fully built-out:** Turnkey restaurant space, equipped with all necessary fixtures, equipment, and infrastructure.
- **High visibility:** Located in a retail hub, attracting significant foot traffic.
- **Ample parking:** 87 spaces available for both customers and employees

FOOD & RETAIL NEARBY:

Under 1 Mile

- | | |
|--------------------------------|-----------------------------|
| • McDonalds | • Starbucks |
| • Wendy's | • Five Guys |
| • Golden Corral | • Carolina Mall |
| • Moes Southwest Grill | • Verizon Wireless |
| • Chick-fil-A | • Carolina Mall Cinema |
| • O'Charley's Restaurant & Bar | • Staples Print & Marketing |
| • Chilli's Grill & Bar | • Harris Teeter |
| | • Books-A-Million |









52 Mintues to
Winston-Salem

1hr 4 Mintues to
Greensboro

Winston-Salem

Greensboro

Clemmons/

Advance

Mocksville

Jamestown

High Point

Archdale

Thomasville

Lexington

Randleman

Ramseur

Siler City

Pittsboro

Salisbury

Denton

Seagrove

Sanford

Mooresville

China Grove/

Rockwell

Kannapolis

Concord

9 Mintues to
Union Street
Concert Venue

Albemarle

Troy

Biscoe

Carthage

Cameron

Vass

West End

Pinehurst

Aberdeen

Spring

Fort

Charlotte

27 Mintues to
Charlotte

15 Mintues to
Charlotte Motor
Speedway

Harrisburg

Matthews

Indian Trail

Pineville

Ellerbe

Location Map

Parcel Map



Market Overview - Concord, NC



Concord, NC boasts a thriving market that offers a diverse range of opportunities. With its strategic location near Charlotte, this city has become a prime destination for businesses and residents alike. The real estate market in Concord is flourishing, with a steady increase in property values over the years. The retail sector is also thriving, with numerous shopping centers and malls catering to the needs of the local community. In terms of accolades, Concord is well-known for hosting the Charlotte Motor Speedway, attracting motorsports enthusiasts from all over the world. Additionally, the city has gained recognition for its vibrant arts scene, showcased through events like the Union Street Live concerts. Concord's rich history is also a highlight, with its historic downtown district earning accolades for its preservation efforts.

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- *Home to Charlotte Motor Speedway, hosting NASCAR events*
 - *Named one of the “Best Places to Live in NC” by Niche*
 - *Historic Downtown Concord listed on National Register of Historic Places*
 - *Awarded “All-American City” by National Civic League*

Surrounding *Demographics*

94,546

Population

35,600

Households

24,246

Families

2.65

*Average
Household Size*

63%

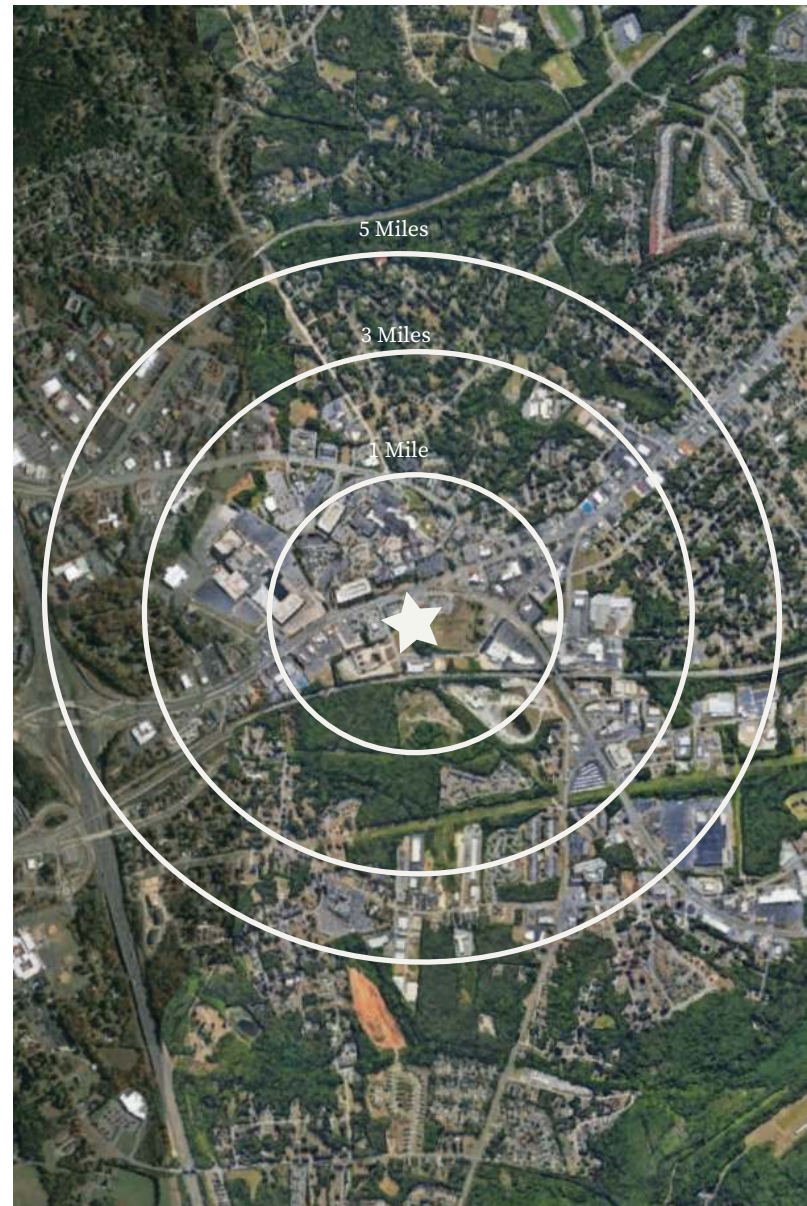
*Owner Occupied
Housing Units*

35

Median Age

\$62,456

*Median
Household Income*



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