



ASCENT
REAL ESTATE PARTNERS



DOWNTOWN CONCORD, NC

22 UNION STREET

10,000 - 20,099 SF FOR LEASE



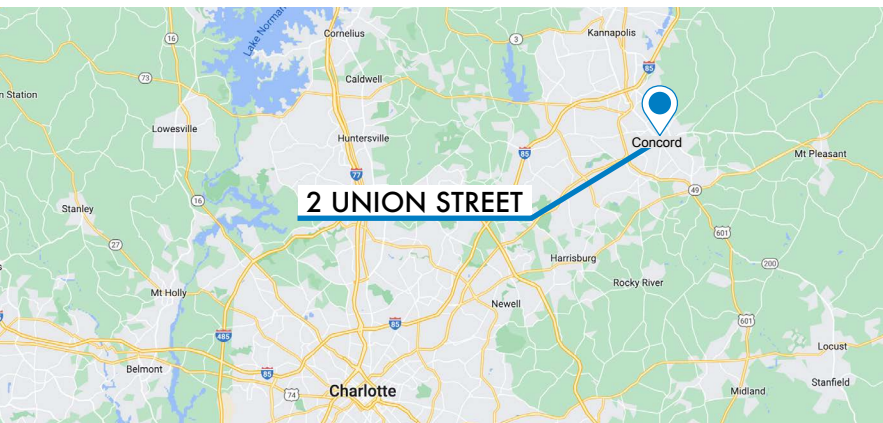
FOR LEASE

22 UNION STREET

CONCORD, NC

10,000 - 20,099 SF AVAILABLE

Originally developed and activated as The Cabarrus Theater in 1939, 22 Union St N was once THE entertainment hub of Concord, NC and is now calling to be reactivated as the same nearly 80 years later. This 10,000 sf - 20,099 sf opportunity is ideal for a variety of entertainment uses including food service, social house, brewery, music venue, and many more. Don't miss out on the rare opportunity to bring this iconic Concord landmark back to life.



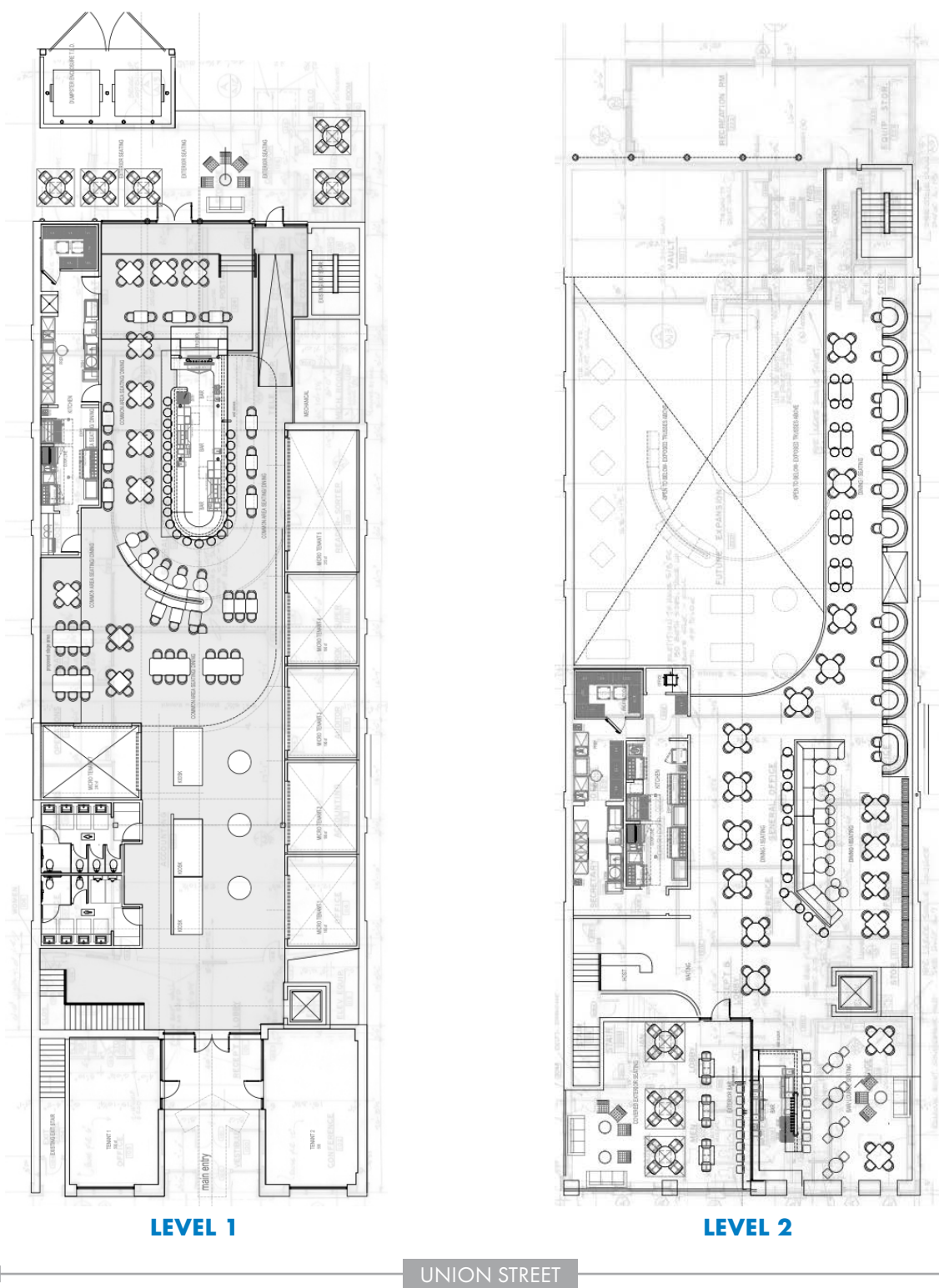
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CONCEPTUAL SITE PLAN



UNION STREET DEVELOPMENT

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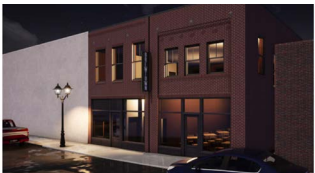
Union Streetscape

- 22 ft wide sidewalks
- Additional space for public art and outdoor dining
- Smart light poles
- Enhanced Landscaping



P.M. Morris Building (q4 2022)

Renovations to the 1903 building to include 14 new apartments with ground floor retail.



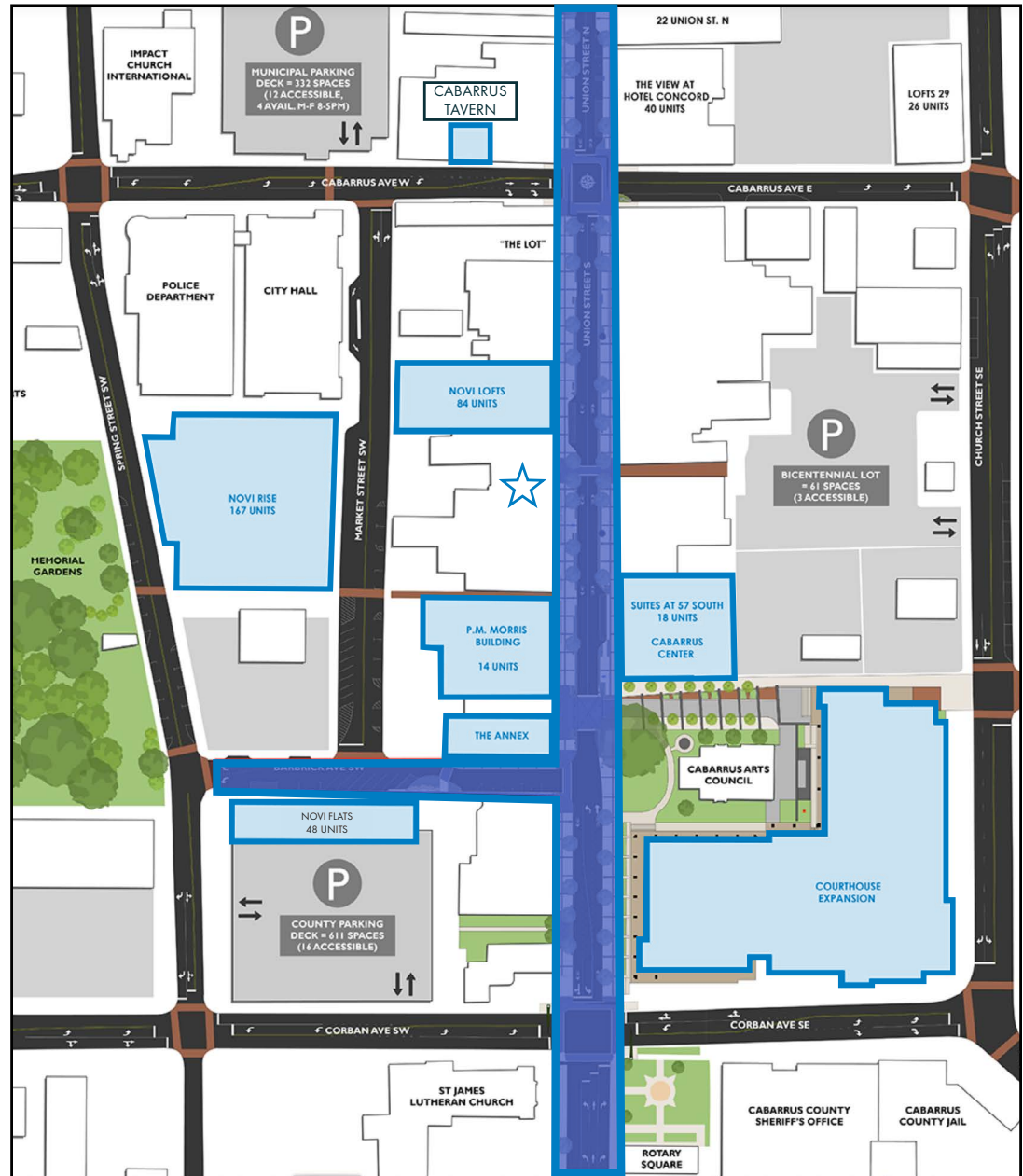
Cabarrus Tavern

3,200 SF Taproom and Restaurant



Suites at 57 South (Q4 2020)

- 17 Luxury Apartments Renovated in 2020
- Originally built in 1923
- \$9MM Total investments



Novi Rise (q2 2023)

- 167 Apartments
- 3,540 SF Retail
- 75 Structured parking spaces
- \$38.5 M investment



Novi Lofts (Q4 2023)

- 89 Apartments
- 6,707 SF Retail
- Rooftop restaurant with outdoor patio
- \$20.3 M Investments



The Annex

- Customizable retail, restaurant, and office space
- First floor patio seating



Novi Flats (q1 2023)

- 48 Apartments
- 3,047 SF Retail
- Public art murals
- \$11.2 M Investment



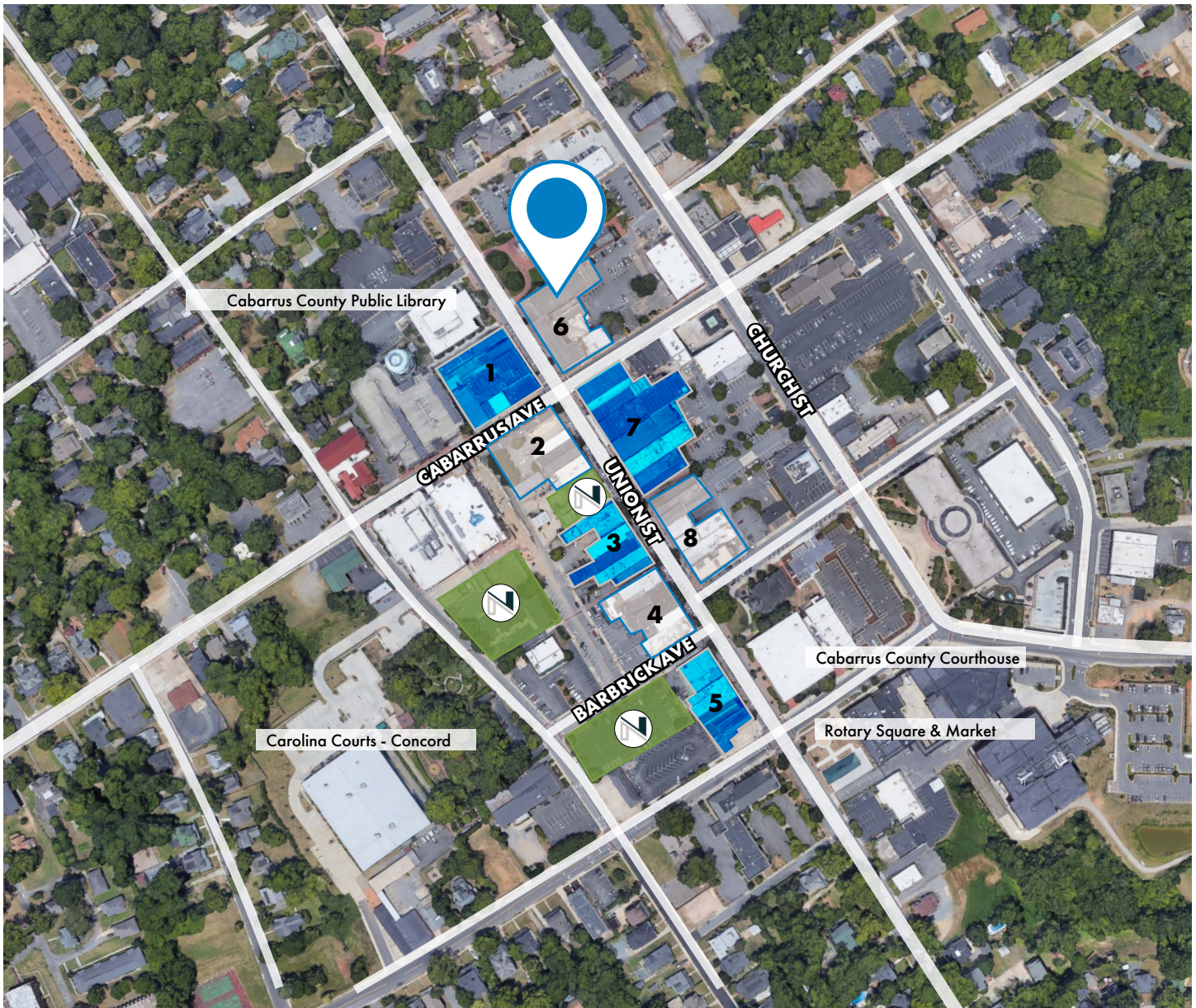
Cabarrus County Courthouse Expansion (q4 2025)

- 250K SF courthouse expansion and update
- Started 2020

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1 Tokyo-Hanoi Fusion
The Bead Lady
The loft at 14th

3 Mac Tabby Cat Cafe
Lotus Yoga & Wellness
Fit 1 on 1
The Enchanted Kitchen
Ken Thomas Photography
Purple Star Graphics

5 Not Just Franks
2 Gals Kitchen
The Cigar Loft
Gibson Mill
Escape Artist
Positively Ballroom

7 Chocolatier Barrucand
Havana Carolina Restaurant & Bar
Red Hill Brewing Company
Cabarrus Creamery
Lil Roberts Place
Ellis Jewelers
Mullis Music
MacPherson's Diamonds & Design

2 Press & Porter
Goldberry Books
Ashton Renee Boutique
The Basement Arcade
Gianni's Trattoria

4 Union Street Bistro
Evergreen on Union Salon
Tisun Beauty Supple
Barre Thirty
Carm's Cafe

6 The Hotel Concord
Union Street Market
Buzz City Games
The Sweet Life Bakery

8 Cabo Winery
Loffredo's Ristorante
Ellie's Coffee Shoppe
The Grill at 11 Union
Juamoto Sunfired Cuisine



NOVI Retail/Residential Project
Under Construction



AREA OVERVIEW

22 UNION ST, CONCORD NC
10,000 - 20,099 SF AVAILABLE FOR LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,016	42,800	91,680
Population Growth	1.5%	1.4%	1.7%
Household Income	\$56,796	\$68,787	\$78,040
Median Home Value	\$168,642	\$172,211	\$196,070
Total Businesses	627	2,911	4,875
Employees	4,182	28,211	43,408

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