



AFTON VILLAGE

5405 Village Drive Northwest, Unit 104, Concord, NC 28027



PROPERTY DESCRIPTION

Discover this retail opportunity for lease or sale in the vibrant area of Concord, NC, just off I-85 at George Liles Blvd. (Exit 54) for easy access to and from the location.

Afton Village offers a charming blend of retail, dining, and entertainment options, creating a desirable destination for visitors and residents alike. Just moments away, enjoy the scenic Village Green, host to various community events and gatherings.

OFFERING SUMMARY

Sale Price:	\$399,000
Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	1,236 SF

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RETAIL FOR SALE & LEASE

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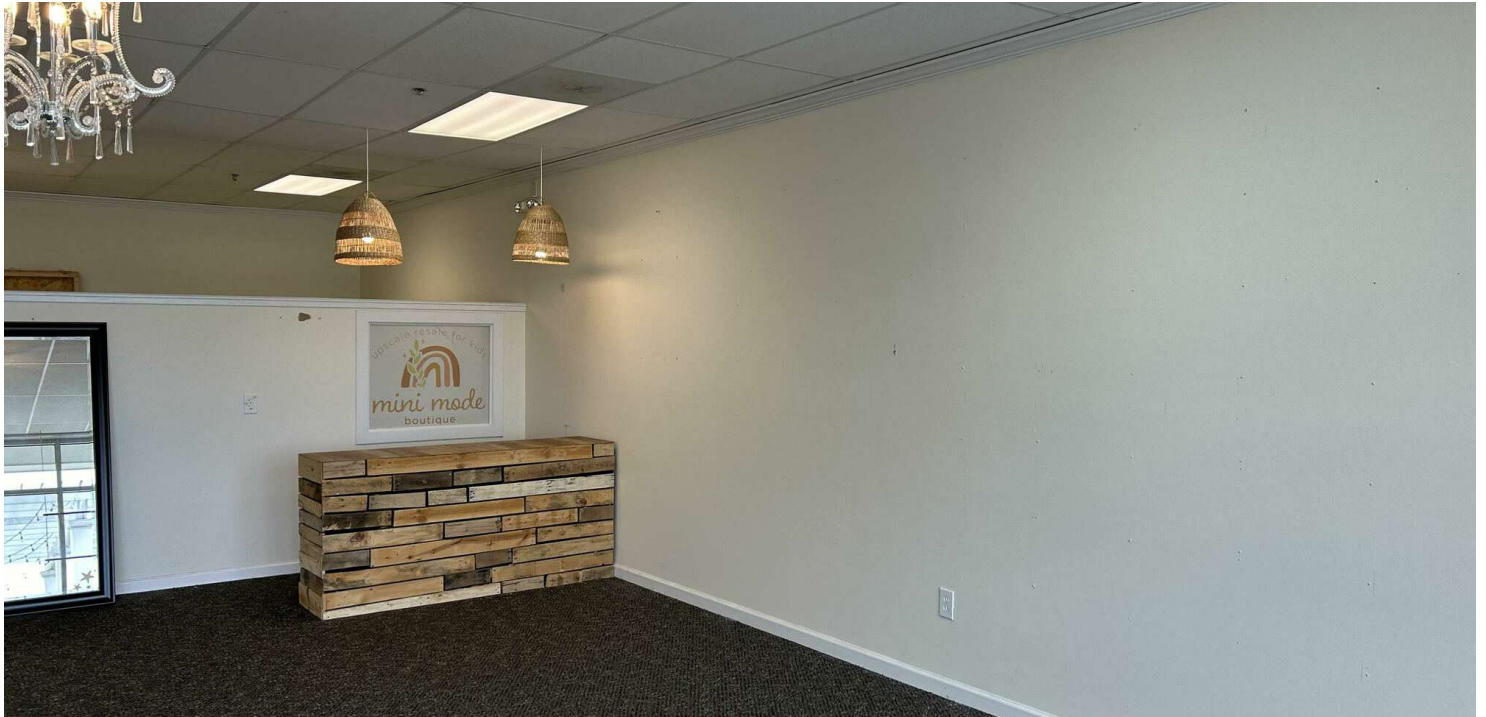
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Each Office Independently Owned and Operated

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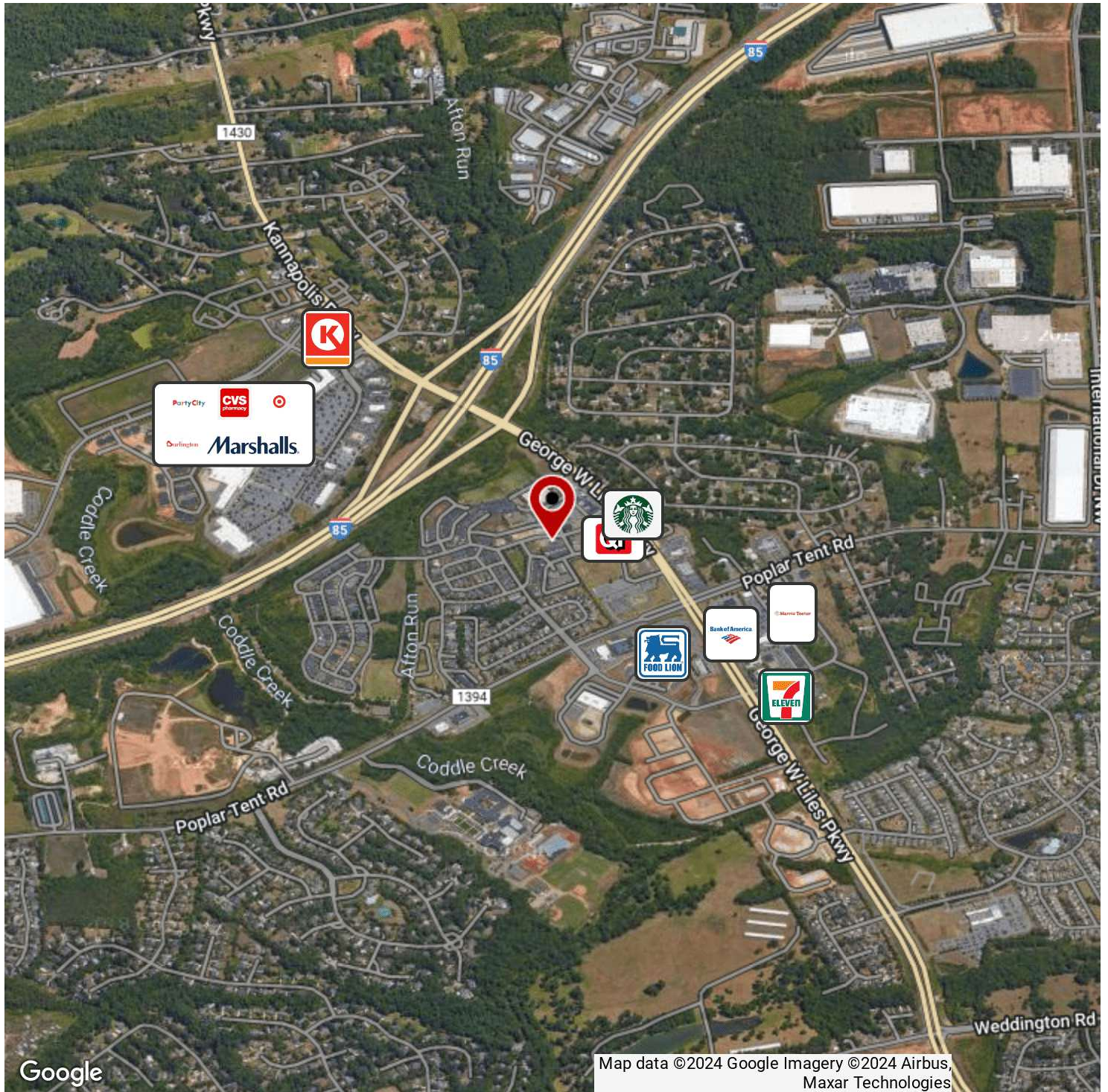
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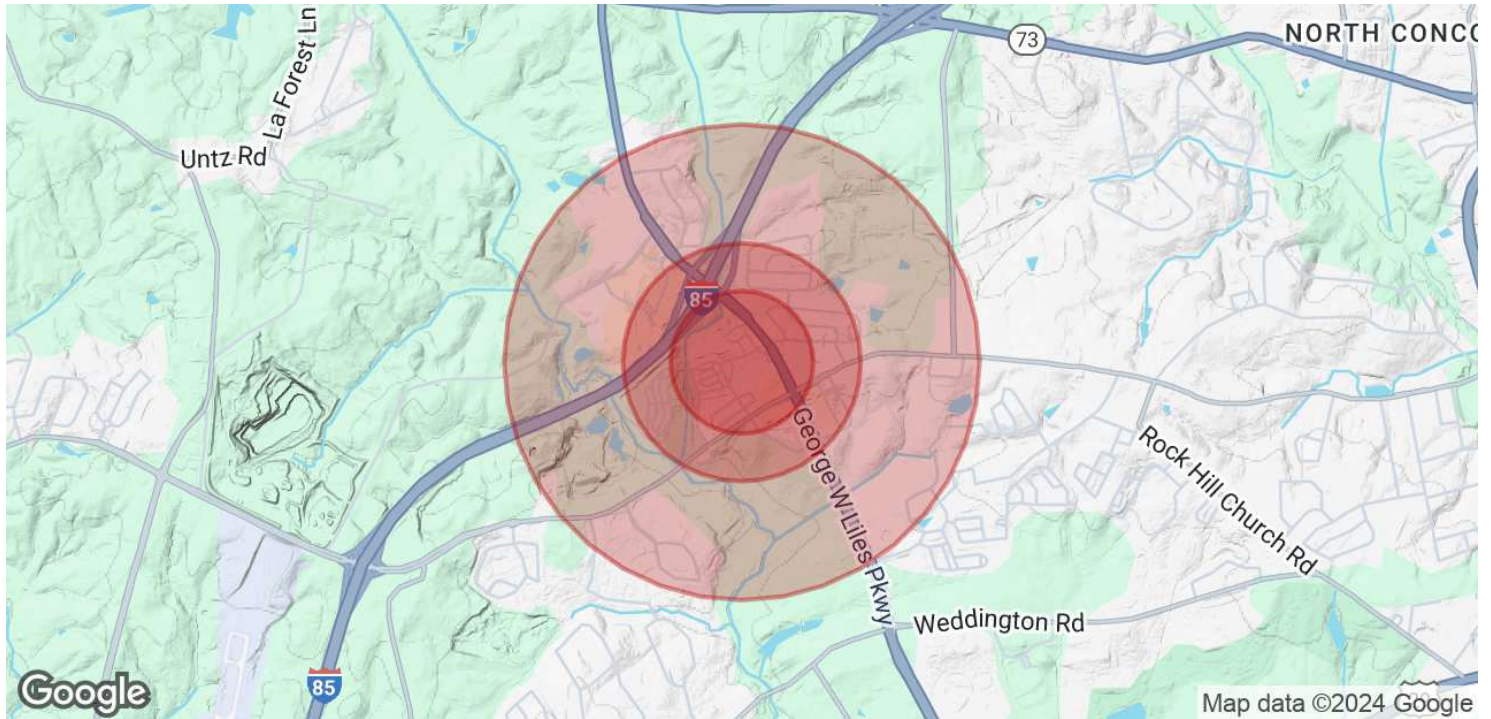
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	618	1,533	6,095
Average Age	46	44	41
Average Age (Male)	43	42	39
Average Age (Female)	47	46	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	695	2,732
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$127,179	\$127,339	\$126,119
Average House Value	\$355,194	\$381,912	\$427,456

Demographics data derived from AlphaMap

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Prohibited Businesses

Below is a list of businesses that Afton Village has committed not to include in our commercial area. In addition to this list, the Board will not approve additional restaurants for the Chesterfield Building because it does not have adequate parking to handle the additional traffic.

- Adult video/Adult entertainment stores
- Abortion offices/facilities
- Alcohol/Drug rehabilitation offices/facilities
- Off-track betting establishments
- Offices or entities that sell, barter, trade, buy, or dispenses marijuana, for medical use or otherwise
- Probation/parole offices
- Pawn shops
- Unemployment or Social Security offices
- Liquor stores
- Tattoo shops/body art/piercing tenants
- Gun and Weapon shops
- Smoke/Tobacco or Vapor/E-Cigarette shops
- Dry Cleaning Plant facility
- Same day cash/loan shops
- Massage parlors (except for national chains such as Massage Envy and the like)
- Police substations
- Military recruiting offices
- Any other non-professional use similar to those listed above

Existing Business Conflicts

The Board would not approve any business that would be a direct competitor to each of these existing businesses.

- Salon Afton Hair Salon
- It's a Garden Life Spa
- Afton Pub & Pizza
- Afton Village Realty
- Dough Bakery
- E Noodles & Company (Asian/Sushi)
- The Gateway to Athens (Greek)
- Smoothie King
- Edward Jones Financial
- Premium Nail Spa
- The Village Corner (American Bistro Fare)
- Afton Cleaners
- Whitespire Acupuncture
- Afton Dental (primary Dental care)
- Afton Endodontics
- Afton Oral Surgery
- Modern Eye Care (glasses, sunglasses, optometry, ophthalmology)
- Novant Primary Care (pediatric and adult primary care) ***they have a legally binding/recorded exclusive that was approved in 2007 and reaffirmed in 2022
- Fast Med Urgent Care
- Foot & Ankle Clinic
- Carolina Center for ABA Autism Treatment
- Edible Arrangements
- AR Workshop
- Afton Tavern (American Fare)
- Solace Yoga Studio
- 9 Round Kickboxing and Fitness
- The Wine Room
- Barbers at 54
- Mini Mode Boutique
- Classy Scoops Ice Cream Lounge
- C & B Home Solutions
- Drama Kids
- QuickTrip
- Primrose School