

DOWNTOWN CONCORD, NC

30

UNION
STREET

2,500 - 6,000 SF
AVAILABLE FOR LEASE



ASCENT
REAL ESTATE PARTNERS

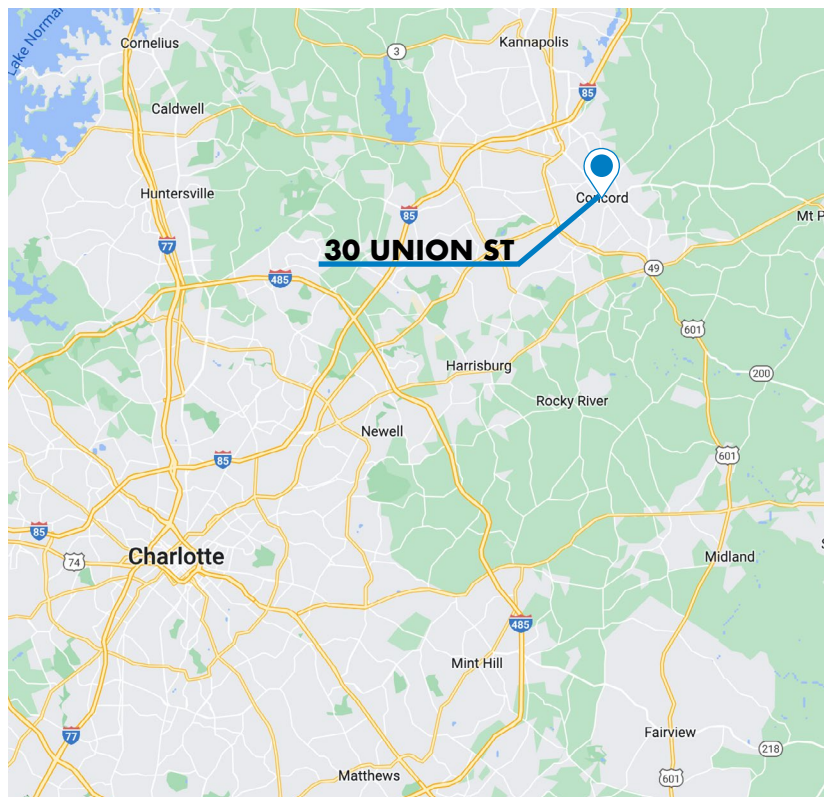




30 UNION STREET

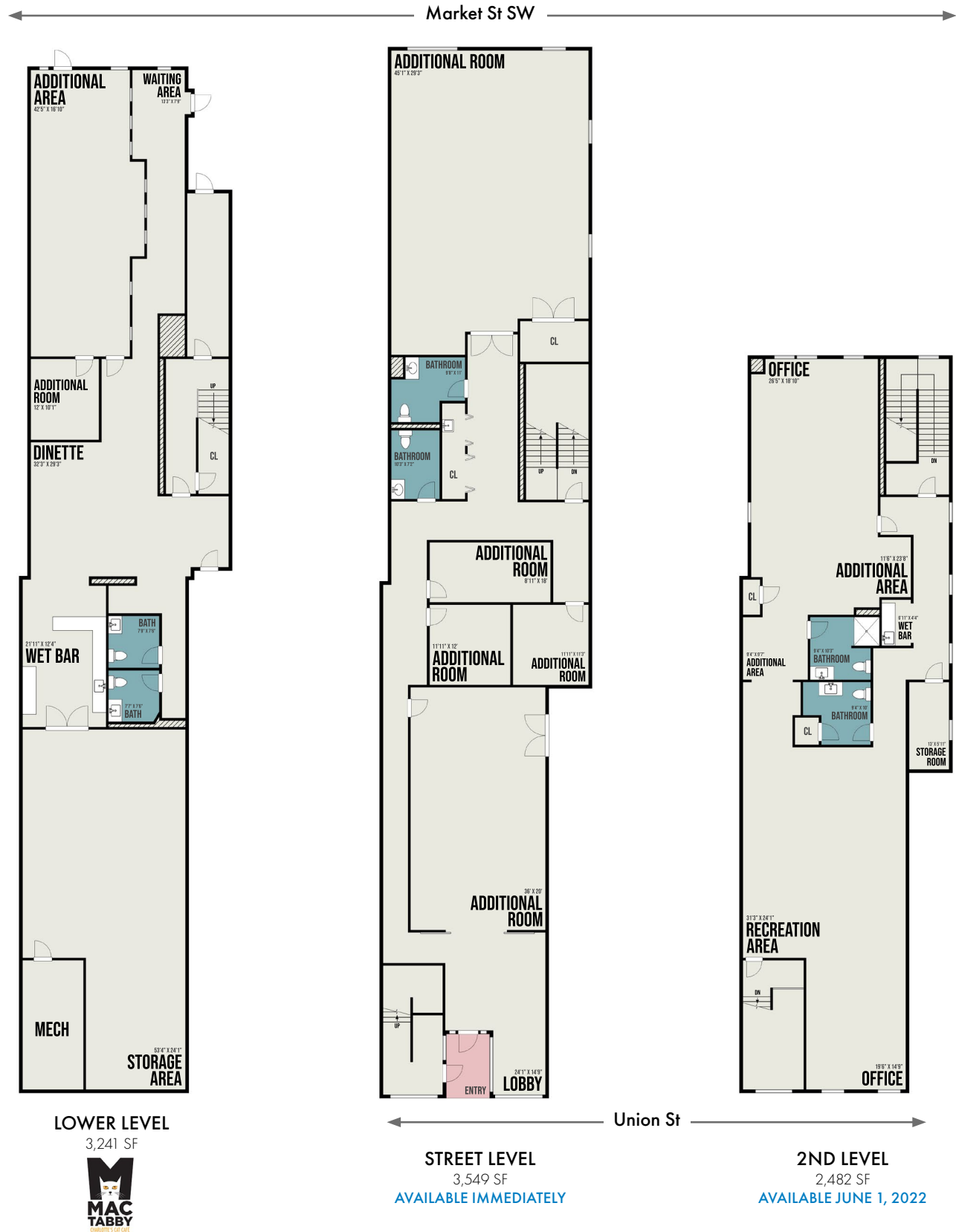
PROPERTY INFORMATION

- 2,500 - 6,000 SF Available in the center of downtown Concord
 - Street Level: 3,549 SF (call for pricing)
 - 2nd Floor Office: 2,482 SF - \$20/sf MG
- Fully renovated and restored building
- Concord has been named one of the fastest growing cities in North Carolina and has experienced more than 33% growth in the population over the last 10 years.
- Downtown Concord is currently home to over 40 small business and is in the midst of a major revitalization supporting the population growth
- Currently over \$79M worth of investment in commercial and residential products just in Downtown Concord
- Street level space is available for immediate occupancy and 2nd level available June 2022
- Lower level occupied by Mac Tabby Cat Cafe (accessible from Market Street)



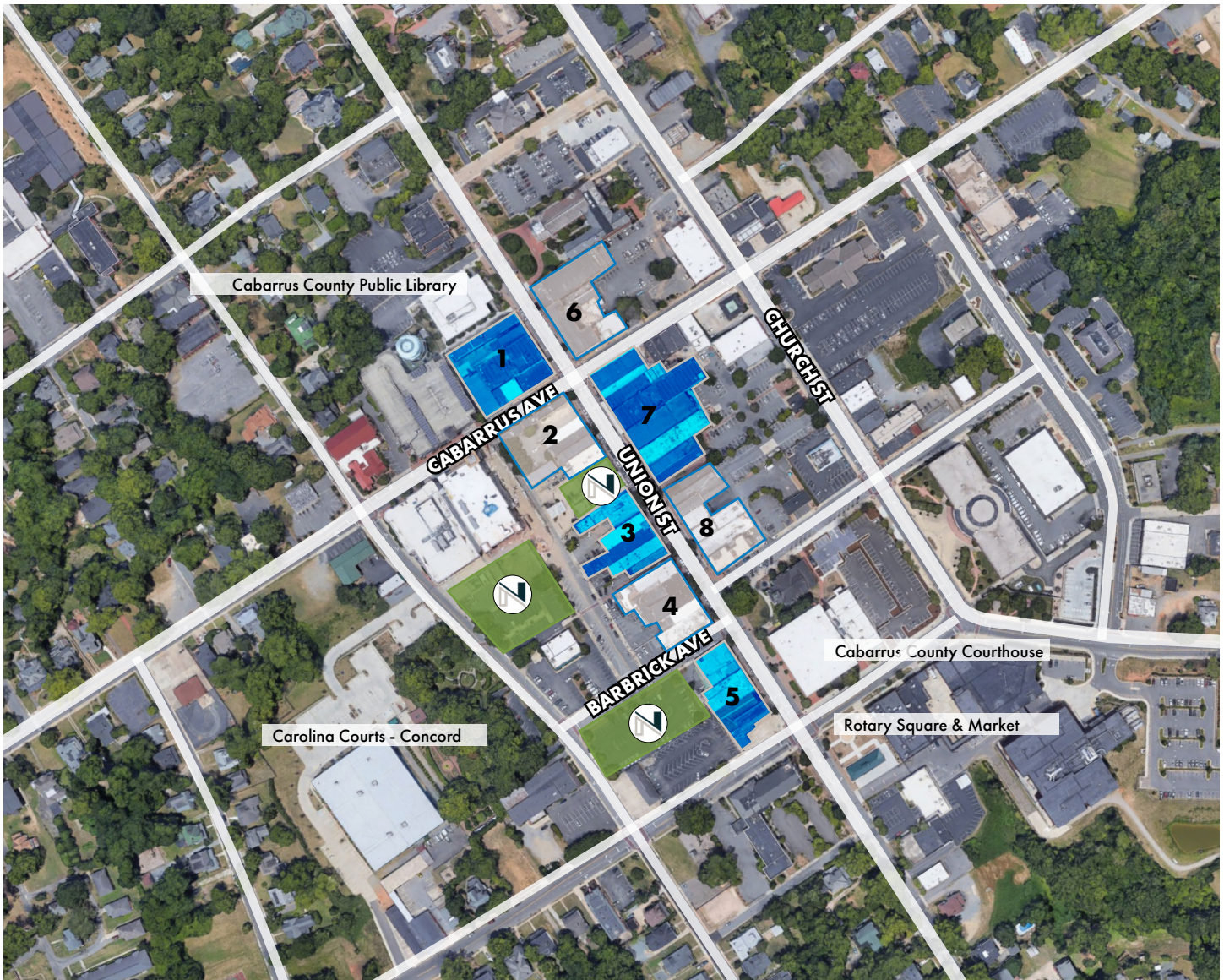
SITE PLAN

30 UNION STREET, CONCORD NC
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AREA OVERVIEW

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NOVI Retail/Residential Project
Under Construction

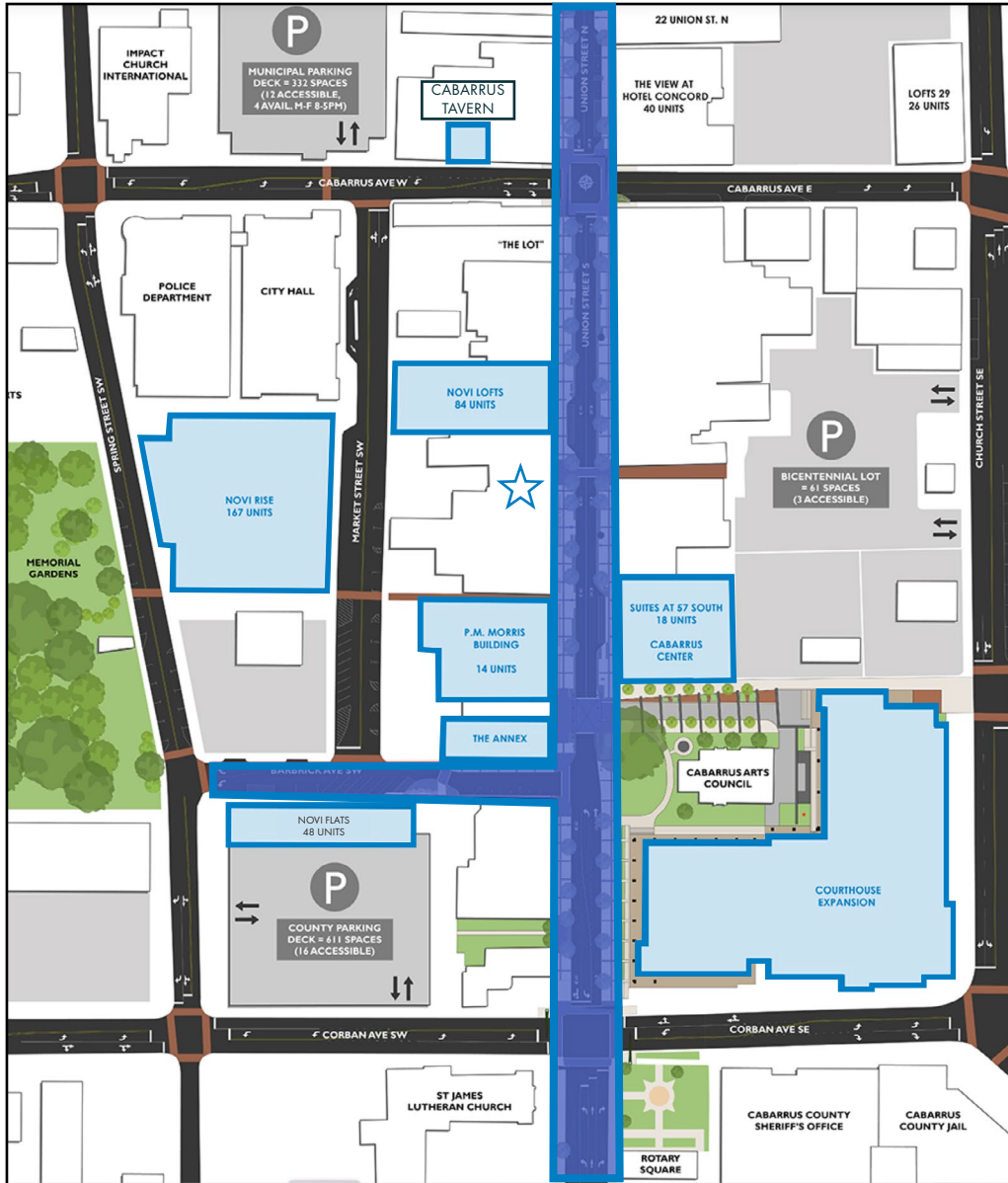
UNION STREET RETAIL

- | | | | |
|---|---|---|--|
| <p>1 Tokyo-Hanoi Fusion
The Bead Lady
The loft at 14th</p> | <p>3 Mac Tabby Cat Cafe
Lotus Yoga & Wellness
Fit 1 on 1
The Enchanted Kitchen
Ken Thomas Photography
Purple Star Graphics</p> | <p>5 Not Just Franks
2 Gals Kitchen
The Cigar Loft
Gibson Mill
Escape Artist
Positively Ballroom</p> | <p>7 Chocolatier Barrucand
Havana Carolina Restaurant & Bar
Red Hill Brewing Company
Cabarrus Creamery
Lil Roberts Place
Ellis Jewelers
Mullis Music
MacPherson's Diamonds & Design</p> |
| <p>2 Press & Porter
Goldberry Books
Ashton Renee Boutique
The Basement Arcade
Gianni's Trattoria</p> | <p>4 Union Street Bistro
Evergreen on Union Salon
Tisun Beauty Supply
Barre Thirty
Carm's Cafe</p> | <p>6 The Hotel Concord
Union Street Market
Buzz City Games
The Sweet Life Bakery</p> | <p>8 Cabo Winery
Loffredo's Ristorante
Ellie's Coffee Shoppe
The Grill at 11 Union
Juamoto Sunfired Cuisine</p> |



AREA OVERVIEW

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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

UNION STREET DEVELOPMENT



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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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

PHOTOS

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DOWNTOWN CONCORD, NC

30 UNION STREET

For more information, please contact:

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