



PM Morris Building

*56 Union St South
Concord, NC 28025*

Contact:

Steven Tice, CCIM
Principal/Broker

Phone : (704) 684-1958/(704) 794-2294 Direct
License NC 168957 SC 125723
Email tice@morticecre.com

PROPERTY INFO:

- ◆ **Base Rent:**
\$21.60 per SF NNN
TICAM \$3.00 per SF
- ◆ **PROPERTY ADDRESS:**
*56 UNION ST SOUTH
CONCORD, NC 28025*
- ◆ **YEAR BUILT:**
1902
- ◆ **RENTABLE AREA:**
5,000 SQ. FT.



PM Morris Building

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.
©Copyright 2025 Mortice CRE All Rights Reserved.

PROPERTY OVERVIEW

Prime opportunity to position your business in the heart of Historic Downtown Concord!

This prime space is directly across from Cabarrus Courthouse Plaza—a future hub for music and cultural events—and offers unbeatable visibility and foot traffic. With \$200M in public and private investment fueling downtown's transformation, the area is becoming a thriving business and entertainment destination.

With over 400 new and existing apartments bringing a surge of residents and visitors, your business will be in great company alongside exciting new businesses like Charros Mexican, Two Scoops Ice Cream, and The Dive Bar. The newly enhanced streetscape fosters walkability, creating an inviting retail, dining, or office environment.

PM Morris Building

56 Union St South
Concord NC 28025



HIGHLIGHTS

- **Located in the downtown social district, the open carrying of alcoholic beverages will foster increased foot traffic.**
- **5,000 +/- sq. ft. of space on main level.**
- **Additional mezzanine (700 +/- sq. ft.) and outdoor seating (No additional cost).**
- **Historic touches like original hardwood floors and tin ceilings are ready to be brought back to life.**
- **Approximately 12' +/- ceiling height.**
- **Fully sprinkled space.**
- **All new doors and windows.**
- **Sewer capacity and a complete set of plans in place.**
- **Additional basement storage at no additional cost.**
- **TIA is available. Dependent on factors such as concept, end-user, and lease term.**
- **Access via Union Street as well as Market Street**
- **Rear of building can be activated with signage or mural.**

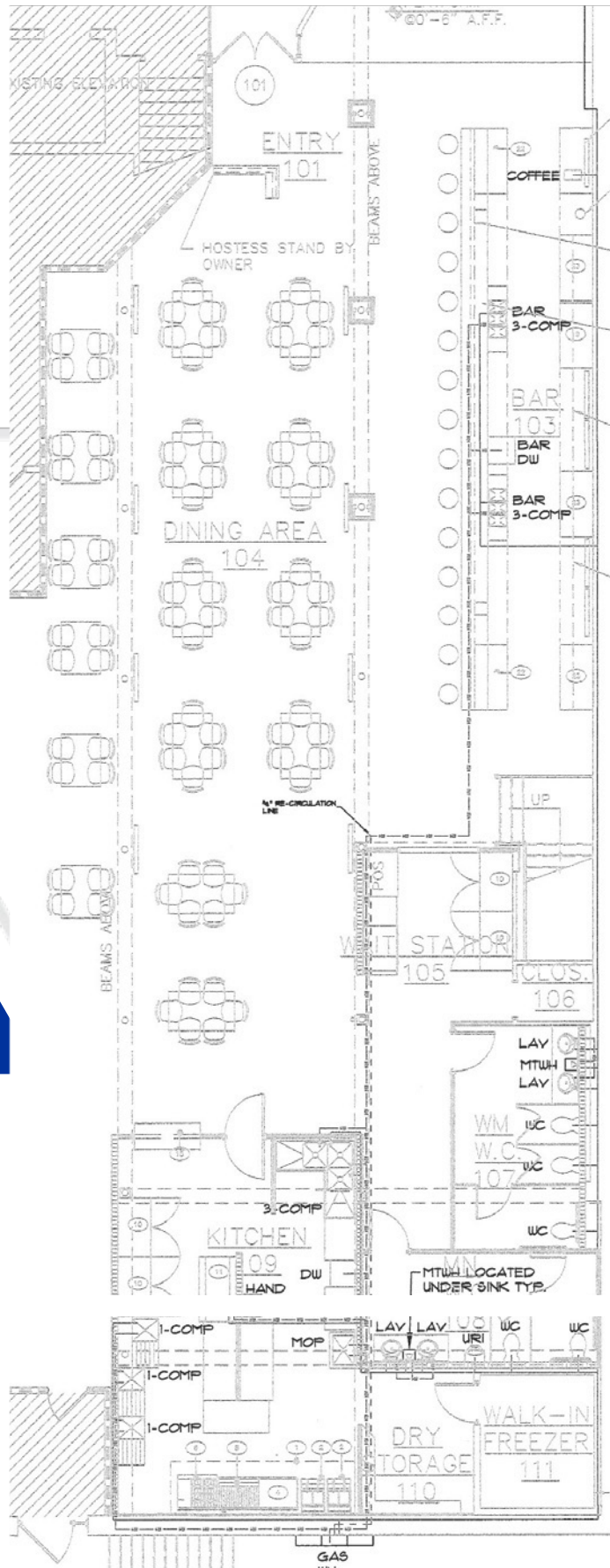
PROPERTY PHOTOS



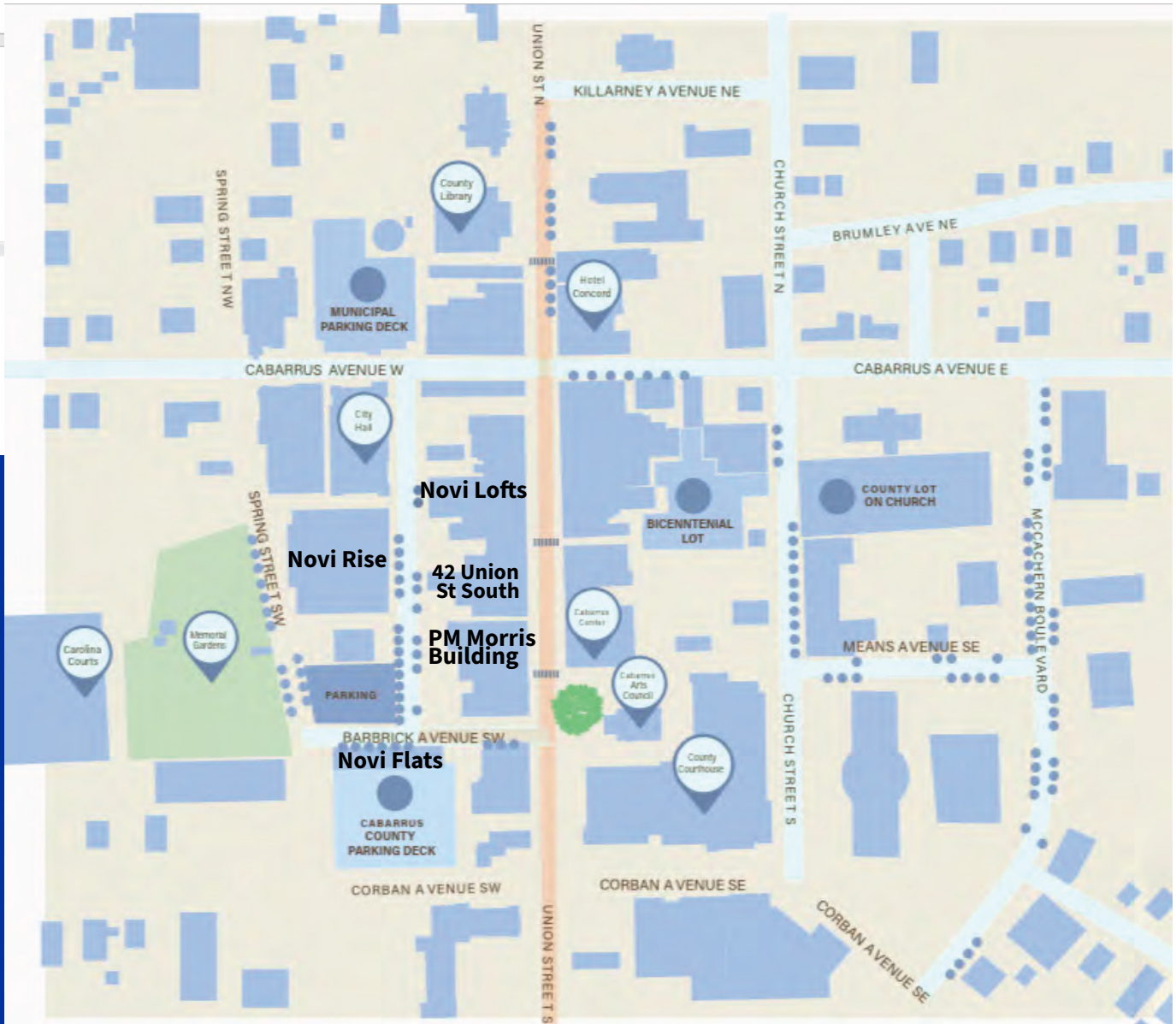
PROPERTY PHOTOS



CURRENT DESIGN LAYOUT



DOWNTOWN SPOTLIGHT



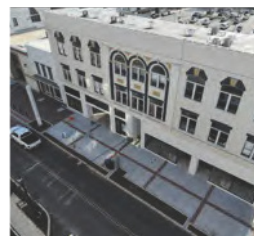
Novi Flats
48 Units
3,047 sq. ft. retail



Novi Rise
167 Units
3,540 sq. ft. retail



Novi Lofts
89 Units
6,707 sq. ft. retail



PM Morris Building
14 Units
11,000 sq. ft. retail



42 Union St South
8,470 sq. ft. retail
3 Floors

56 Union

56 Union St South, Concord, NC, 28025

AERIAL ANNOTATION MAP

PM Morris Building

56 Union St South, Concord, NC, 28025

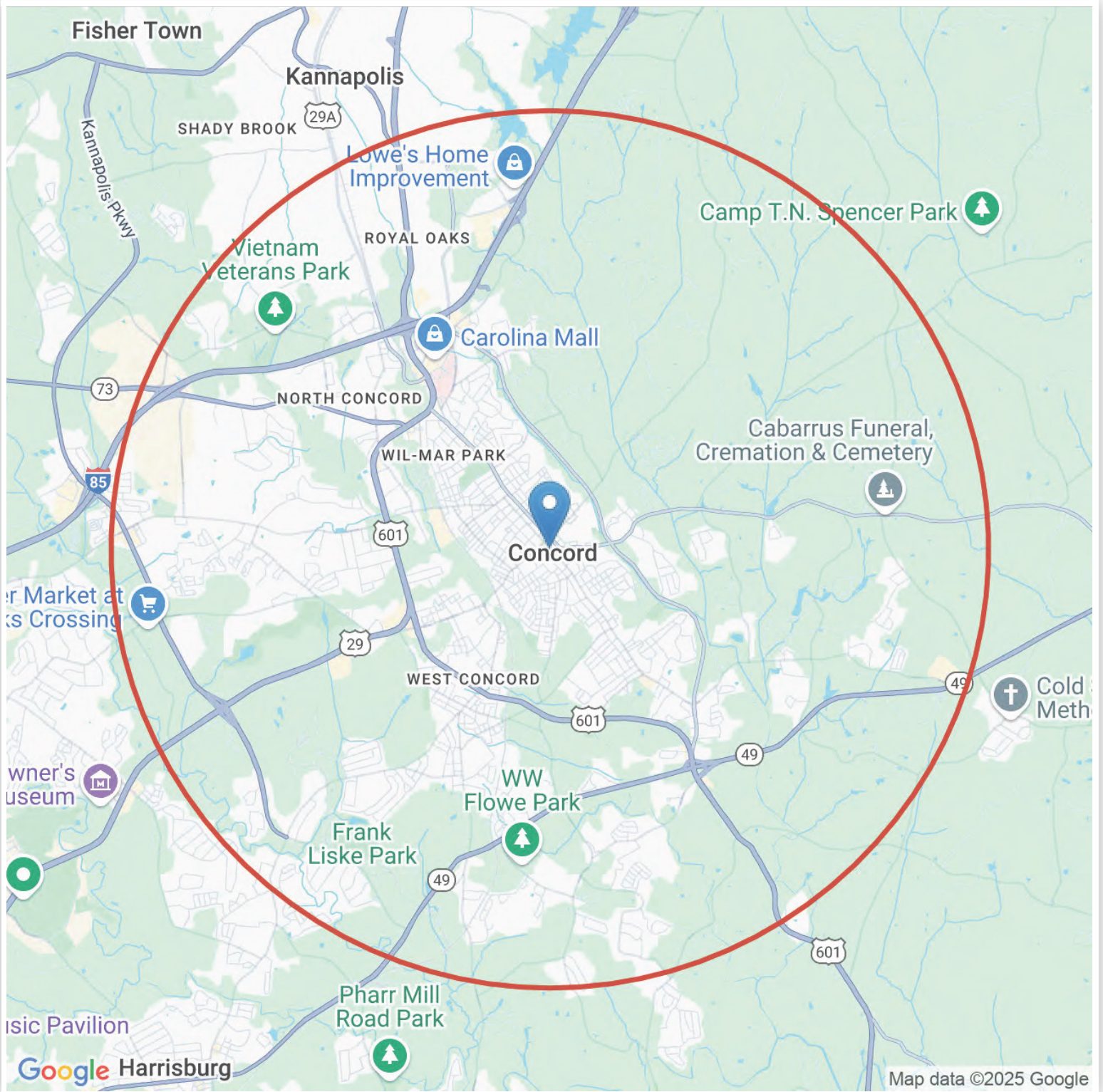


Steven Tice, CCIM

PM Morris Building

56 Union St South, Concord, NC, 28025

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



Steven Tice, CCIM

KEY FACTS

95,342
 Population

37.5 Median Age

2.61
 Average Household Size

33,685
 Total Households

EDUCATION

6.13%
 No High School Diploma

10.74%
 High School Graduate

17.74%
 Some College

21.58%
 Bachelor's/ Grad

BUSINESS

3,592
 Total Businesses

39,079
 Total Employees

EMPLOYMENT

1,664
 Manufacturing Employees

8,724
 Retail Trade Employees

3,226
 Eating & Drinking Employees

1,539
 Finance/Ins/Real Estate Emp

4.7% Unemployment Rate

INCOME

\$68,263
 Median Household Income

\$36,406
 Per Capita Income

\$174,422
 Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.55%) ■
The smallest group : \$15,000 - \$24,999 (6.06%) ■

Indicator	Value(%)	
< \$15,000	6.38	■
\$15,000 - \$24,999	6.06	■
\$25,000 - \$34,999	9.25	■
\$35,000 - \$49,999	13.53	■
\$50,000 - \$74,999	18.55	■
\$75,000 - \$99,999	15.34	■
\$100,000 - \$149,999	15.24	■
\$150,000 - \$199,999	6.34	■
\$200,000+	9.32	■

Steven Tice, CCIM

Community Profile



95,342
 Population
 Total

1.63%
 Population
 Growth

2.61
 Average
 HH Size

37.5
 Median
 Age

73.6
 Diversity
 Index

\$68,263
 Median HH
 Income

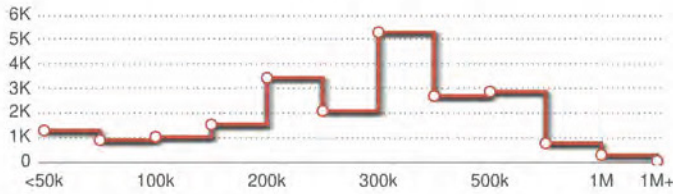
\$316,919
 Median Home
 Value

23.72%
 Under 18

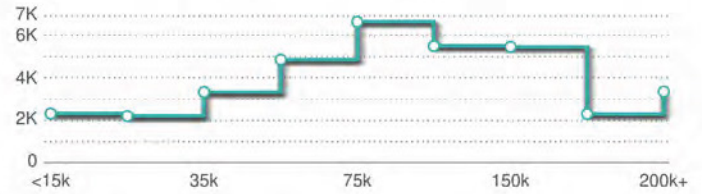
60.79%
 Ages 18
 to 65

15.49%
 Aged 66+

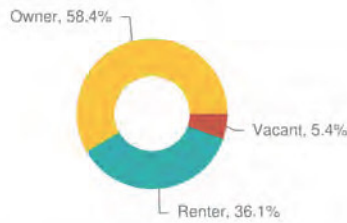
HOME VALUE



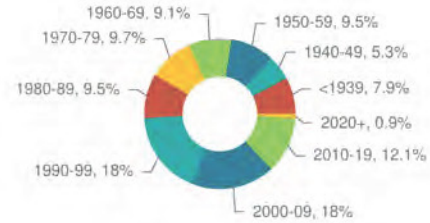
HOUSEHOLD INCOME



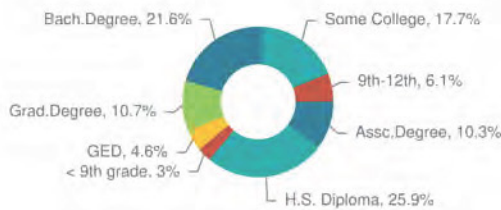
HOME OWNERSHIP



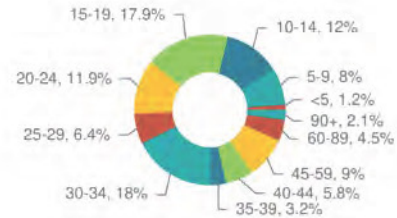
HOUSING: YEAR BUILT



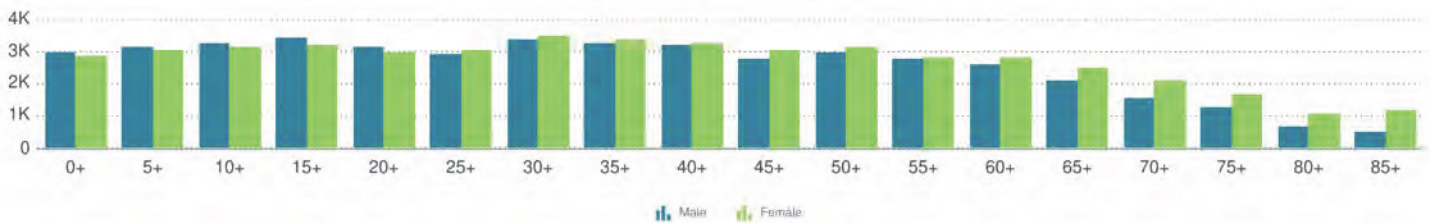
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



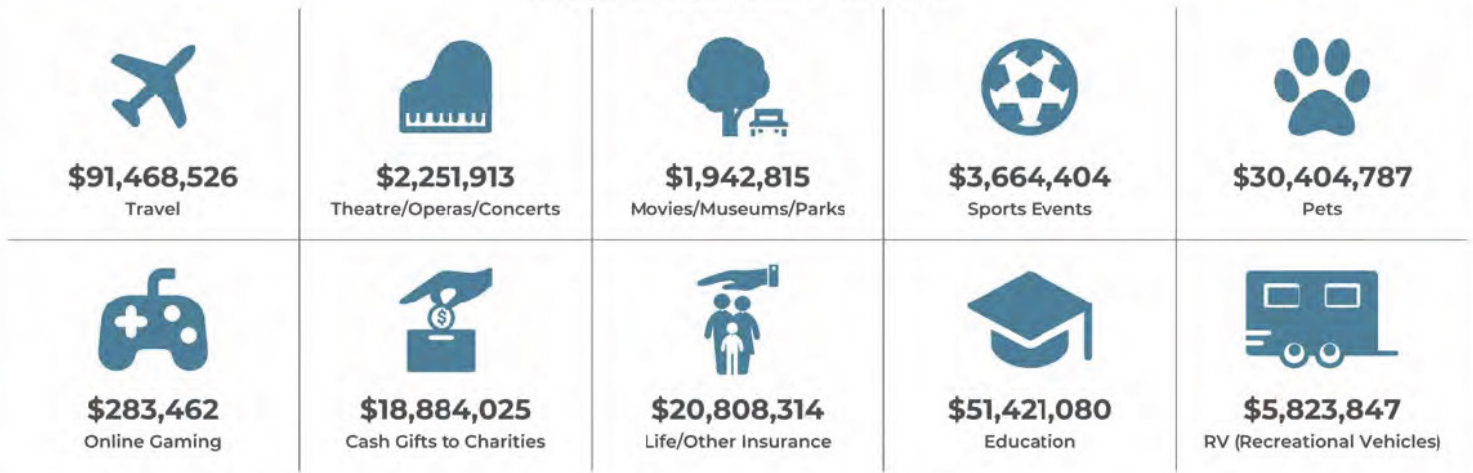
Steven Tice, CCIM

Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



7A

LifeMode Group: Sprouting Explorers
Up and Coming Families
 3,681 Households
 Household Percentage: 10.24%
 Average Household Size: 3.12
 Median Age: 31.4
 Median Household Income: \$72,000



8G

LifeMode Group: Middle Ground
Hometown Heritage
 3,351 Households
 Household Percentage: 9.32%
 Average Household Size: 2.66
 Median Age: 32.4
 Median Household Income: \$28,200



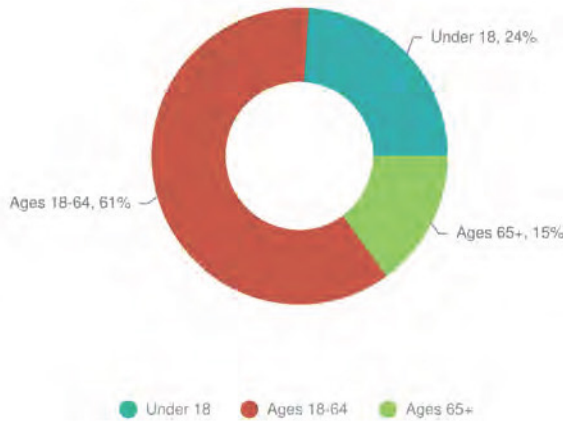
4A

LifeMode Group: Family Landscapes
Workday Drive
 3,134 Households
 Household Percentage: 8.72%
 Average Household Size: 2.97
 Median Age: 37
 Median Household Income: \$90,500

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

95,342 Population	35,952 Households	37.5 Median Age
2.61 Avg Size Household	\$68,263 Median Household Income	\$316,919 Median Home Value
81 Wealth Index	86 Housing Affordability	73.6 Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

4.2% Greatest Gen: Born 1945/Earlier	17.02% Baby Boomer: Born 1946 to 1964	19.78% Generation X: Born 1965 to 1980
24.81% Millennial: Born 1981 to 1998	24.09% Generation Z: Born 1999 to 2016	10.1% Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

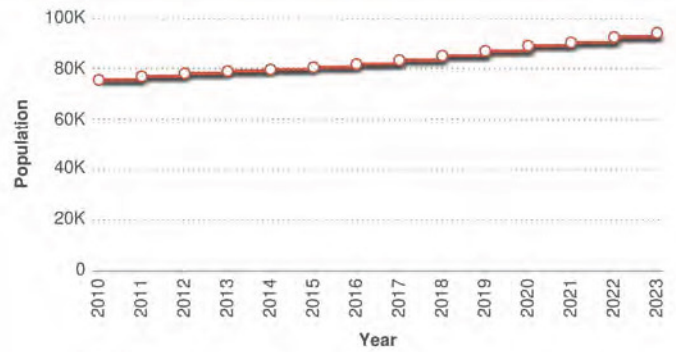
1.63%

2024-2029
Forecasted
Growth Rate

1.57%

Household
Population
101,669

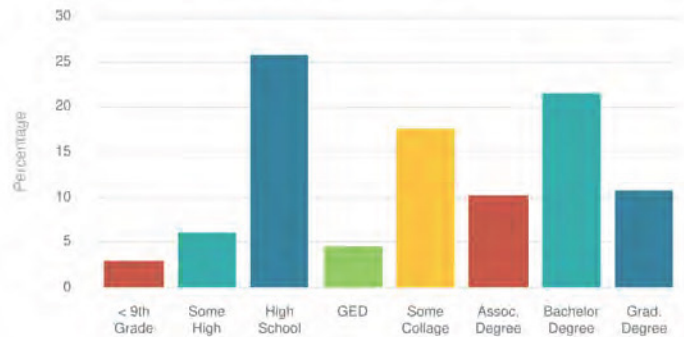
Population
Density
1,315



DAYTIME POPULATION

92,298 2024 Total Daytime Population	48,642 2024 Daytime Pop: Residents
43,656 2024 Daytime Pop: Workers	1,175 2024 Daytime Pop Density

POPULATION BY EDUCATION



Steven Tice, CCIM



Steven Tice, CCIM

Phone: (704) 684-1958/(704) 794-2294 Direct


Email: tice@morticecre.com

License: NC 168957 SC 125723



MORTICE COMMERCIAL REAL ESTATE

STEVEN TICE, CCIM

 (704) 684-1958/(704) 794-2294 Direct

 tice@morticecre.com

 126 Arlington Avenue Southeast
Concord, NC, 28025, United States

 morticecre.com