



POPLAR CROSSING

5303 POPLAR CROSSING | CONCORD, NC 28027

CONTACT

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PROPERTY / LEASE INFORMATION

Space Available: 1,200 SF
 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.

Nearby retailers include: Target, Dick's Sporting Goods, Petsmart, Party City, Marshalls, and Best Buy.

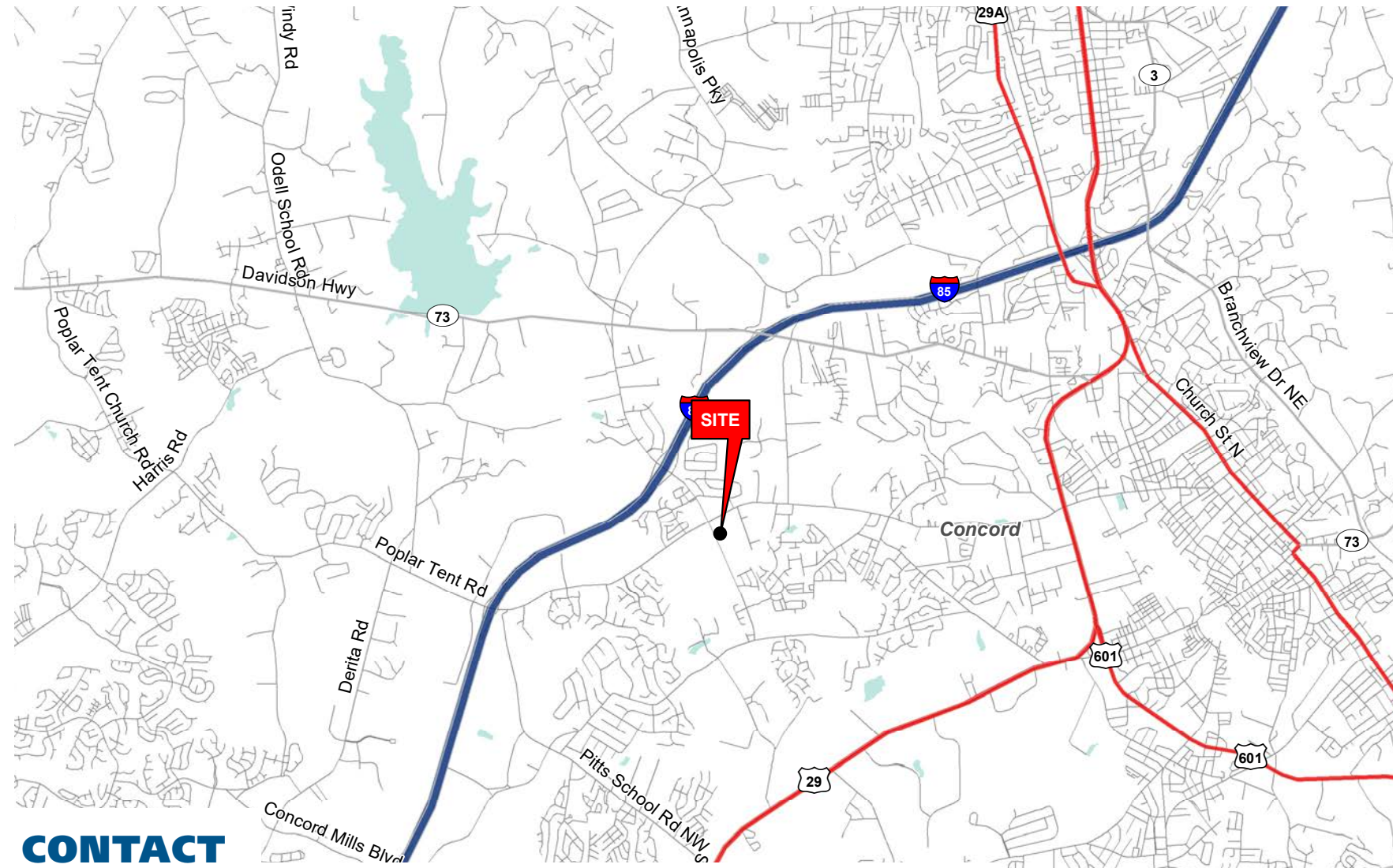
Excellent opportunity for a shipping store, hair salon, tutoring center, physical therapy office, boutique fitness concept, med spa, financial services office, cell store, etc.

DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	7,860	38,146	109,501
AVERAGE HH INCOME	\$110,563	\$111,289	\$107,922
MEDIAN HH INCOME	\$94,051	\$91,447	\$90,657
BUSINESS ESTABLISHMENTS	318	1,417	4,700
DAYTIME EMPLOYMENT	3,140	13,445	42,792

2023 TRAFFIC COUNTS (NCDOT)

13,000 VPD on Poplar Tent Road | 28,500 VPD on George W Liles Pkwy

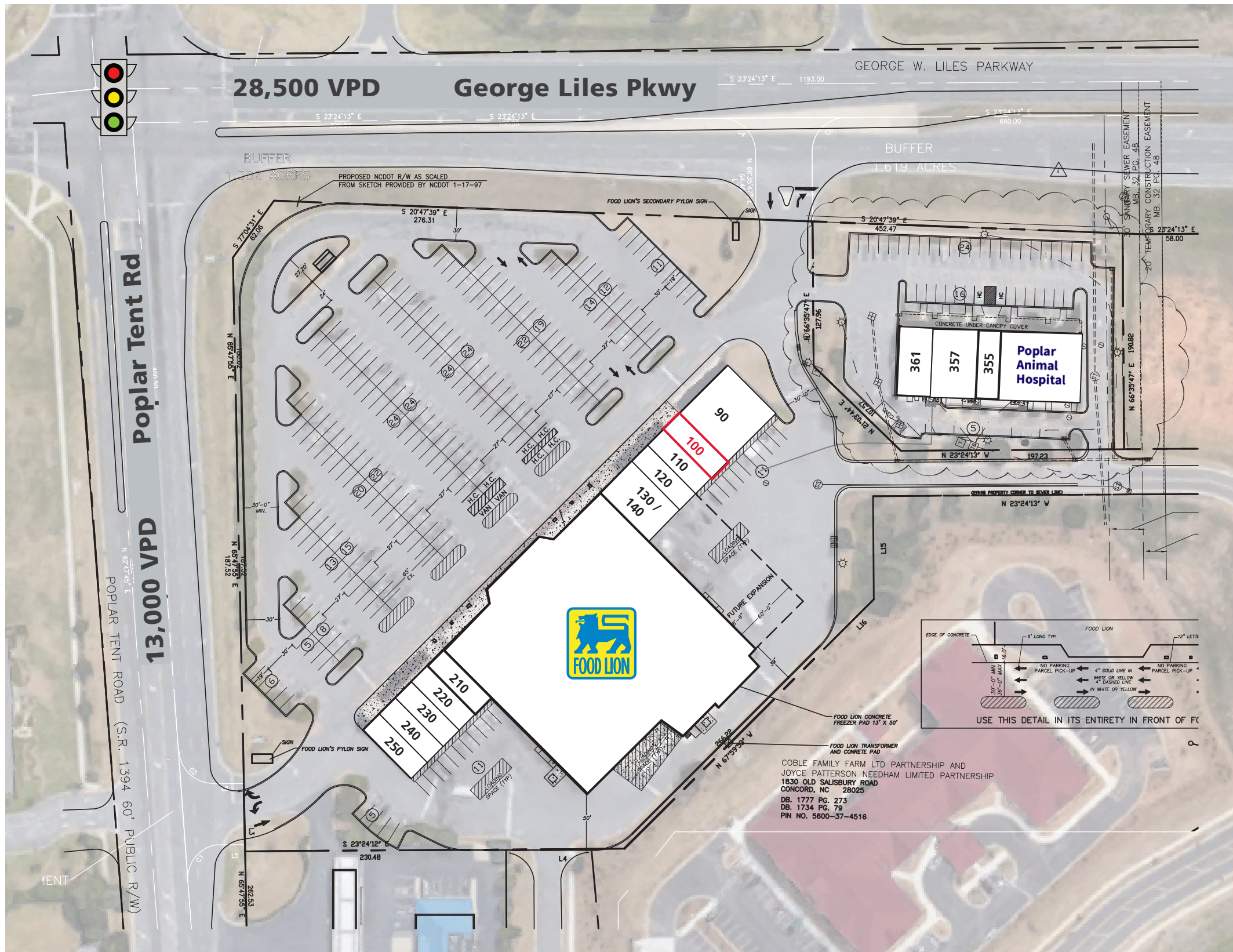


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UNIT #	TENANT	Sq Ft
90	GoHealth Novant Urgent Care	3,600
100	AVAILABLE	1,200
110	Mike's Deli & Bagels	1,200
120	Vitasmart	1,200
130/140	Rosario's Pizza	2,400
210	Acai Express	1,200
220	M Nails	1,200
230	China Garden	1,200
240	Family Dentistry	1,200
250	Fresh Off the Grill	1,200
351/353	Poplar Animal Hospital	4,200
361	Medicap	1,800
355	Darling Doggies Dog Grooming	1,200
357	Poplar Cleaners	2,400



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