


137,657 SF EXISTING SEARS FOR LEASE OR SALE

1480 CONCORD PARKWAY | CONCORD, NC



CONTACT

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com

In Partnership with 

137,657 SF EXISTING SEARS FOR LEASE OR SALE

1480 CONCORD PARKWAY | CONCORD, NC

PROPERTY / LEASE INFORMATION

Located at the Carolina Mall which encompasses over 550,000 SF of retail.

Atrium Health Cabarrus is located directly next to this property.

Convenient access to I-85 directly off of US Hwy 29

High traffic volume in front of the site.

Signalized access off of Highway 70

PROPERTY HIGHLIGHTS

137,657 SF former Sears on 2 levels with auto service center

Property can be leased to a single tenant or split for multiple users.

Located on approximately 3 acres

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
POPULATION	5,164	45,200	98,576
AVERAGE HH INCOME	\$70,834	\$72,510	\$75,839
MEDIAN HH INCOME	\$54,018	\$56,386	\$61,617
BUSINESS ESTABLISHMENTS	741	2,435	4,160
DAYTIME EMPLOYMENT	8,654	24,112	41,515

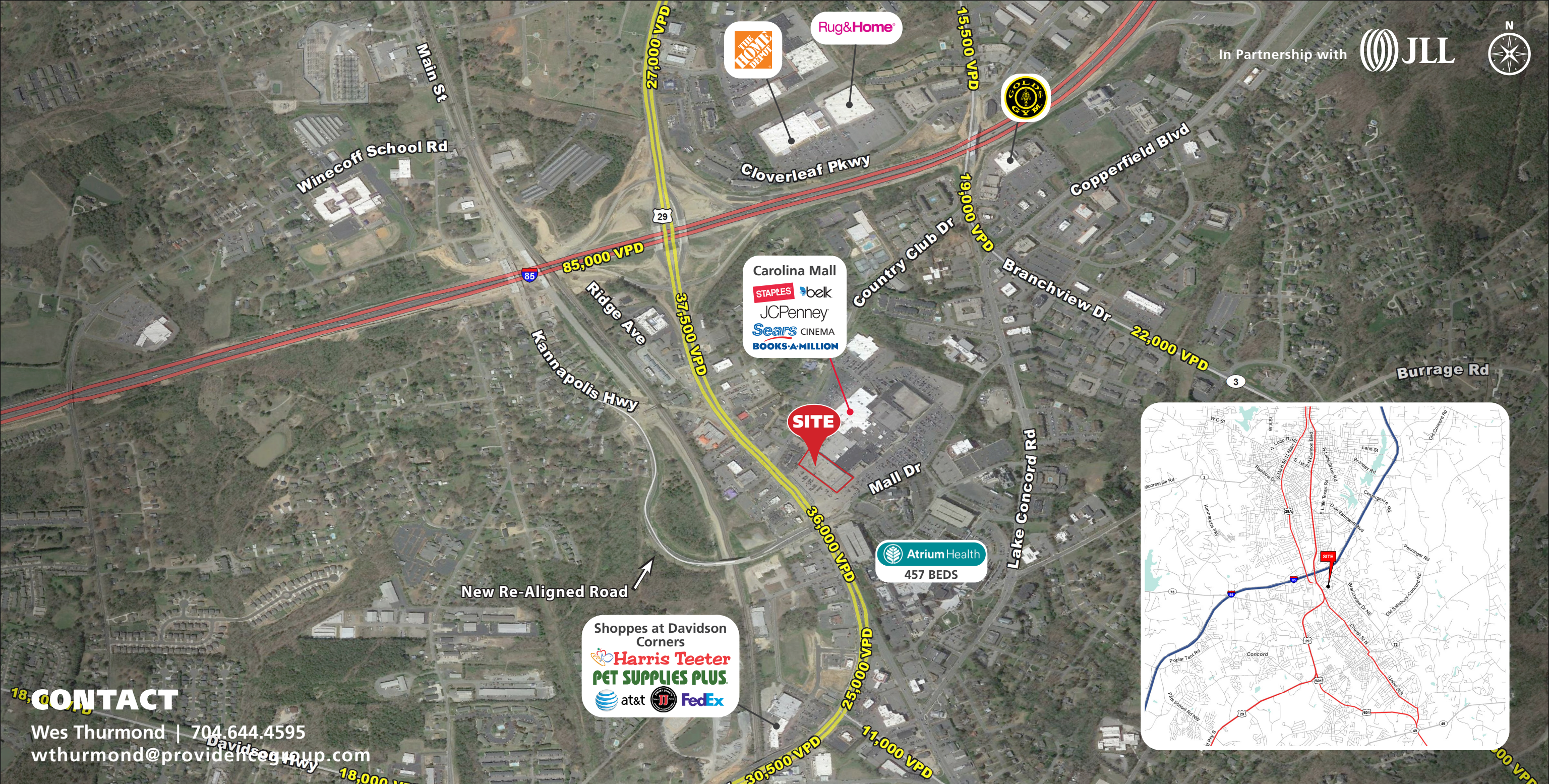
2020 TRAFFIC COUNTS (NCDOT)

37,500 VPD on Concord Parkway N



CONTACT

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com



Carolina Mall

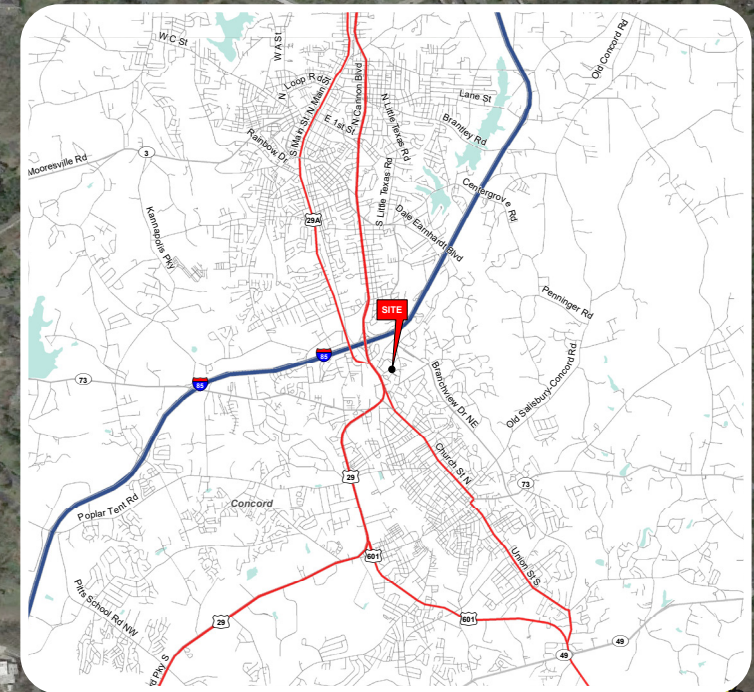
- STAPLES
- belk
- JCPenney
- Sears CINEMA
- BOOKS-A-MILLION

SITE

Atrium Health
457 BEDS

Shoppes at Davidson Corners

- Harris Teeter
- PET SUPPLIES PLUS
- at&t
- FedEx



CONTACT

Wes Thurmond | 704.644.4595
wthurmond@providencegroup.com