

CLEAR SPRINGS PLAZA

929 CONCORD PARKWAY S CONCORD, NC 28027



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CONTACT

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FOR LEASE



CLEAR SPRINGS PLAZA

929 CONCORD PARKWAY S CONCORD, NC 28027

PROPERTY / LEASE INFORMATION

GLA - 39,181 SF

Space Available - 1,925 SF & 760 SF

Lease Rate - PLEASE CALL

TICAM - \$2.80 PSF

Approx. ±.75 Acre Outparcel available for Sale - Please Call for details

PROPERTY HIGHLIGHTS

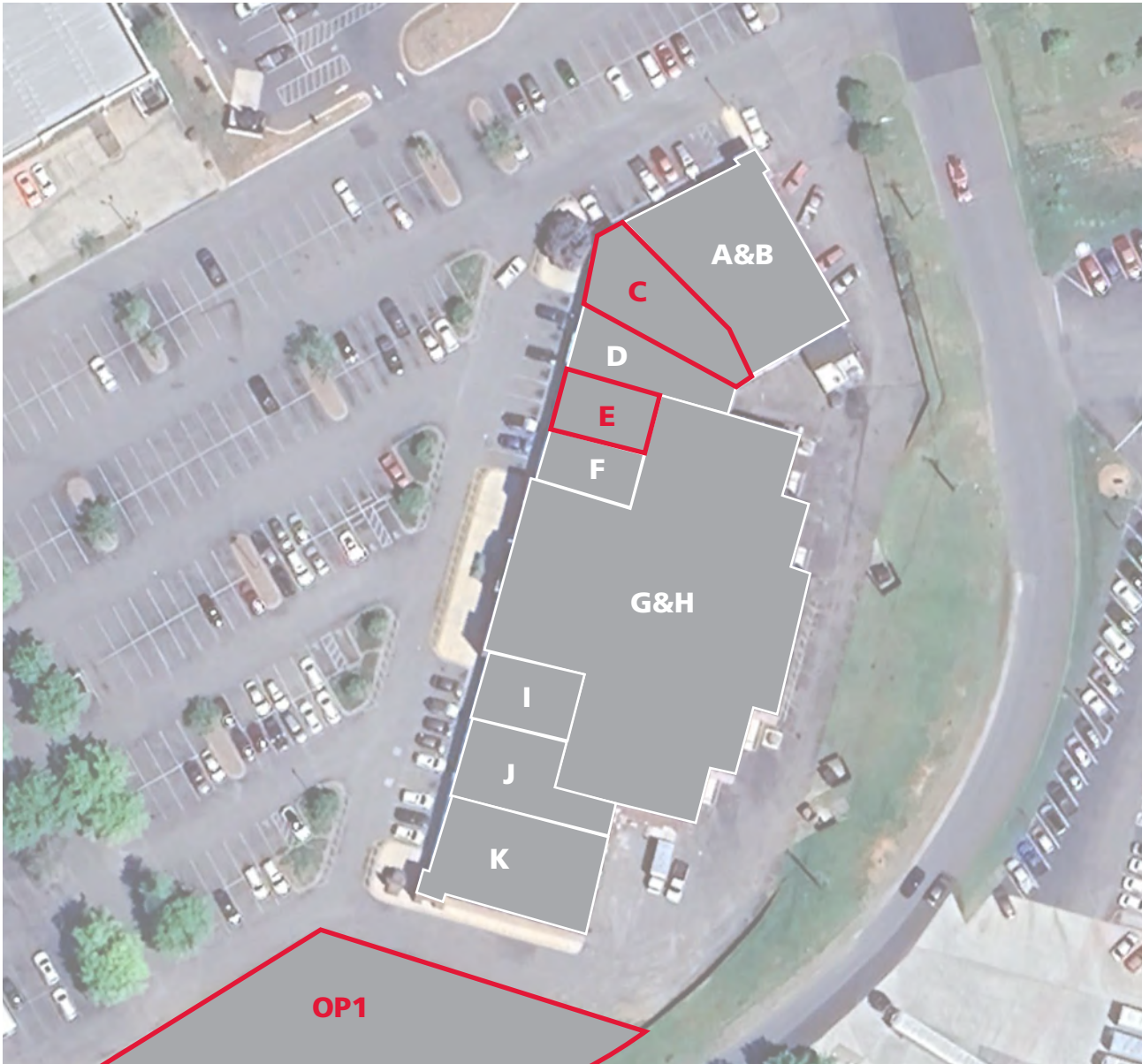
- Anchored by a 23,500 SF Kimbrell's Furniture
- 1/2 Mile from Eli Lilly & Co - A new 415 acre Pharmaceutical Plant
- Full Drive Access on US-29
- Access to Signaled intersection from Commercial Park Dr SW
- Shadow Center of Walmart Supercenter, Planet Fitness and Tractor Supply
- Large Monument Sign along US-29
- Traffic Counts - US-29 Concord Pkwy: 25,000 AADT

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,377	25,714	56,692
AVERAGE HH INCOME	\$78,055	\$74,407	\$90,174
MEDIAN HH INCOME	\$77,235	\$72,496	\$78,083
BUSINESS ESTABLISHMENTS	417	1,606	2,616
DAYTIME EMPLOYMENT	3,731	14,244	28,256



SITE PLAN



CLEAR SPRINGS PLAZA SITE PLAN

SUITE	TENANT	SQUARE FEET
A&B	Amici's Sports Bar & Grill	5,077 SF
C	AVAILABLE	1,925 SF
D	DMV	1,452 SF
E	COMING SOON	760 SF
F	Uptown Massage	950 SF
G&H	Kimbrell's	23,500 SF
I	Tobacco Concord	1,040 SF
J	Sexy Nail & Spa	1,612 SF
K	Premier Service	2,865 SF
OP1	OUTPARCEL AVAILABLE	0.75 Acre

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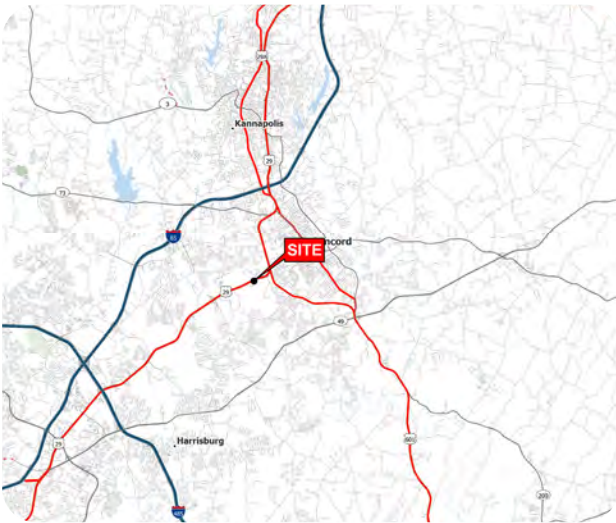
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WESTROCK
COFFEE
Manufacturing Facility

SITE

Kimbrell's
FURNITURE

SITE
±.75 ACRES
AVAILABLE

meineke
car care center

POPEYES
LOUISIANA KITCHEN

O'Reilly AUTO PARTS
FURNITURE & ACCESSORIES

TRACTOR
SUPPLY CO.

Planet Fitness

AMERICAN
STORAGE SOUTH

ALDI

HYUNDAI

NISSAN

DOLLAR TREE

Red Bull
RRB Beverage Co.

Chick-fil-A

Bojangles'
Famous Chicken 'n Biscuits

mom's express
CAR WASH

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE

State Employees' Credit Union

Lilly

Eli Lilly's Parenteral Product and
Device Manufacturing Facility

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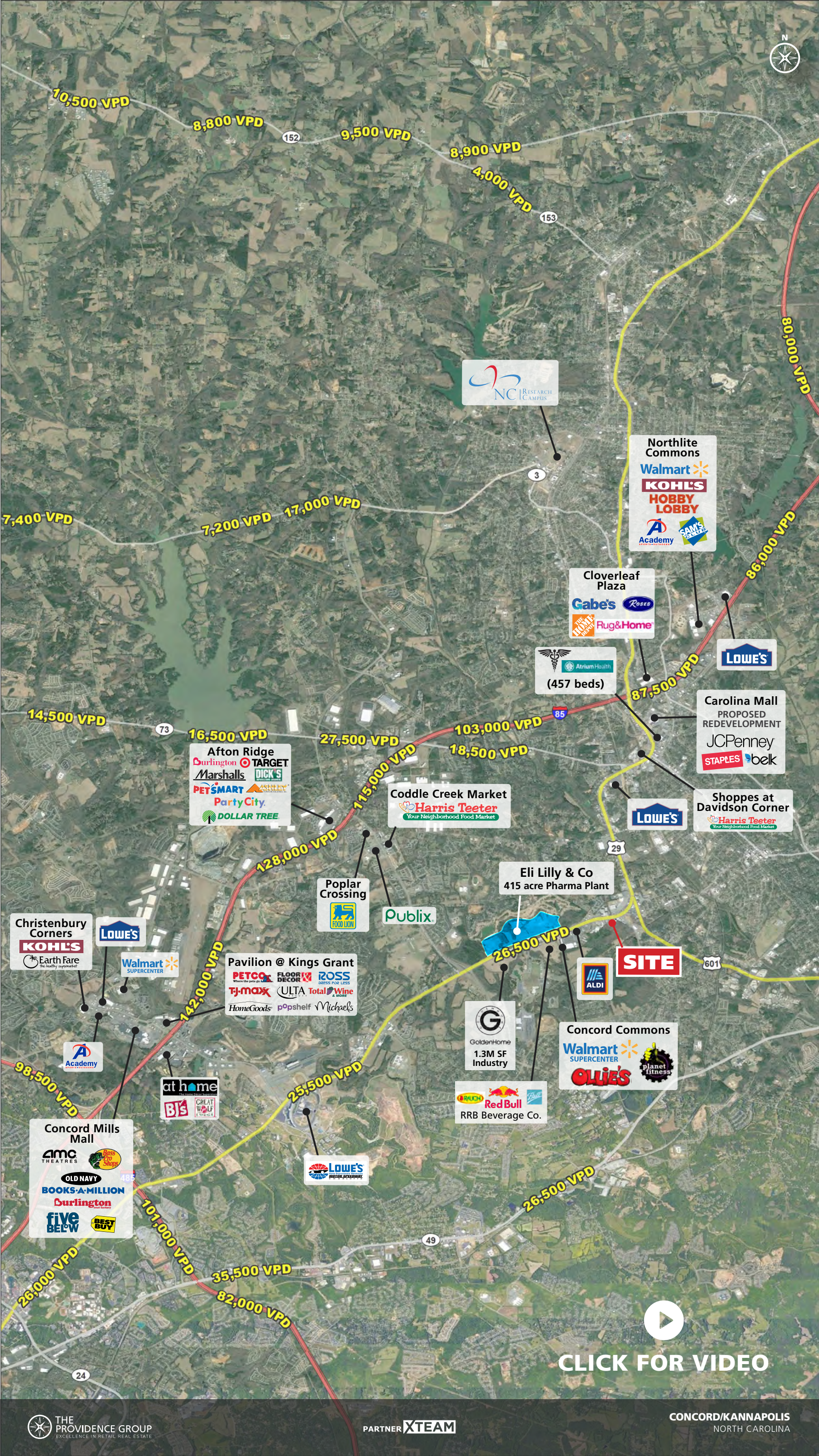
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