

FREE STANDING RETAIL BUILDING/PARCEL AVAILABLE

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



CONTACT

Thurman Brooks | 704.644.4585
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PROPERTY / LEASE INFORMATION

Lease Rate: Please Call

Taxes and Insurance: Please Call

Parcel 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 convenience 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

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



DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	5,369	34,650	102,231
AVERAGE HH INCOME	\$91,493	\$98,746	\$88,971
MEDIAN HH INCOME	\$77,245	\$85,435	\$77,231
BUSINESS ESTABLISHMENTS	113	1,224	3,727
DAYTIME EMPLOYMENT	1,269	13,027	39,164

