

Mona at
ODELL CORNERS

CONCORD, NC 28027

FOR SALE

9,990 SQ. FT
BRAND NEW CONSTRUCTION
MEDICAL OFFICE
\$5,175,360



Executive Summary

The Atlas Reality Group is pleased to present for sale Mona at Odell Corners, a new construction multi-tenant medical site with 9,990 SF.

Located at 1875 Teachers House Road NW Concord, NC (Corner of Odell School Road and Davidson Hwy) This deal includes a 10 year dental tenant and 7 year corporate ABA therapy. Triple net lease with a favorable 2% annual rent escalations



**PROXIMITY TO A
TARGET ANCHORED
POWER CENTER**



**SURROUNDED
BY LARGE
COMMUNITIES OF
STUDENTS AND
HOMES**



**CHARLOTTE MSA
IS A HIGH
GROWTH
MARKET**

SALE

\$5,175,360

OFFERING SUMMARY

Cap Rate	6.25%
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NOI	\$323,460.00
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Price/SF	\$518.05
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BUILDING SUMMARY

Street Address	1875 Teachers House Rd. NW
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City, State, Zip	Concord, NC 28027
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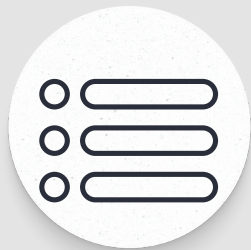
County	Cabarrus
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Building Size	9,990
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Lot Size	1.04
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Year Built	2024
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Investment Highlights



Attractive Lease Fundamentals

Attractive yield lease with minimal operational risk



High Income Trade Area and Growth Metrics

Median household income over \$123,600 in a 3 mile radius. 33% population growth in 10 years.



Charlotte, NC MSA

Within 3 miles, are 73K residents. Charlotte, NC is ranked #5 in fastest growing metro areas with a projected 5 year net migration of 179K.



Corporate Tenants

Corporate Guaranty on 80% of site
10% escalations every 5 years.
Dental Office 20% with personal guaranty .
Tenants have two 5 year extensions.



Family Centered Area

Over 4000 K-12 students within 2 miles to the site. 108K residents within 5 miles.



Income Growth

The Median household income within 3 miles is set to have a 14% growth by 2028.

CONCORD

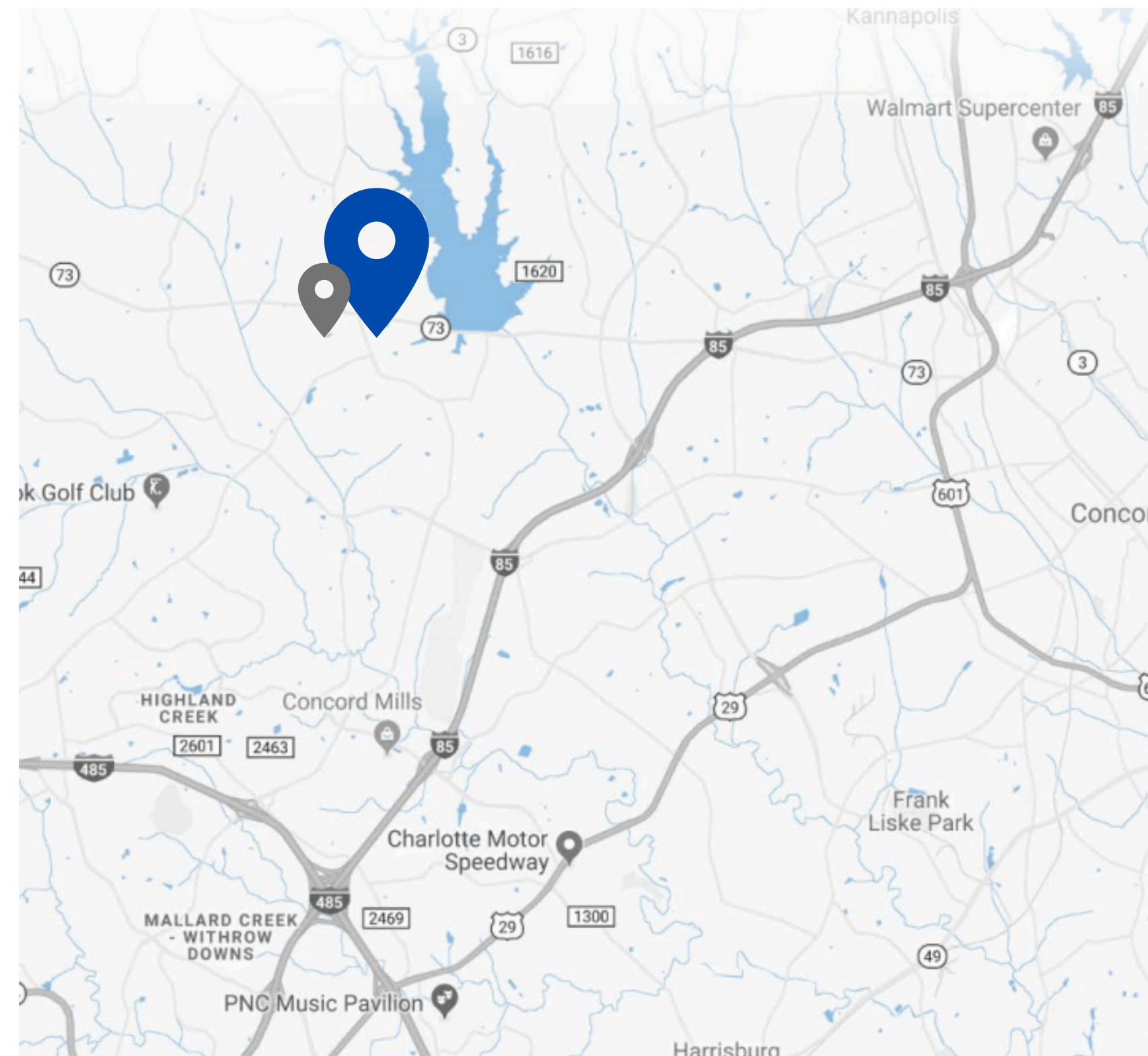
Just 20 miles out from Charlotte, lies a town that HGTV named one of the most charming towns in America. Concord is seeping with tourist attractions. The Charlotte Motor speedway, Concord Mills Mall, and multiple college campuses all reside within city limits. Concord regional airport offers access for those who don't travel through Charlotte Douglas airport.

This development is part of the 23 acre master planned multi-use development featuring 101 Pulte Townhomes alongside several other residential developments. The site is directly across the street from the brand new W. R. Odell Elementary school



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	14,800	60,000	134,000
MEDIAN HH INCOME	\$115,400	\$123,600	\$102,500



Site



W. R. Odell Elementary
School

Connect with Atlas.



Email

Alison@atlasrgp.com
Kathy@atlasrgp.com



Call us

310.717.4559
704.968.3320



Website

Atlasrealty.group



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