



POPLAR CROSSING

5303 POPLAR CROSSING | CONCORD, NC 28027

CONTACT

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PROPERTY / LEASE INFORMATION

Space Available:	±1,200 SF Coming Available Oct 1, 2023
Lease Rate:	Please Call
Est. TICAM:	\$4.25 PSF
Zoning:	C-2

PROPERTY DESCRIPTION

Poplar Crossing is a Food Lion anchored neighborhood shopping center in a rapidly growing submarket of Concord. It is located less than 0.5 mile from the I-85 interchange.

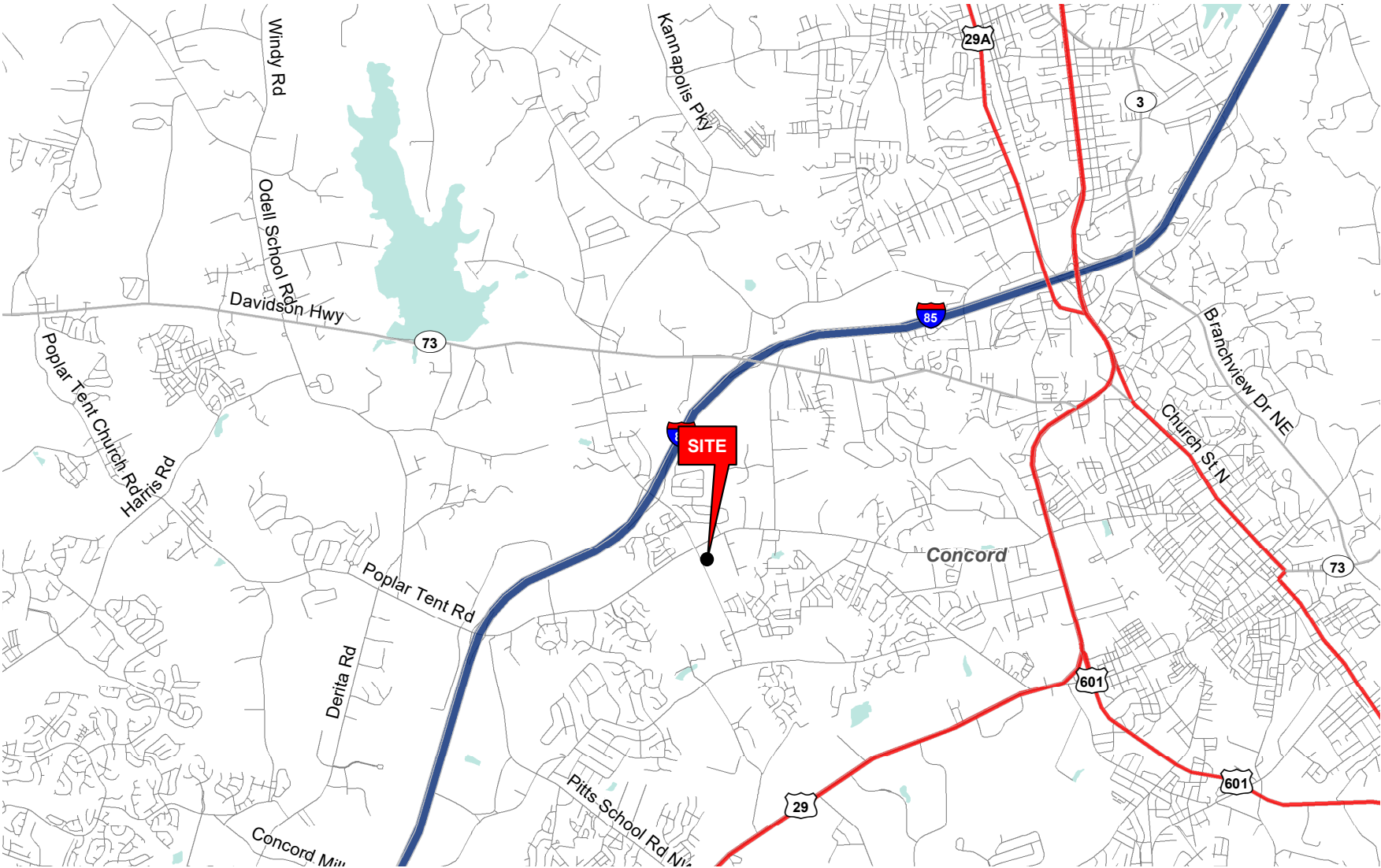
Nearbyretailersinclude:Target,Dick’sSporting Goods,Petsmart,PartyCity,Marshalls,andBestBuy.

Excellent opportunity for a full-service hair salon, light office, medical, dental, physical therapy or boutique fitness user.

DEMOGRAPHICS (2023)	1 MILE	3 MILE	5 MILE
POPULATION	8,440	38,254	110,235
AVERAGE HH INCOME	\$72,236	\$82,081	\$79,801
MEDIAN HH INCOME	\$82,989	\$79,826	\$77,988
BUSINESS ESTABLISHMENTS	325	1,306	4,467
DAYTIME EMPLOYMENT	3,314	14,220	45,324

2022 TRAFFIC COUNTS (NCDOT)

17,000 VPD on Poplar Tent Road | 23,000 VPD on George W Liles Pkwy



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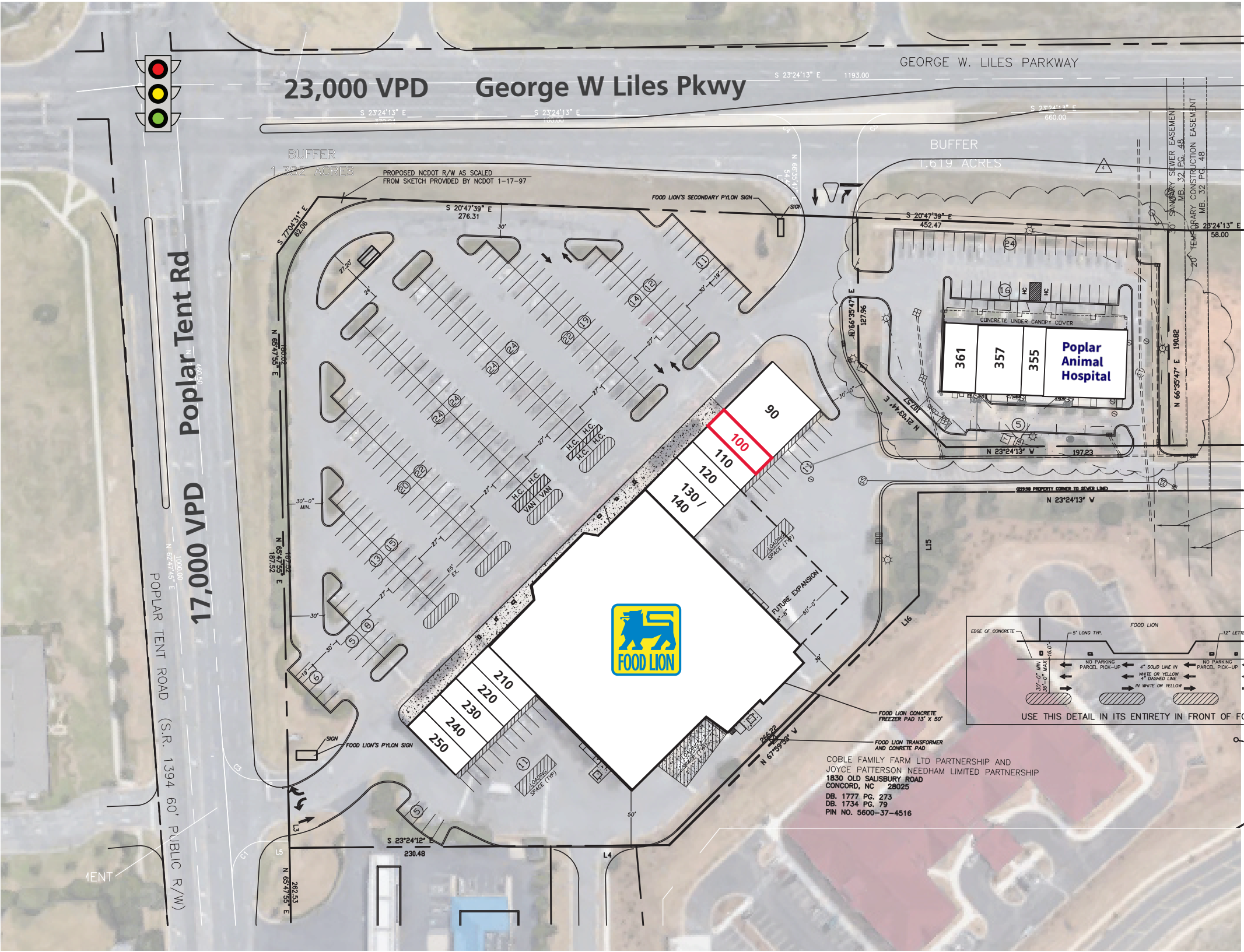
POPLAR CROSSING

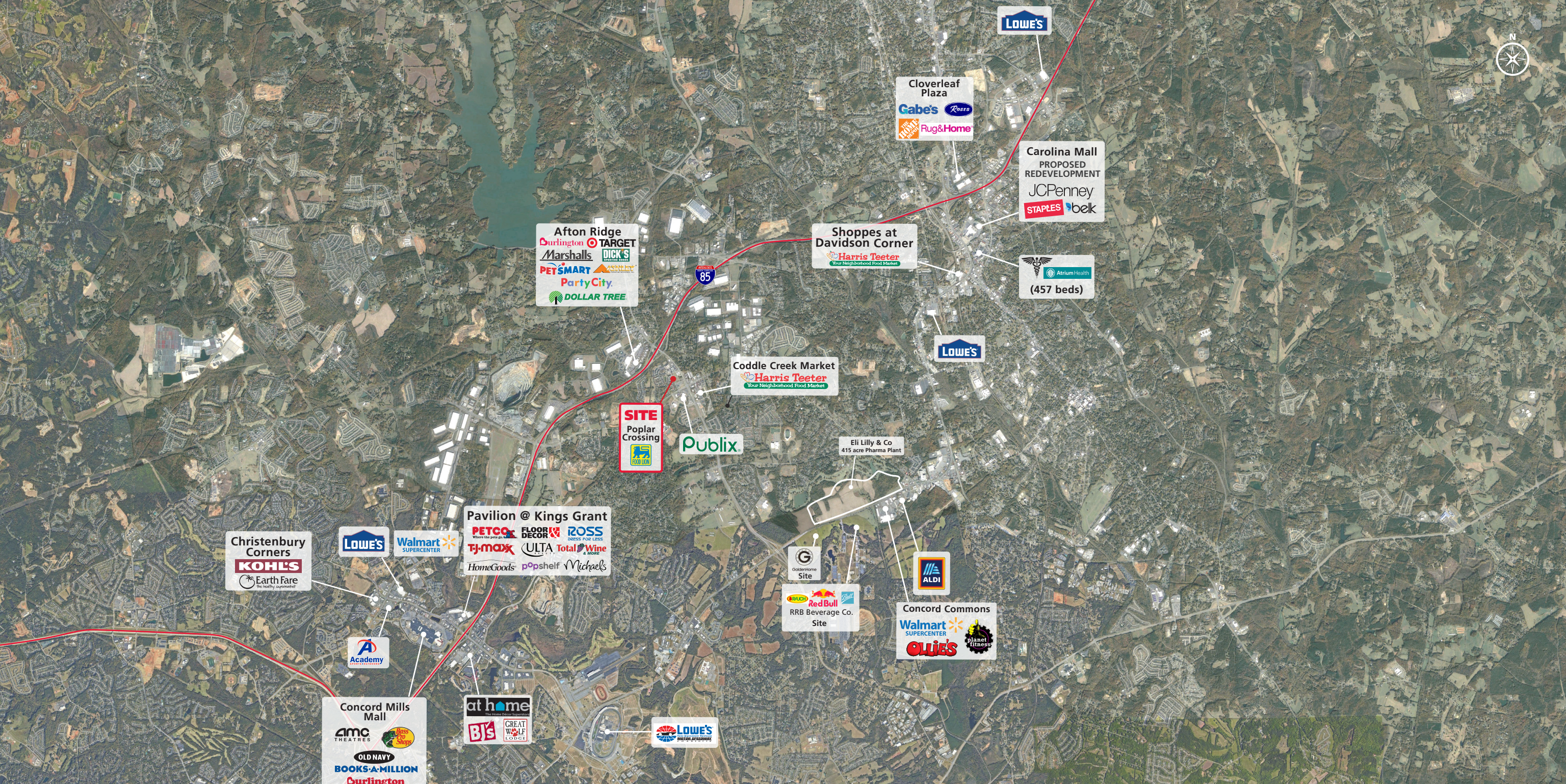
5303 POPLAR TENT ROAD | CONCORD, NC 28027

UNIT #	TENANT	SF
90	Go Health (Novant)	3,600 SF
100	Coming Available 10/1/23	1,200 SF
230	China Garden	1,200 SF
240	Family Dentistry	1,200 SF
210	Acai Express	1,200 SF
250	Fresh off the Grill	1,200 SF
220	M Nails	1,200 SF
130 - 140	Rosario's Pizza	2,400 SF
110	Mike's Deli & Bagels	1,200 SF
120	Vitasmart	1,200 SF
355	Darling Doggies Dog Grooming	1,200 SF
361	Medicap	1,800 SF
351 & 353	Poplar Animal Hospital	4,200 SF
357	Poplar Cleaners	2,400 SF



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