



Imagine The Possibilities

*167 Union Street South
Concord, NC 28025*

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

10

AERIAL & LOCATION REPORT

11



PROPERTY INFO:

ANNUAL RENT:
\$22.50 Per Sq. Ft. NNN

NNN (*\$2 Per Sq. Ft*)

PROPERTY ADDRESS: 167
UNION STREET SOUTH
CONCORD, NC 28025

YEAR BUILT:
1962

RENTABLE AREA:
3,000 +/- SQ. FT.

**Imagine The
Possibilities**

PROPERTY OVERVIEW

This unique two-story 3,000 +/- building is nestled in the heart of downtown Concord's historic district, offering a convenient, flexible location. With C-1 zoning, the property supports a variety of uses, making it perfect for retail, office, or even mixed-use ventures.

Downtown Concord is experiencing a remarkable rebirth, driven by the new social district, streetscape improvements, significant investments such as the Novi Apartments, and the over \$100 million new courthouse expansion/renovation.

As the county seat of Cabarrus County, this property is just a short walk from city and county government offices, adding even more convenience and appeal.

This property is ready for you to make it the heart and soul of the downtown!

Imagine The Possibilities

167 Union St South Concord NC 28025



Imagine the Possibilities in Downtown Concord!

This unique two-story, **3,000 +/- sq. ft. building** is perfectly positioned in the heart of downtown Concord's historic district, offering a **prime location** with **C-1 zoning** that allows for a variety of uses, including restaurant, retail, or office ventures.

Downtown Concord is undergoing a **remarkable transformation**, making it an ideal time to invest in this vibrant community. Key highlights include:

- **New, Nearby Social District:** Enhancing the downtown experience with increased foot traffic and lively social events.
- **Streetscape Improvements:** Modern upgrades that improve walkability and aesthetics, blending with the historic charm.
- **Significant Investments:** The **Novi Apartments** and the **\$100 million courthouse expansion and renovation** are bringing new energy, residents, employees, and opportunities to the area.

Property Features:

- **3,000 +/- sq. ft.** of flexible space across two stories.
- **20 parking spaces**, a rare and highly desirable feature in downtown.
- **Terrazzo flooring** on the upper level adds character and elegance.
- **Open floor plan**, allowing for creative and customizable layouts.
- **Outdoor Potential:** There is an opportunity to add an outdoor **patio, deck, or both**, perfect for use as a restaurant.

Location Advantages:

- **Walkable Access:** Steps away from **city and county government offices** and other downtown amenities.
- **Historic Appeal:** Located in the county seat of **Cabarrus County**, known for its rich history and strong community ties.

Whether you're looking to create a unique restaurant, a charming retail space, or a dynamic office environment, this property offers endless possibilities to make your vision a reality.

PROPERTY PHOTOS



PROPERTY PHOTOS



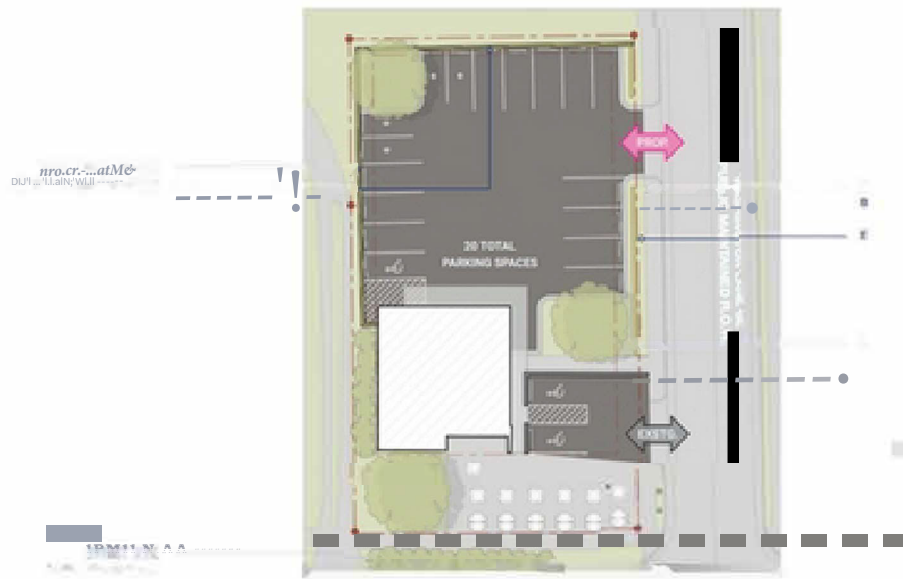
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

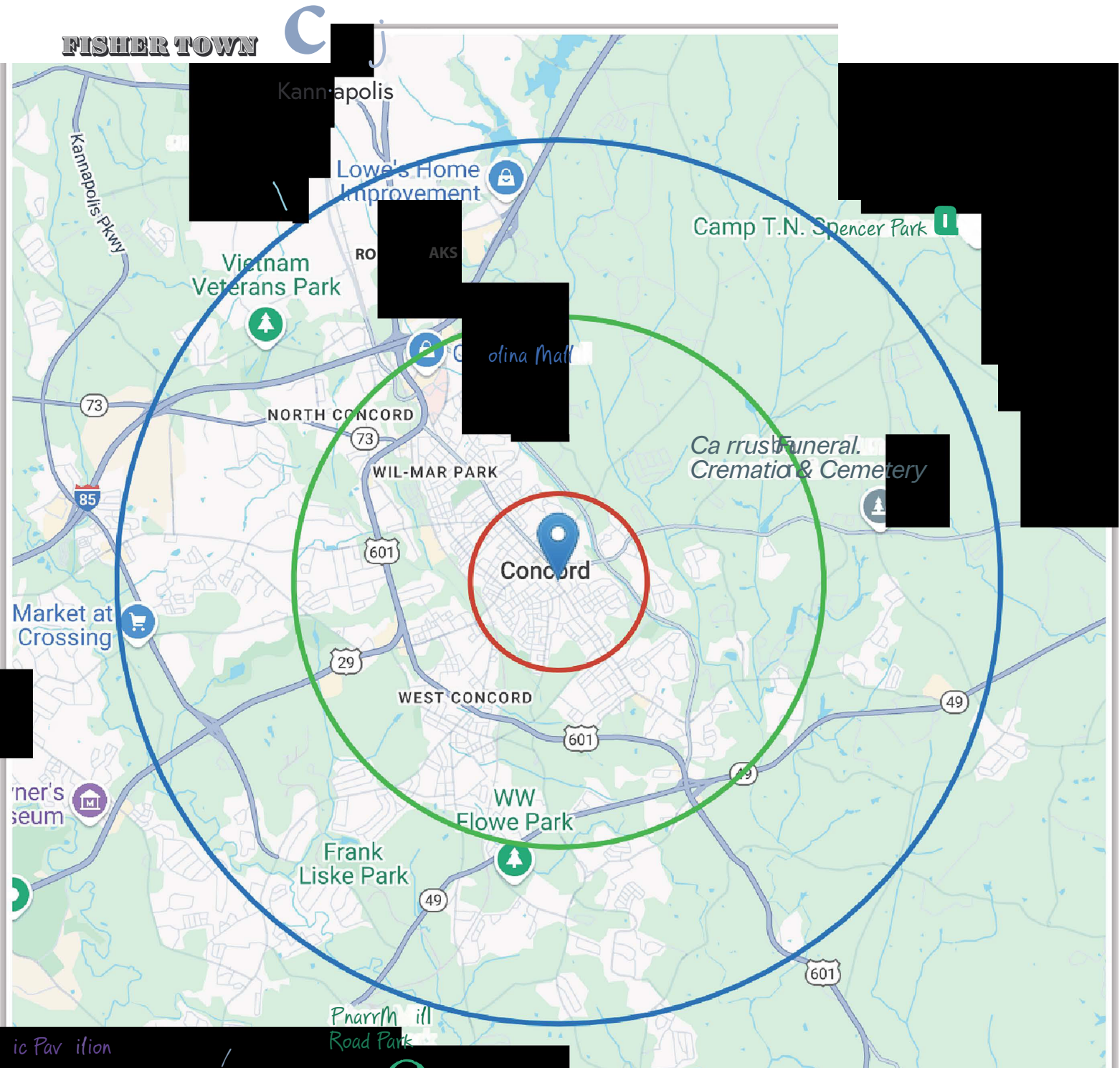


Ptiop,osed Sile-Plan



Imagine The Possibilities

167 Union Street South, Concord, NC, 28025
LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



HARRISBURG



Map data ©2024 Google



Steven Tice, CCIM

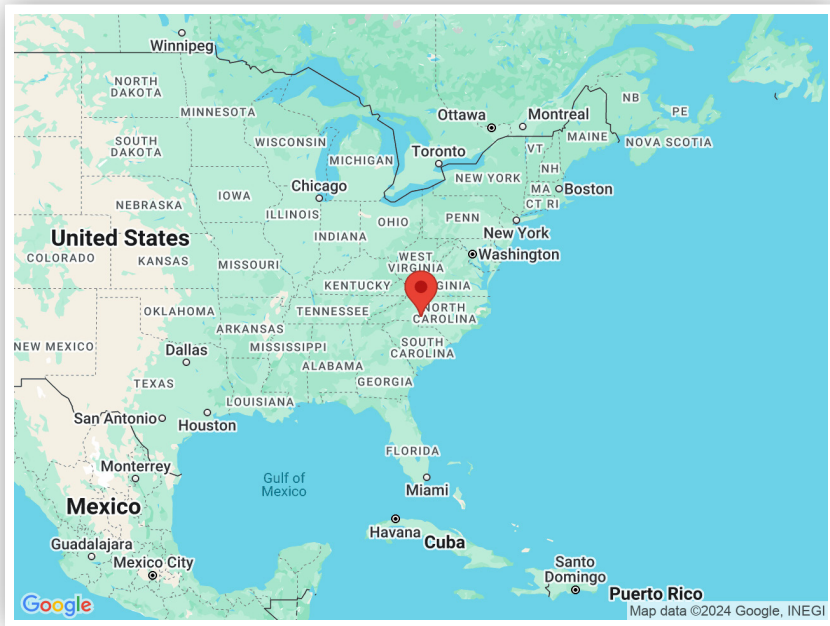
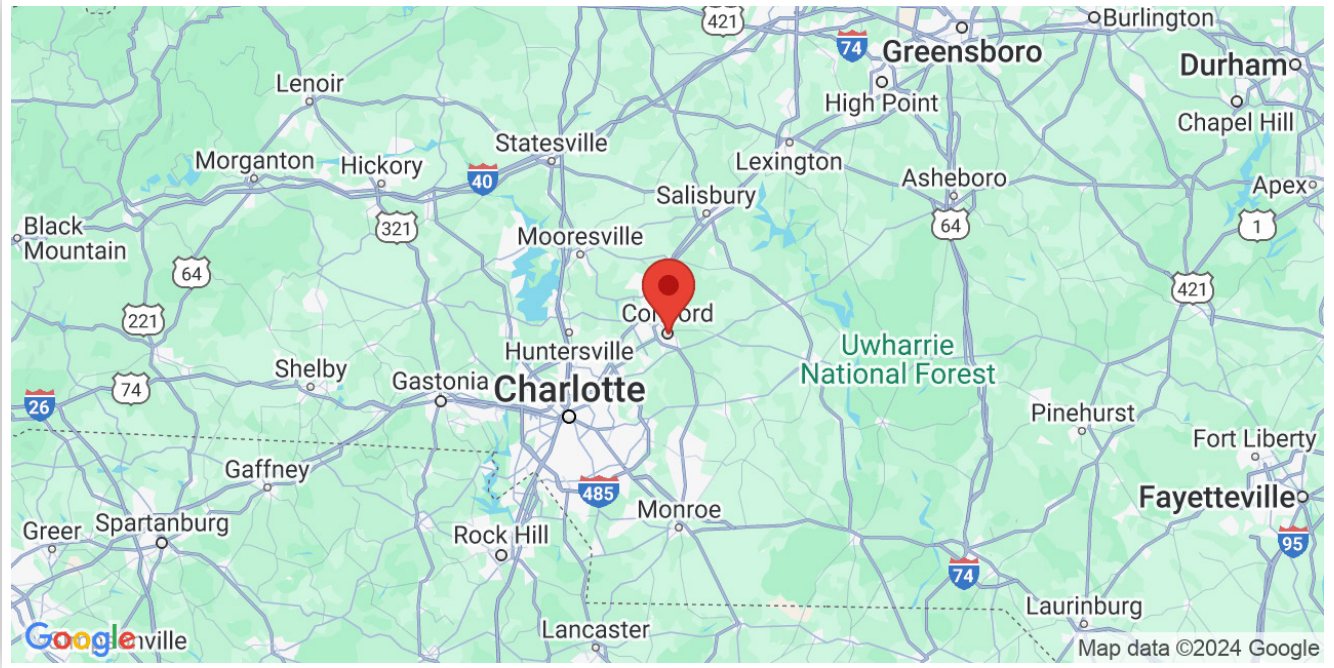
Mortice Commercial Real Estate
Phone (704) 684-1958 / (704) 794-2294 Direct
License: NC 168957 SC 125723
Email: stice@morticecre.com
morticecre.com
125 Arlington Avenue Southeast, Concord NC 28025

Imagine The Possibilities

167 Union Street South, Concord, NC, 28025

AREA LOCATION MAP

Imagine The Possibilities 167 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

Imagine The Possibilities

167 Union Street South, Concord, NC, 28025

AERIAL ANNOTATION MAP

Imagine The Possibilities

167 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