FREE STANDING RETAIL BUILDING/PARCEL AVAILABLE

3699 CONCORD PARKWAY SOUTH (HWY 29 S) | CONCORD, NC 28027





300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.com



oncord Parkway CONTACT Thurman Brooks | 704.644.4585 tbrooks@providencegroup.com

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PROPERTY / LEASE INFORMATION

Lease Rate: Please Call Taxes and Insurance: Please Call Pacel Size: 1.34 AC Building Size: 4,235 SF Carbarrus Co Pin: 55093377060000 City of Concord Zoning: C-2 Frontage: Approx. 175 +/- (Concord Parkway S/Hwy29)

PROPERTY DESCRIPTION

Signalized corner/excellent frontage on Highway 29 at Pitts School Road. Former convience store. Free-standing opportunity, zoned C-2 (General Commercial) Outparcel to Waterville Commons/Food Lion Less than 2 miles from Charlotte Motor Speedway. JM Robinson HS in close proximity

2020 TRAFFIC COUNTS (NCDOT)

25,500 VPD on Concord Parkway | 12,000 VPD on Pitts School Rd

CONTACT

Thurman Brooks | 704.644.4585 tbrooks@providencegroup.com Wes Thurmond | 704.644.4595 wthurmond@providencegroup.com



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1.34 ACRES | 4,235 SF | Zoning: C-2 ± 175' of Frontage on Concord Parkway South





DEMOGRAPHICS (2021) POPULATION AVERAGE HH INCOME MEDIAN HH INCOME BUSINESS ESTABLISHMENTS DAYTIME EMPLOYMENT



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1 MILE	3 MILE	5 MILE
5,369	34,650	102,231
\$91,493	\$98,746	\$88,971
\$77,245	\$85,435	\$77,231
113	1,224	3,727
- 1,269	13,027	39,164











