

HARD CORNER ACROSS FROM CONCORD MILLS MALL

8590 CONCORD MILLS BLVD | CONCORD, NC 28027



CONTACT

Wes Thurmond | 704.644.4595
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LEASING INFORMATION

0.92 acre parcel located at the signalized intersection of Concord Mills Blvd and Thunder Rd NW

7,825 SF former auto service building

Available for Lease

PROPERTY HIGHLIGHTS

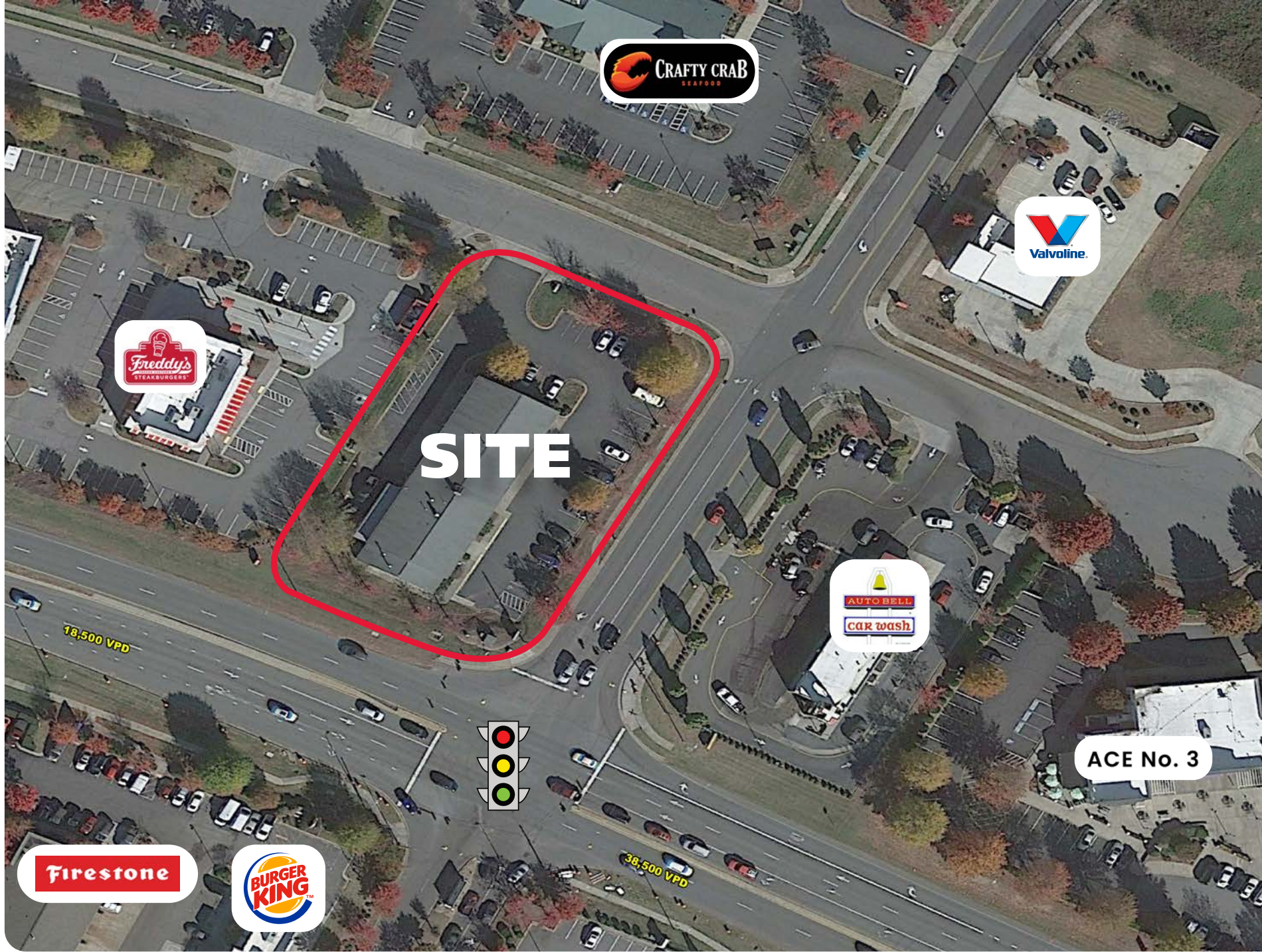
Excellent visibility and access to the site

Very high barrier to entry sub-market

High traffic volume (38,500 VPD at the intersection)

Located at the entrance to Concord Mills Mall, which is the most visited single tourist attraction in North Carolina

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	5,254	50,696	150,686
AVERAGE HH INCOME	\$62,253	\$93,310	\$86,732
MEDIAN HH INCOME	\$87,201	\$91,597	\$80,078
BUSINESS ESTABLISHMENTS	345	1,650	5,000
DAYTIME EMPLOYMENT	5,058	18,069	46,401



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Concord Mills Mall

AMC THEATRES	Bass Pro Shops
BED BATH & BEYOND	OLD NAVY
BOOKS-A-MILLION	
Burlington	BEST BUY
SEA-LIFE AQUARIUM	DAVE & BUSTERS
H&M	five BELOW
DICK'S SPORTING GOODS	FOREVER 21
OFF BROADWAY SHOE WAREHOUSE	

Pavilion @ Kings Grant

PETCO	ROSS DRESS FOR LESS
FLOOR DECOR	TJ-maxx
Total Wine & MORE	Pier 1 Imports
ULTA	HomeGoods
Michaels	buybuy BABY