

Heart Of Downtown Concord

48 Union Street South Concord, NC 28025

- 6,500 +/- sq. ft. For Lease
- Second Generation Restaurant
- Restaurant or Brewery/Taproom





Property Spotlight

- 6,500 +/- sq. ft. that can be divided for two concepts
- Second generation restaurant with hood system, coolers & sinks in place
- Restaurant or Brewery/Taproom
- HVAC Installed 2019
- Sprinkler System Installed 2023
- Outdoor dining/seating facing Union Street as part of the streetscape project
- Dining room being delivered as a warm shell
- \$24 - \$28 sq. ft NNN (\$1 sq. ft pass thru)
- Make history where history was made! Pioneering African-American Warren C. Coleman operated a general store at this spot. Mr. Coleman went on to found the first textile mill owned by an African American.
- A major streetscape investment is underway. Slated to be completed in 2024, it includes 22' sidewalks, improved lighting, landscaping and more.
- A \$100 Million, 250,000 sq. ft. addition and renovation underway at the Cabarrus County courthouse will be completed in 2023.
- Additional \$70+ million private investment adding over 300 apartments to the downtown. Scheduled completion is 2023/2024.



Downtown Concord

Work

Live

Park

Cabarrus County Government Center

Cabarrus County Courthouse

Suites @ 57 South
17 Units

County Deck
611 Spaces

48
Union St. South

Novi Flats
43 Units

Bicentennial Plaza
61 Spaces

Novi Lofts
84 Units

Novi Rise
167 Units

The View At Hotel Concord
40 Units

Concord City Hall

Concord City Police

Municipal Deck
340 Spaces



Demographic Overview

48 Union Street South Concord, NC 28025

2022 Summary	1 Mile	3 Miles	5 Miles
Population	10,618	31,434	50,164
Households	3,847	12,505	18,531
Families	2,243	7,860	13,114
Average Household Size	3.36	3.12	3.19
Median Age	34.7	38.5	36.9
Median Household Income	\$43,180	\$56,937	\$71,760

2027 Summary	1 Mile	3 Miles	5 Miles
Population	11,562	33,360	53,505
Households	4,198	13,274	19,739
Families	2,441	8,301	13,918
Average Household Size	3.37	3.13	3.20
Median Age	34.7	39.2	37.2
Median Household Income	\$51,919	\$68,151	\$84,856



Employment Overview

In proximity to 48 Union St South

2022 Summary	1Mile	3Miles	5 Miles
Total Businesses	605	1,557	1,329
Total Employees	4,538	18,780	13,948

- Downtown employers include the Cabarrus County courthouse, government center, and sheriffs department. City of Concord offices and police department. Not to mention numerous professional and small businesses.

Area employers include:

- Celegard
- Legrand
- Lilly
- Red Bull
- Ball Metal Beverage
- Golden Home
- Carvana
- Shoe Show
- Westrock Coffee
- Atrium
- In addition, the area is home to diversified industries such as advanced manufacturing, logistics, automobile/motorsports, aerospace and more.

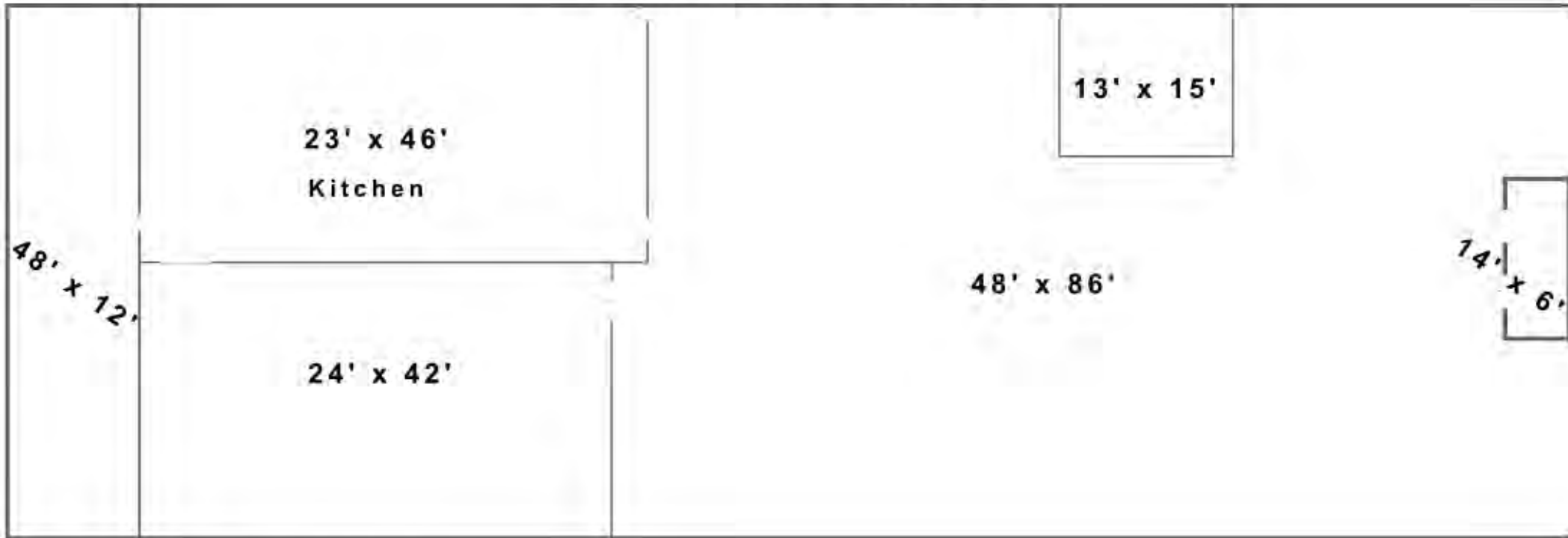


48 Union Street South

Market Street

Union Street

Union-Market Passageway



**Dimensions are approximate*



A Taste Of Downtown Concord



About Concord



Concord is the county seat of Cabarrus County, which is now home to over 230,000 residents. The Concord area has led the way since the nearby discovery of gold, the founding of Cannon Mills, the Charlotte Motor Speedway and more.

In addition to the speedway, which hosts two major NASCAR events each year, Concord also boasts Concord Mills, the largest outlet in the state.

Concord can be accessed via I-85, US Hwy 29 and 49, and state hwy 73 and 601.

Downtown Concord is surrounded by a historic district that includes over 100 historically significant homes. This surrounding district and the vibrant downtown lends itself to a unique visitors experience, something that cannot be replicated in other communities.

There is a growing public and private art movement in Concord, making for the preservation of "ghost" signs to modern sculptures. Plus, downtown is host to numerous festivals, events and North Carolina's oldest Christmas parade.





Mortice Commercial Real Estate

126 Arlington Ave, SE
Concord, NC 28025
www.morticecre.com

Steven Tice, CCIM

Principal

704 684-1958
704 794-2294(Direct)
tice@morticecre.com