

PARKWAY COMMONS RETAIL SPACE

CONCORD PARKWAY / HWY 29 SOUTH / CONCORD, NC / 28027

Jay M. Robinson
High School

Concord Commerce Center
+/- 392,000 SF Under Construction



**AVAILABLE
3,500 SF**

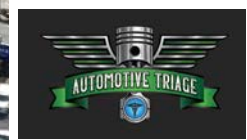


AUTO PARTS

OIL
CHANGE



26,000 VPD



CONTACT

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AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

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LOCATION OVERVIEW

High profile outparcels available for lease or build-to-suit on Concord Parkway/Highway 29 near Pitts School Road in Concord.

PROPERTY HIGHLIGHTS

- Last space available next to Starbucks
- Project is fully approved by the City of Concord including Sewer allocation
- In front of Concord Commerce Center - 49 Acres Industrial Park under construction
- 300 new apartments now open behind the property
- Excellent access with two full access traffic signals
- 1.5 miles from new \$5B Elly Lilly campus
- ½ mile from Charlotte Motor Speedway
- Traffic counts - 26,000 VPD
- Nearby retailers include:



DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	5,210	32,952	121,822
AVERAGE HH INCOME	\$147,940	\$131,168	\$120,460
POP GROWTH (2024-2029)	1.4%	1.6%	1.8%



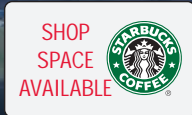
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EVOLVE
AT PARKWAY
APARTMENT HOMES
300 Units
Now Open!



AUTO PARTS

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Parkway House
Family Restaurant on 29



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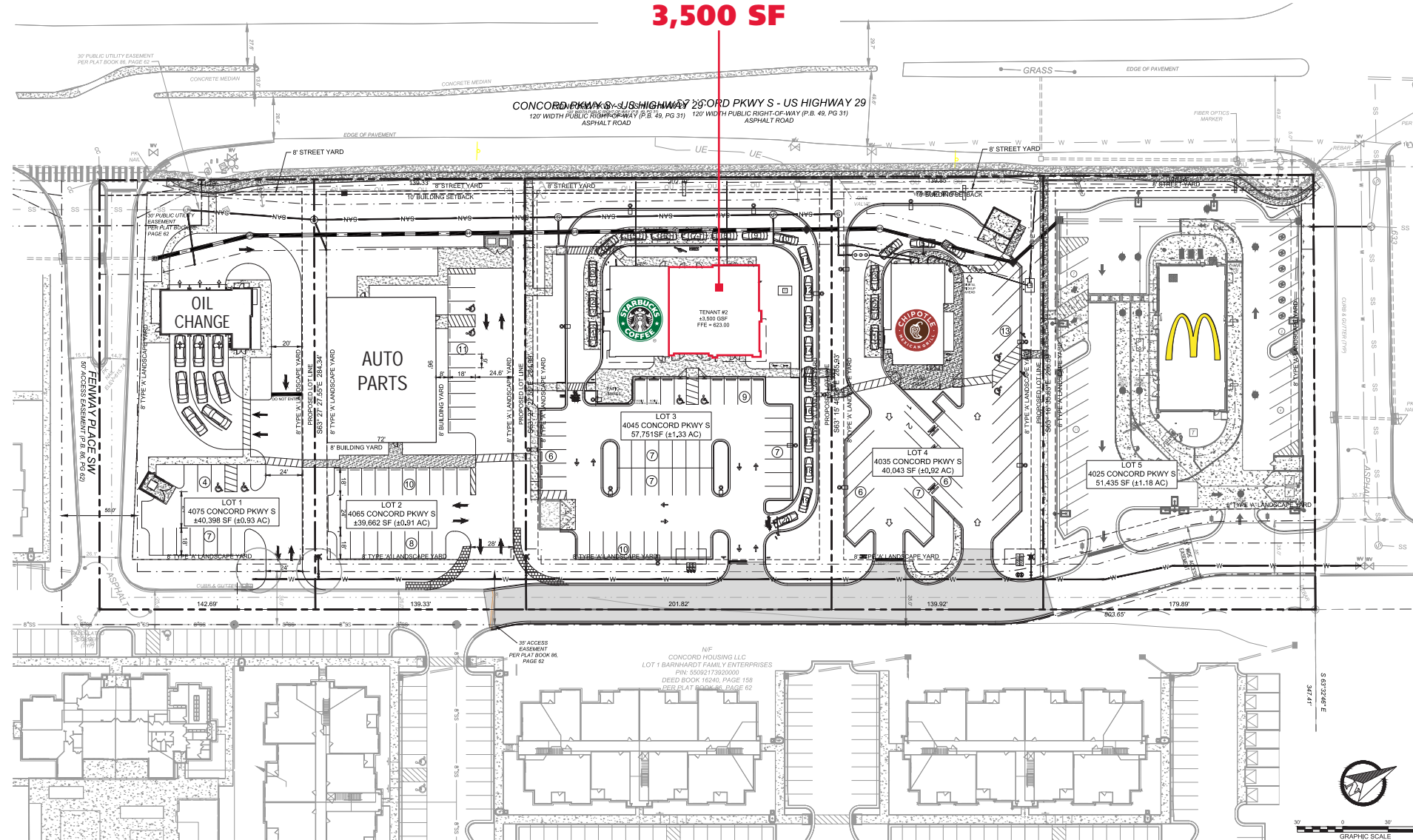
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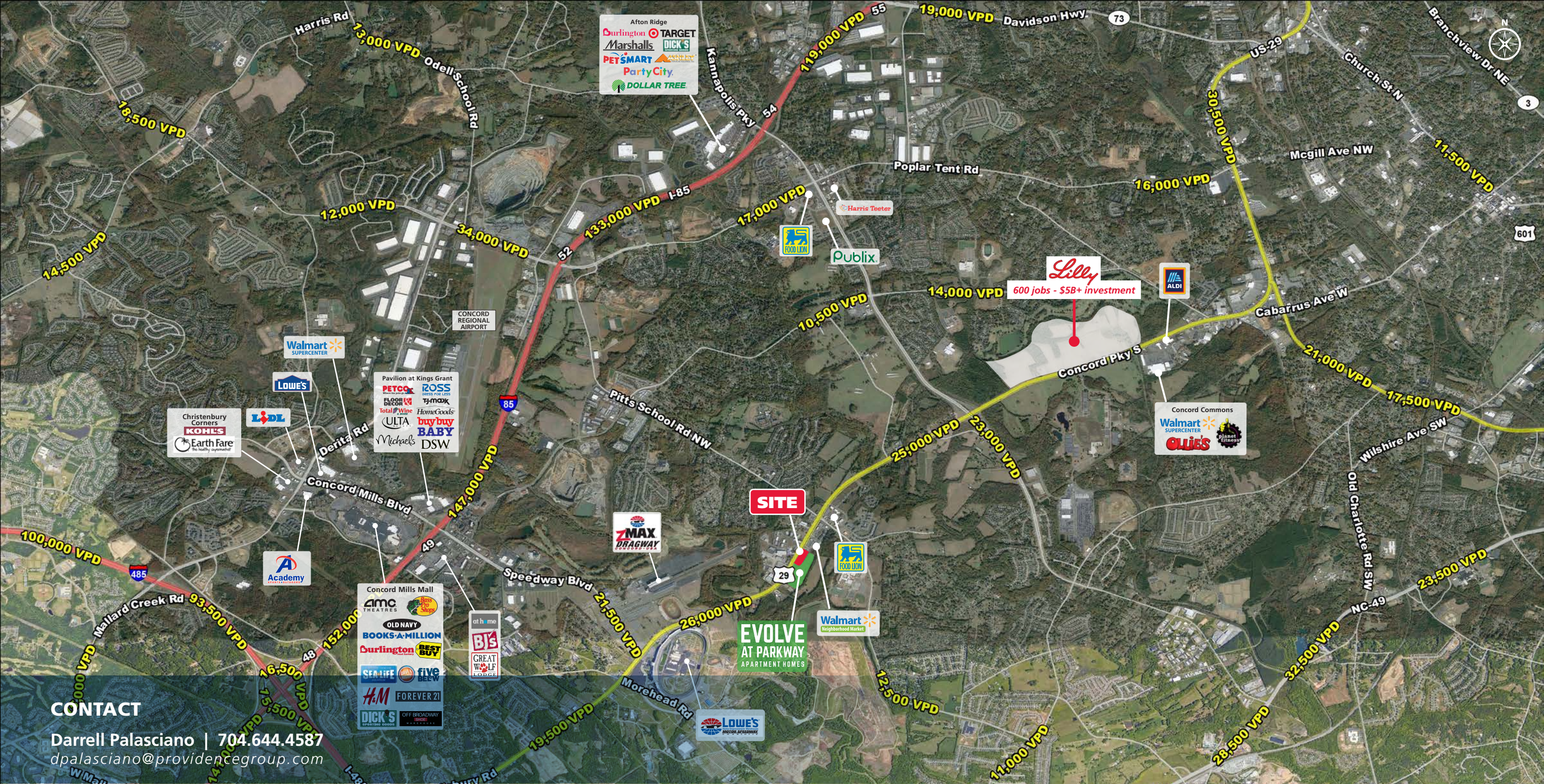
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