



It's @ The Annex

*66 Union Street South
Concord, NC 28025*

*The Corner Of
Union & Barbrick*

Contact:

Steven Tice, CCIM

Broker

Phone : (704) 684-1958/(704) 794-2294 Direct

License : NC 168957 SC 125723

Email : tice@morticecre.com



TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER

2

PROPERTY DESCRIPTION

3

PROPERTY PHOTOS

5

DEMOGRAPHIC ANALYSIS

9

AERIAL & LOCATION REPORT

13

PROPERTY INFO:

◆ PROPERTY ADDRESS:

66 UNION STREET SOUTH
CONCORD, NC 28025

◆ Spaces For Rent:

66 Union - 1,087 Sq. Ft,
\$27.60 Per Sq. Ft. NNN

8 Barbrick - 1,312 Sq. Ft.
\$22.87 Per Sq. Ft. NNN

12 Barbrick - 1,342 Sq. Ft.
\$22.35 Per Sq. Ft NNN

*Each space will also
have a TICAM fee of \$2
per SF. This fee is
capped.



It's @ The
Annex

PROPERTY OVERVIEW

The Annex, centrally located at the corner of Union and Barbrick, is uniquely positioned to allow you to take advantage of foot traffic generated by the unique streetscape, the 614-space parking deck, three Novi apartment buildings, the renovated and expanded courthouse, numerous civic events and more.

It's @ The Annex



The Annex has played a key role in Concord's history, being the original location of Concord's city hall. This building has recently undergone an extensive renovation, guaranteeing its role for future generations.

The building features everything new, from windows to doors, electrical to HVAC. The HVAC system features in-duct air purifiers, providing state-of-the-art air quality.

As impressive as the renovation is, the location is even more impressive. The Annex is next door to the 614-car county parking deck and directly across the street from the recently renovated and expanded courthouse. Three new apartment complexes are also within walking distance of the Annex!

Plus, an exciting new streetscape project will provide outdoor opportunities at no additional cost! The sidewalks will be 22' wide on Union and also offer an outdoor space on Barbrick. They will feature landscaping, art, electronic kiosks, coordinated lighting and sound systems, and more!

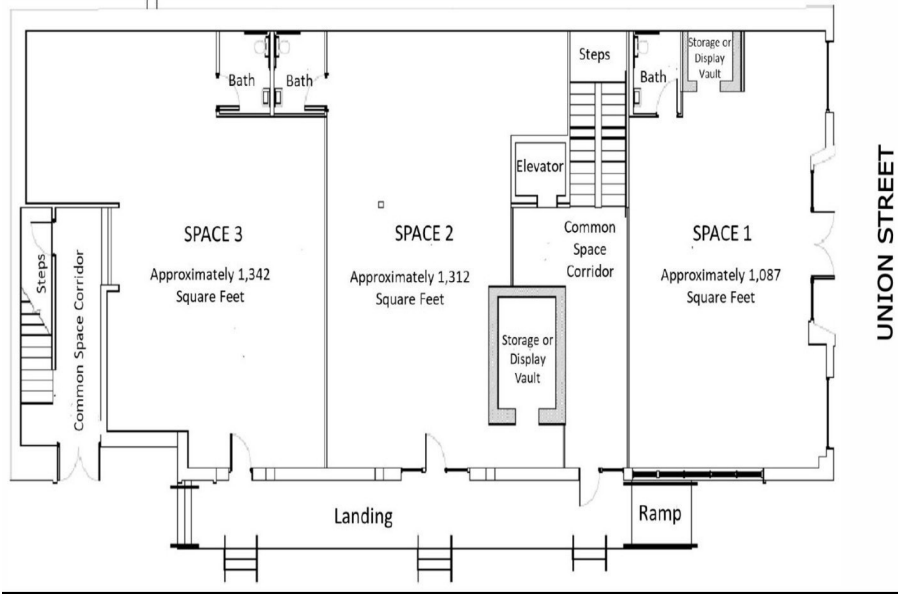
Last but certainly not least, the Annex is in the heart of the new downtown social district! You will be allowed to stroll freely with the drink of your choice throughout the district.

Be the one they are talking about when they say it's @ The Annex!

PROPERTY PHOTOS



PROPERTY PHOTOS

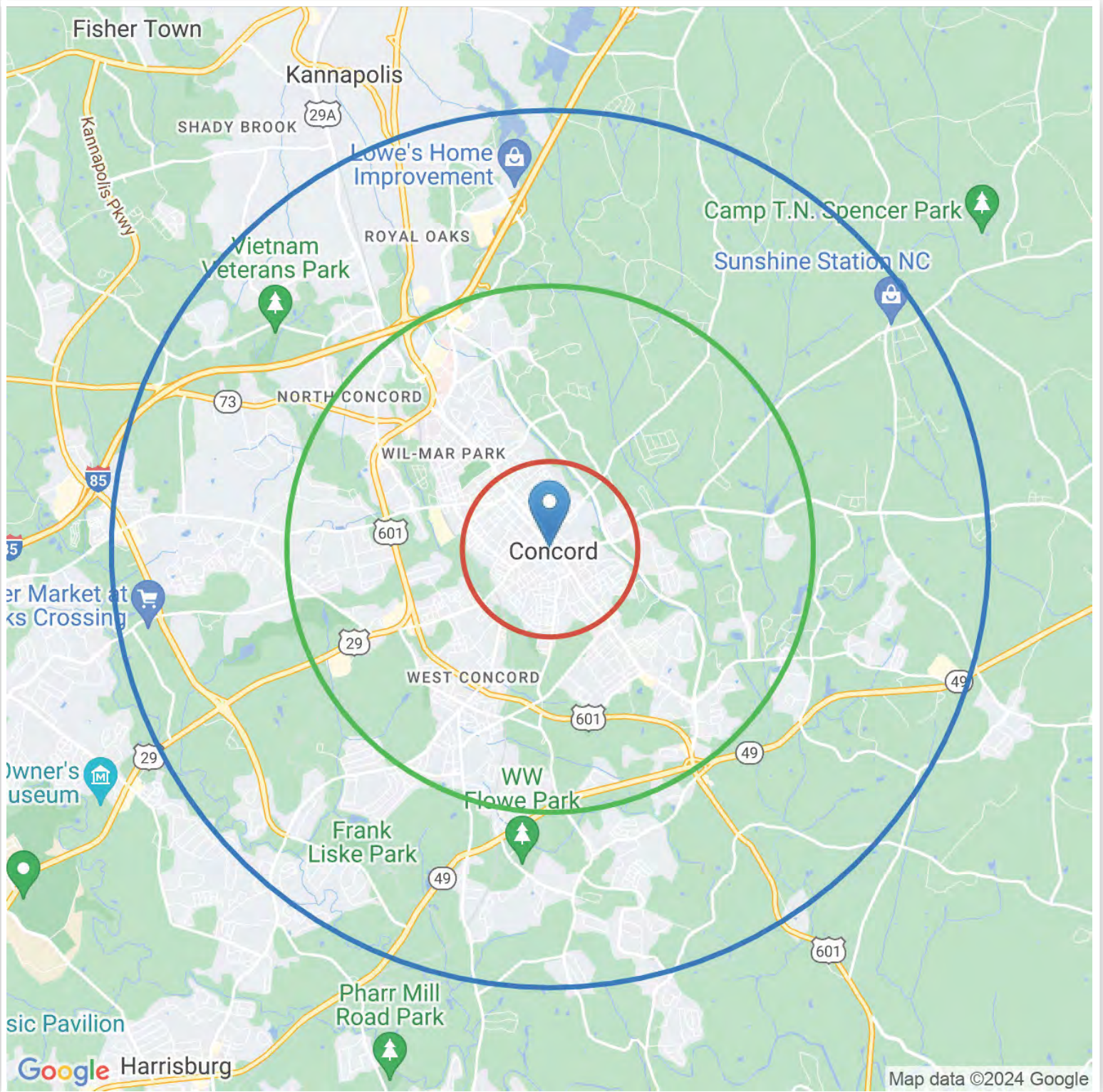


PROPERTY PHOTOS



PROPERTY PHOTOS





Steven Tice, CCIM

Mortice Commercial Real Estate
Phone (704) 684-1958/(704) 794-2294 Direct
License: NC 168957 SC 125723
Email tice@morticecre.com
morticecre.com
125 Arlington Avenue Southeast, Concord NC 28025

	1 mile	3 mile	5 mile
Population			
2010 Population	9,288	36,552	75,384
2020 Population	10,167	40,531	89,071
2024 Population	10,448	42,610	95,394
2029 Population	11,620	45,903	103,288
2010-2020 Annual Rate	0.91%	1.04%	1.68%
2020-2024 Annual Rate	0.64%	1.18%	1.63%
2024-2029 Annual Rate	2.15%	1.50%	1.60%
2020 Male Population	49.2%	48.1%	47.9%
2020 Female Population	50.8%	51.9%	52.1%
2020 Median Age	35.4	37.4	37.1
2024 Male Population	50.1%	49.0%	48.7%
2024 Female Population	49.9%	51.0%	51.3%
2024 Median Age	35.8	37.8	37.5

In the identified area, the current year population is 95,394. In 2020, the Census count in the area was 89,071. The rate of change since 2020 was 1.63% annually. The five-year projection for the population in the area is 103,288 representing a change of 1.60% annually from 2024 to 2029. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 37.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	41.8%	52.1%	54.0%
2024 Black Alone	32.9%	23.7%	24.2%
2024 American Indian/Alaska Native Alone	0.7%	0.8%	0.6%
2024 Asian Alone	0.7%	1.4%	2.2%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	13.8%	12.6%	9.8%
2024 Two or More Races	10.1%	9.4%	9.0%
2024 Hispanic Origin (Any Race)	23.1%	20.7%	17.2%

Persons of Hispanic origin represent 17.2% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.6 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	61	72	81
2010 Households	3,312	14,257	28,489
2020 Households	3,654	15,756	33,710
2024 Households	3,772	16,485	35,976
2029 Households	4,194	17,687	38,839
2010-2020 Annual Rate	0.99%	1.00%	1.70%
2020-2024 Annual Rate	0.75%	1.07%	1.54%
2024-2029 Annual Rate	2.14%	1.42%	1.54%
2024 Average Household Size	2.58	2.51	2.61

The household count in this area has changed from 33,710 in 2020 to 35,976 in the current year, a change of 1.54% annually. The five-year projection of households is 38,839, a change of 1.54% annually from the current year total. Average household size is currently 2.61, compared to 2.59 in the year 2020. The number of families in the current year is 24,416 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Steven Tice, CCIM

Mortice Commercial Real Estate
 Phone (704) 684-1958/(704) 794-2294 Direct
 License: NC 168957 SC 125723
 Email: steve@morticecre.com
 morticecre.com
 125 Arlington Avenue Southeast, Concord NC 28025

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	30.2%	26.8%	29.1%
Median Household Income			
2024 Median Household Income	\$54,285	\$61,201	\$68,348
2029 Median Household Income	\$61,966	\$72,829	\$79,601
2024-2029 Annual Rate	2.68%	3.54%	3.10%
Average Household Income			
2024 Average Household Income	\$81,556	\$88,238	\$96,606
2029 Average Household Income	\$95,553	\$103,083	\$112,732
2024-2029 Annual Rate	3.22%	3.16%	3.14%
Per Capita Income			
2024 Per Capita Income	\$30,382	\$33,777	\$36,425
2029 Per Capita Income	\$35,461	\$39,286	\$42,368
2024-2029 Annual Rate	3.14%	3.07%	3.07%
GINI Index			
2024 Gini Index	42.9	40.8	40.2
Households by Income			

Current median household income is \$68,348 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$79,601 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$96,606 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$112,732 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$36,425 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$42,368 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	82	93	86
2010 Total Housing Units	3,977	16,205	31,550
2010 Owner Occupied Housing Units	1,512	8,011	18,429
2010 Renter Occupied Housing Units	1,800	6,246	10,060
2010 Vacant Housing Units	665	1,948	3,061
2020 Total Housing Units	4,027	16,969	35,896
2020 Owner Occupied Housing Units	1,633	8,780	20,488
2020 Renter Occupied Housing Units	2,021	6,976	13,222
2020 Vacant Housing Units	379	1,204	2,187
2024 Total Housing Units	4,116	17,568	38,037
2024 Owner Occupied Housing Units	1,741	9,426	22,241
2024 Renter Occupied Housing Units	2,031	7,059	13,735
2024 Vacant Housing Units	344	1,083	2,061
2029 Total Housing Units	4,561	18,871	41,059
2029 Owner Occupied Housing Units	1,942	10,352	24,196
2029 Renter Occupied Housing Units	2,252	7,335	14,643
2029 Vacant Housing Units	367	1,184	2,220
Socioeconomic Status Index			
2024 Socioeconomic Status Index	44.7	44.8	46.7

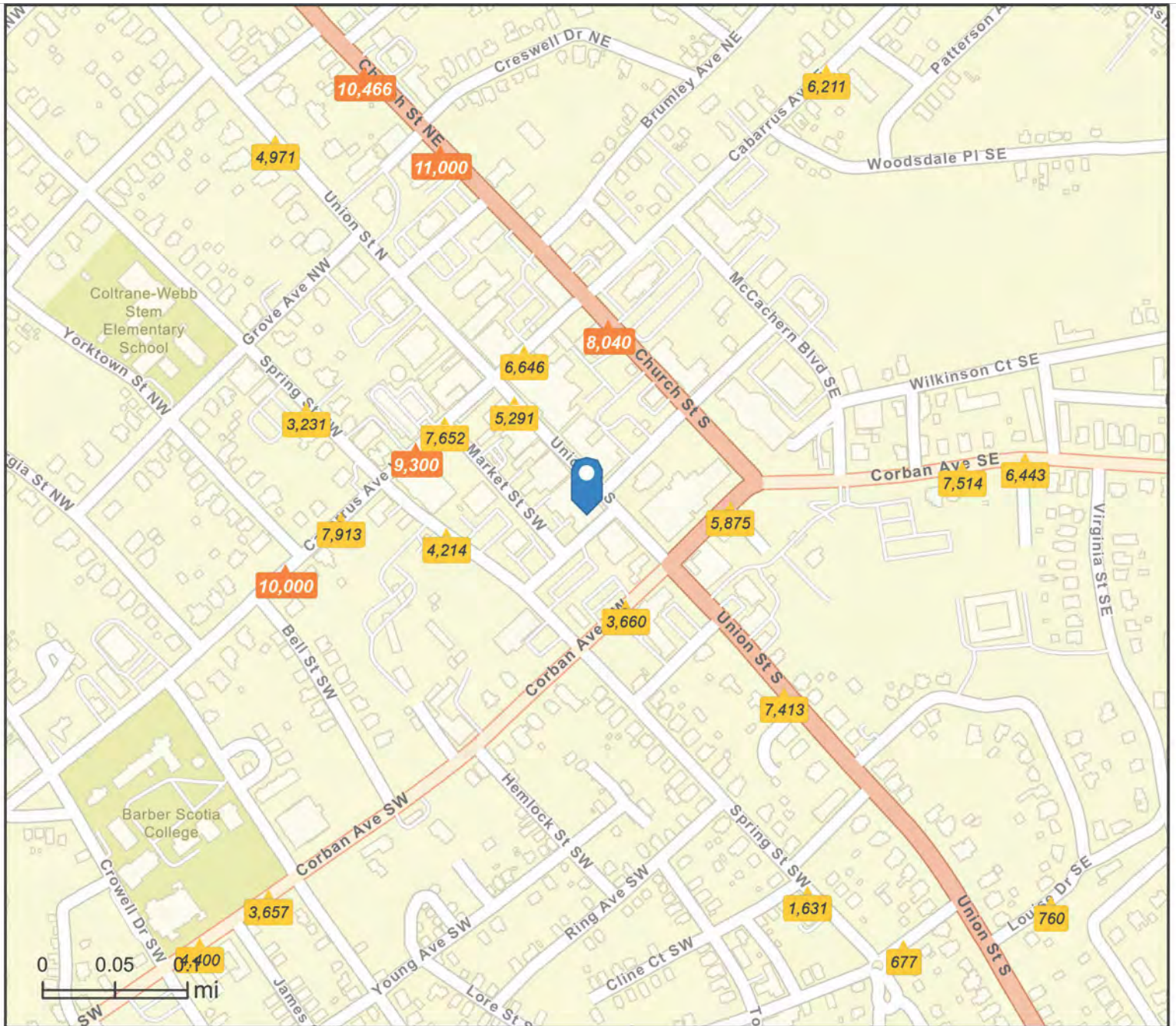
Currently, 58.5% of the 38,037 housing units in the area are owner occupied; 36.1%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 35,896 housing units in the area and 6.1% vacant housing units. The annual rate of change in housing units since 2020 is 1.37%. Median home value in the area is \$317,379, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 4.52% annually to \$395,935.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Steven Tice, CCIM



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



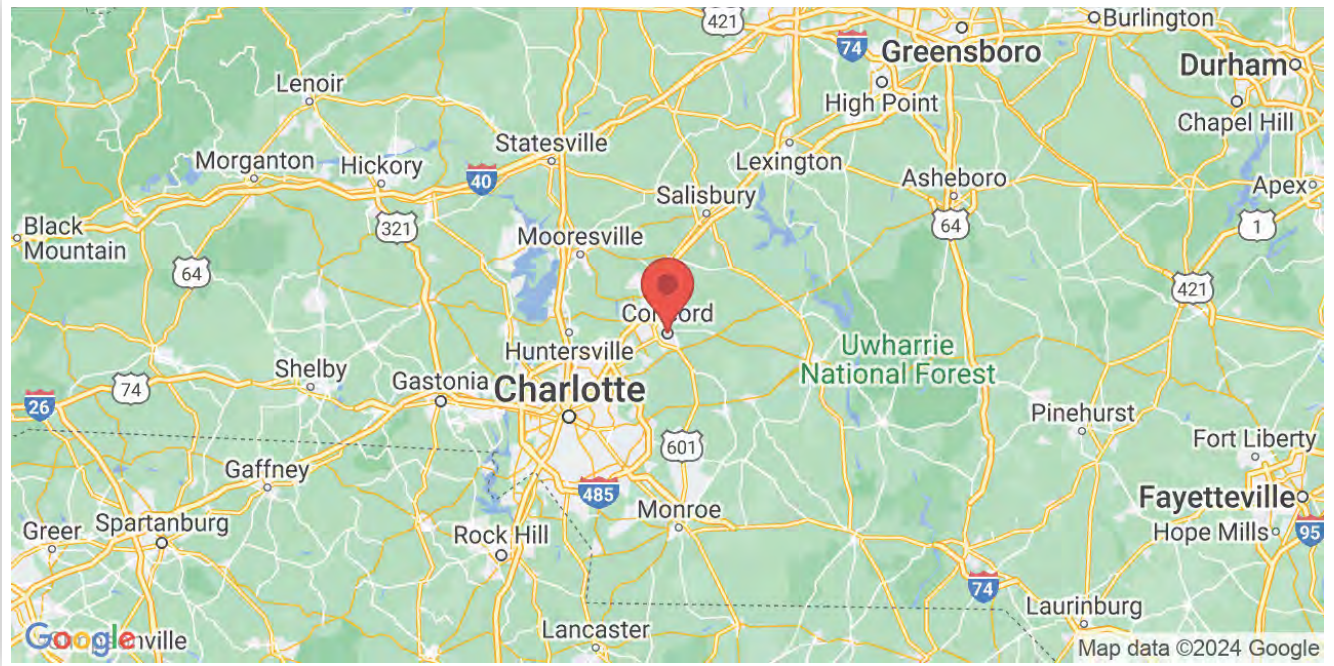
Source: ©2024 Kalibrate Technologies (Q2 2024).



Steven Tice, CCIM

Mortice Commercial Real Estate
 Phone (704) 684-1958/(704) 794-2294 Direct
 License: NC 168957 SC 125723
 Email: stice@morticecre.com
morticecre.com
 126 Arlington Ave SE Concord, NC 28025

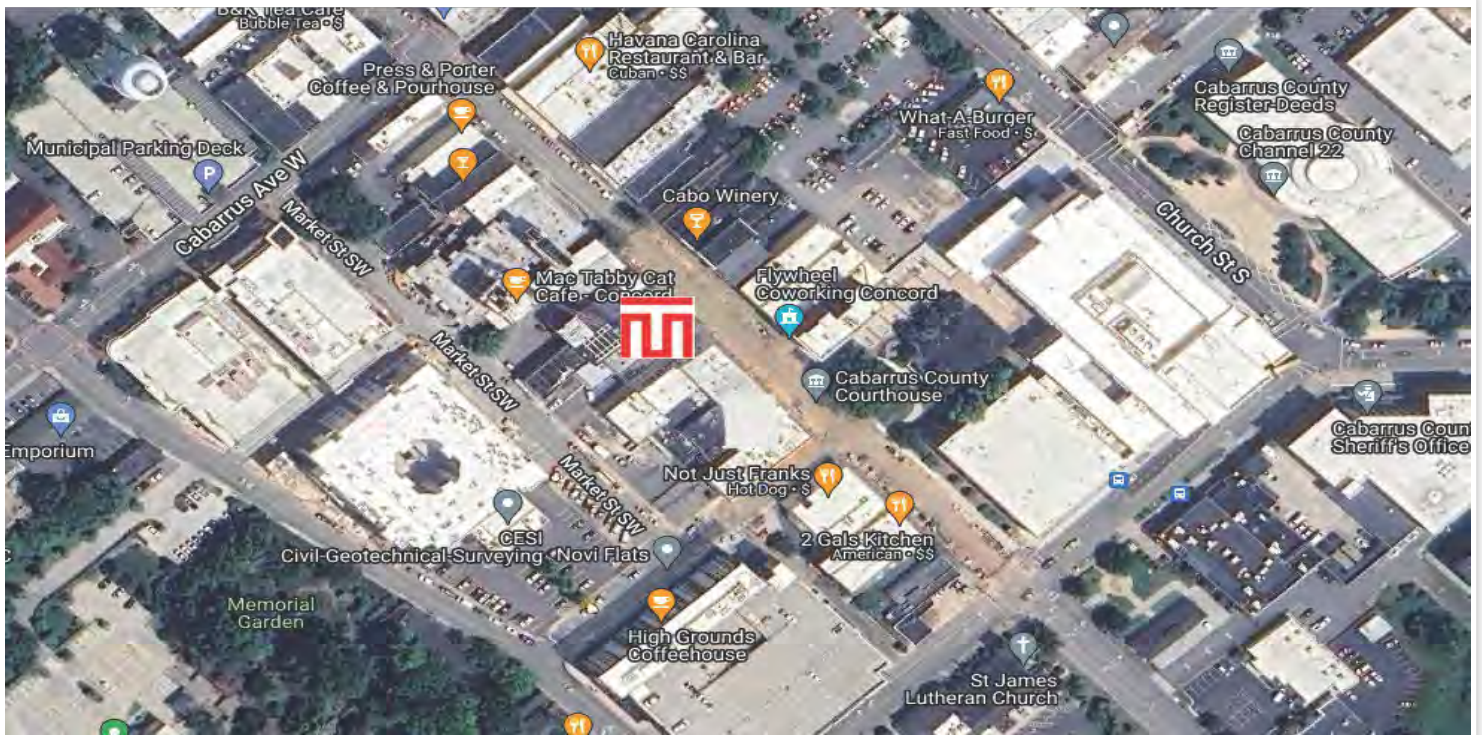
It's @ The Annex
66 Union Street South, Concord, NC, 28025



Steven Tice, CCIM

Mortice Commercial Real Estate
Phone (704) 684-1958/(704) 794-2294 Direct
License: NC 168957 SC 125723
Email tice@morticecre.com
morticecre.com
126 Arlington Avenue Southeast, Concord NC 28025

It's @ The Annex
66 Union Street South, Concord, NC, 28025



Steven Tice, CCIM

Mortice Commercial Real Estate
Phone (704) 684-1958/(704) 794-2294
Direct License: NC 168957 SC 125723
Email tice@morticecre.com
morticecre.com
126 Arlington Avenue Southeast, Concord NC 28025



Steven Tice, CCIM

Phone: (704) 684-1958/(704) 794-2294 Direct


Email: tice@morticecre.com

License: NC 168957 SC 125723



MORTICE COMMERCIAL REAL ESTATE

STEVEN TICE, CCIM

 (704) 684-1958/(704) 794-2294 Direct

 tice@morticecre.com

 126 Arlington Avenue Southeast
Concord, NC, 28025, United States

 morticecre.com