



NOVI

LOFTS

3,613 SF RETAIL
SPACE FOR LEASE

Downtown Concord, NC





NOVI LOFTS

26 UNION STREET, CONCORD NC

Welcome to NOVI Lofts. The Lofts are the final of the three new multifamily projects being developed by LMG in downtown Concord, NC. With 3 floors of retail space including a rooftop restaurant, new apartment homes, Novi Lofts are the next generation of Downtown Concord.

An ideal location in the heart of downtown, which is currently under redevelopment by the city, the Lofts will not only have store front access on Union Street, but Market Street as well, offering the best exposure to Downtown Concord.

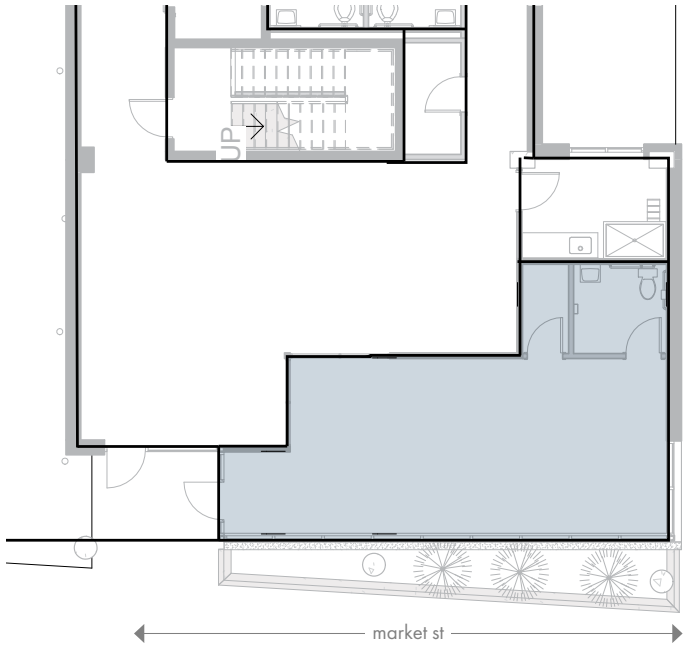
- 3,613 SF Retail
- 89 New Apartment Homes
- Rooftop Restaurant with Patio overlooking Union Street
- Delivery Q4 2023

SITE PLAN

LEVEL 1 - MARKET STREET

Retail 1 - 585 SF
Vanilla Box Delivery

LEASE RATE: \$45.00/SF MG



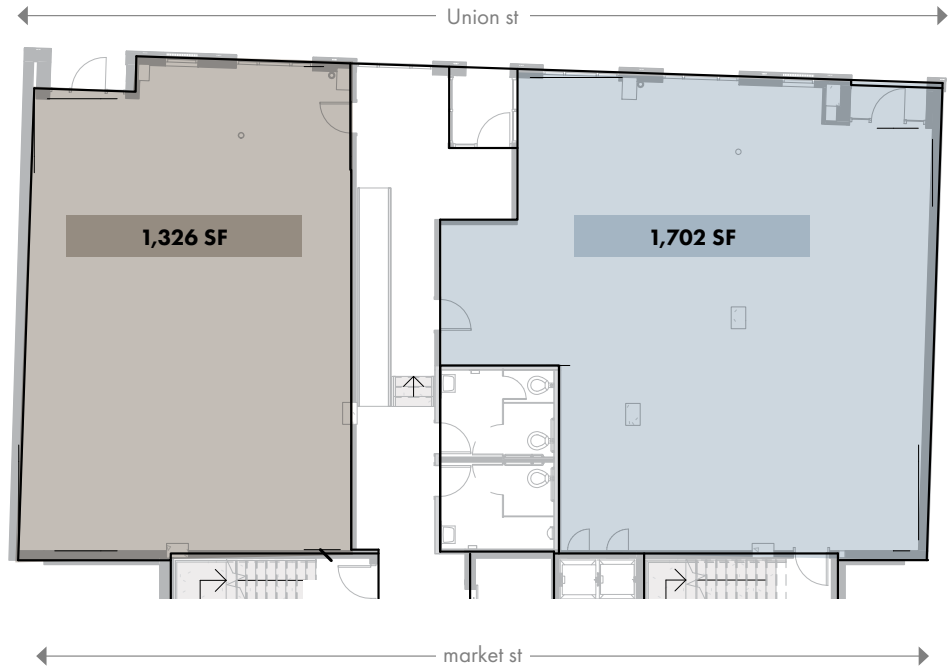
LEVEL 2 - UNION STREET

Retail 1 - 1,326 SF
Cold dark shell delivery

LEASE RATE: \$32.00/SF MG

Retail 2/Restaurant - 1,702 SF
Cold dark shell delivery

LEASE RATE: \$32.00/SF MG



DOWNTOWN CONCORD



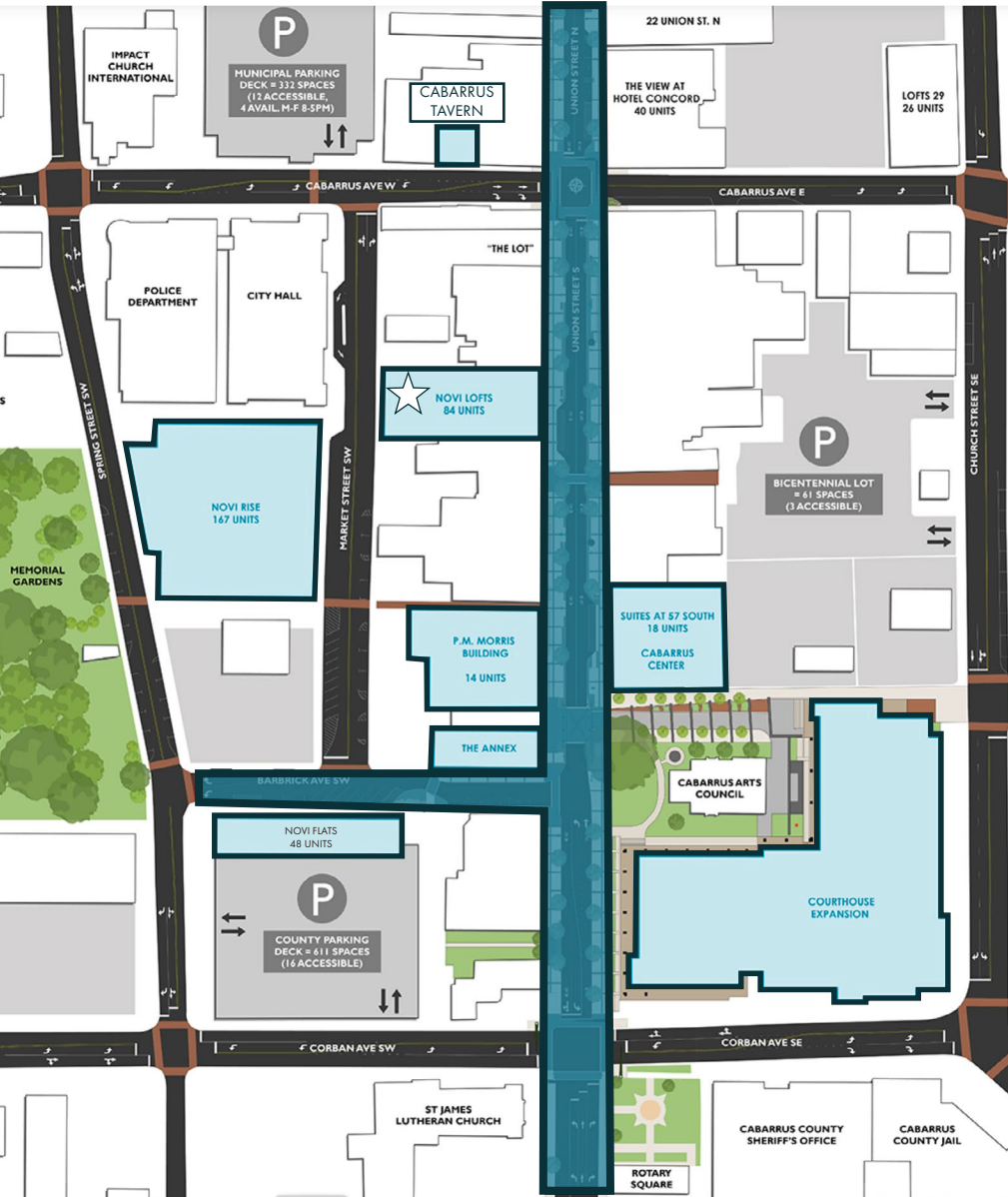
Downtown Concord is home to over 40 small businesses ranging from coffee houses and restaurants to fitness and hospitality; truly something for everyone. Downtown Concord is in the midst of a major revitalization. North Carolina still ranks among the top 5 most moved to state in the country. As the population grows, more and more people are choosing to live outside the major cities.

Named one of the fastest growing cities in North Carolina, by the U.S. Census Bureau, Concord experienced a 33% growth in population over the last 10 years, and it doesn't show any signs of slowing down.

DEMOGRAPHICS	1 MILE	3 MILES
POPULATION	10,784	42,757
PROJECTED POPULATION (2026)	12,290	48,682
TOTAL EMPLOYEES	4,148	28,021
AVERAGE HH INCOME	\$57,372	\$68,787
MEDIAN AGE	36.3	37.4



DOWNTOWN CONCORD DEVELOPMENT



Union Streetscape

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



Cabarrus Tavern

- 3,200 Sf Taproom and Restaurant



Novi Lofts

- 89 Apartments
- 6,707 SF Retail
- Rooftop restaurant with outdoor patio
- \$20.3 M Investments
- Q4 2023 Completion



Novi Rise

- 167 Apartments
- 3,540 SF Retail
- 75 Structured parking spaces
- \$38.5 M investment
- Q2 2023 Completion



P.M. Morris Building

- Renovations to the 1903 building to include 14 new apartments with ground floor retail.
- Q4 2022 Completion



Suites at 57 South

- 17 Luxury Apartments
- Originally built in 1923
- Renovated in 2020
- \$9MM Total investments
- Completed Q4 2020



The Annex

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



Novi Flats

- 48 Apartments
- 3,047 SF Retail
- Public art murals
- \$11.2 M Investment
- Q1 2023 Completion



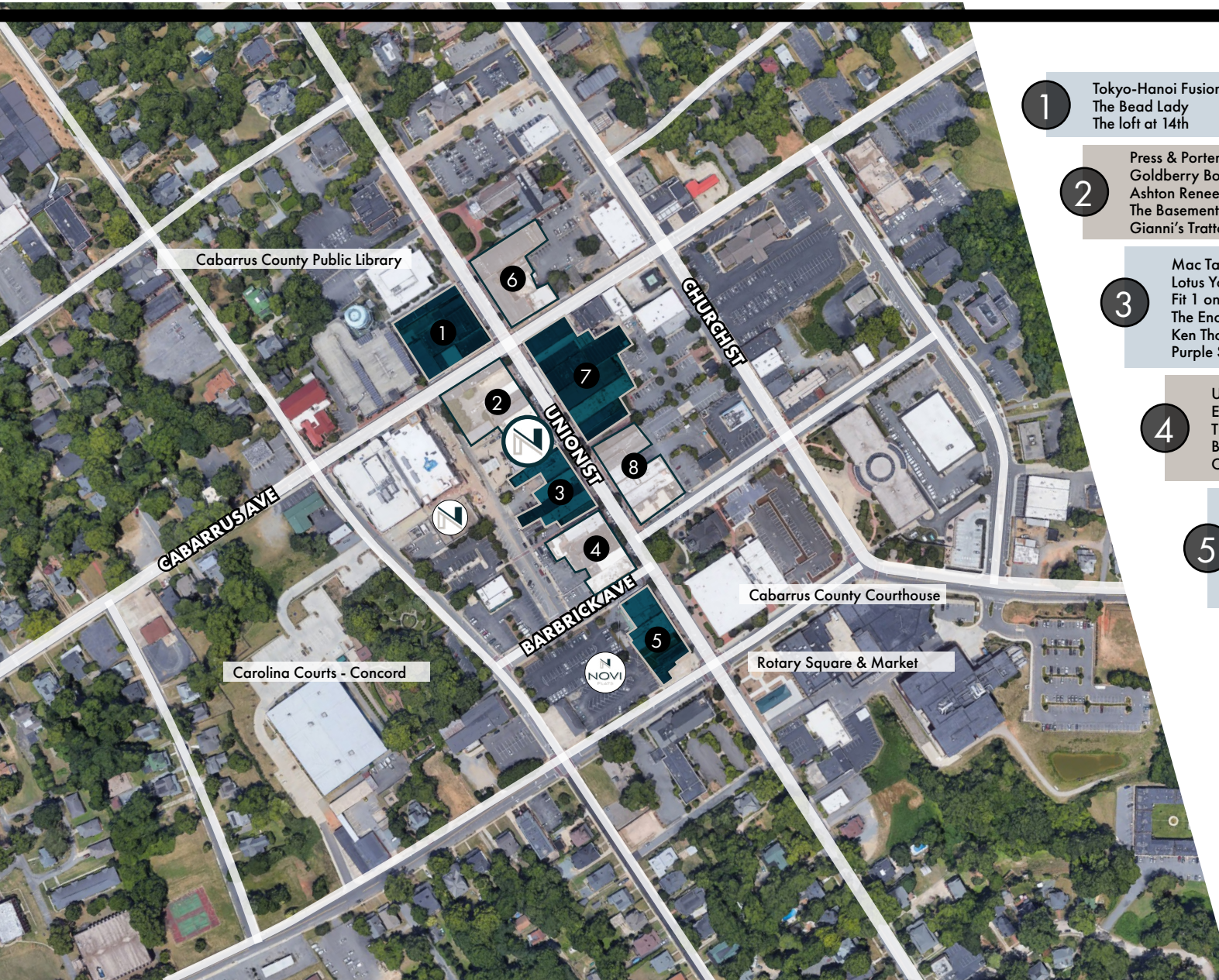
Cabarrus County Courthouse Expansion

- 250K SF courthouse expansion and update
- Started 2020
- Q4 2025 Completion

OVER 79M

residential & commercial investments just in Downtown Concord

DOWNTOWN CONCORD RETAIL



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

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

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

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

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

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

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

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

CONCORD REGION





NOVI

For more information, please contact

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