

The Past Meets The Future

18 Cabarrus Avenue West, Concord, NC 28025

- **6,750 +/- sq. ft. for lease**
- **Fully renovated two story professional/creative office building in the heart of downtown Concord**



Property Spotlight



- 6,750 +/- sq. ft covering two floors.
- Preserved and enhanced features such as exposed brick walls and yellow-pine floors.
- Natural light throughout.
- Glass walls to encourage collaboration & creativity.
- Walking distance to city & county government offices.
- Location directly besides city parking deck & across from city hall.
- Furnishings, fixtures & equipment remain.
- \$28 per sq. ft NNN
- Office space that feels it should be in the heart of Southend or Lower Tuck, but at a fraction of the cost. Inspire your teams creativity while stimulating your bottom line.
- A major streetscape investment is underway on Union Street. 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.
- Additional \$70+ million private investment adding over 300 apartments to the downtown.



Downtown Concord

Work

Live

Park

Cabarrus
County
Government
Center

Cabarrus
County
Courthouse

Suites @
57 South
17 Units

County
Deck
611 Spaces

County
Lot
114 Spaces

Bicentennial
Plaza
61 Spaces

Novi
Flats
43 Units

Novi
Lofts
84 Units

Novi
Rise
167 Units

The View
At
Hotel
Concord
40 Units

Concord
City
Hall

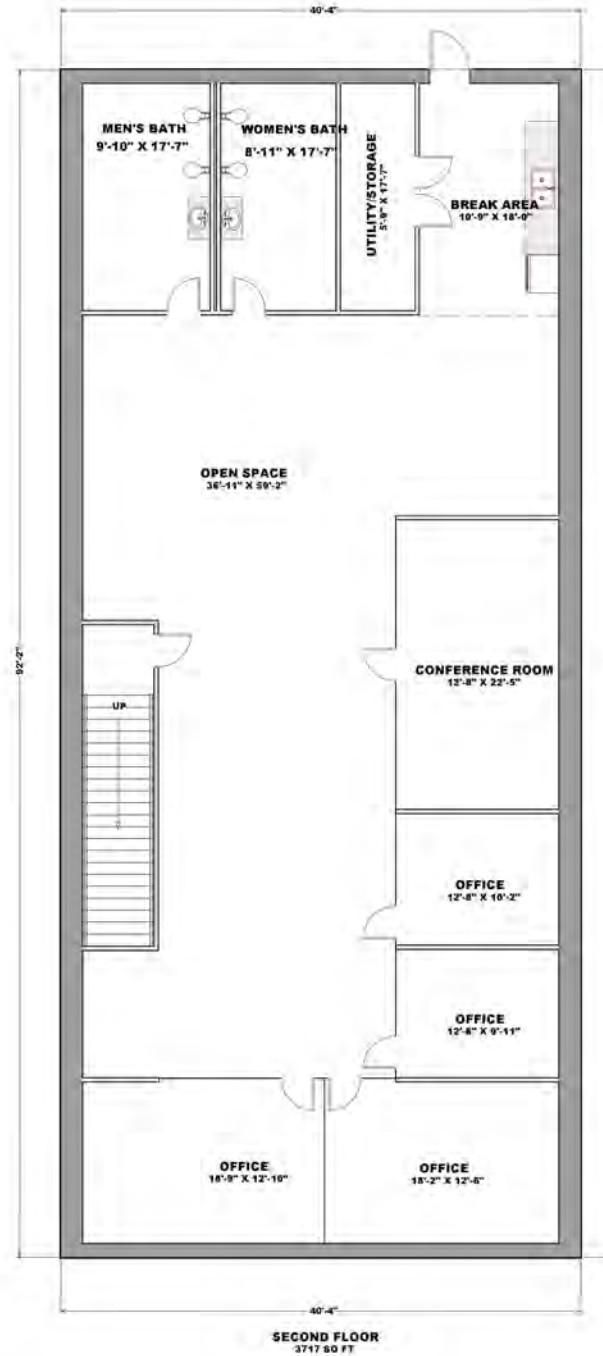
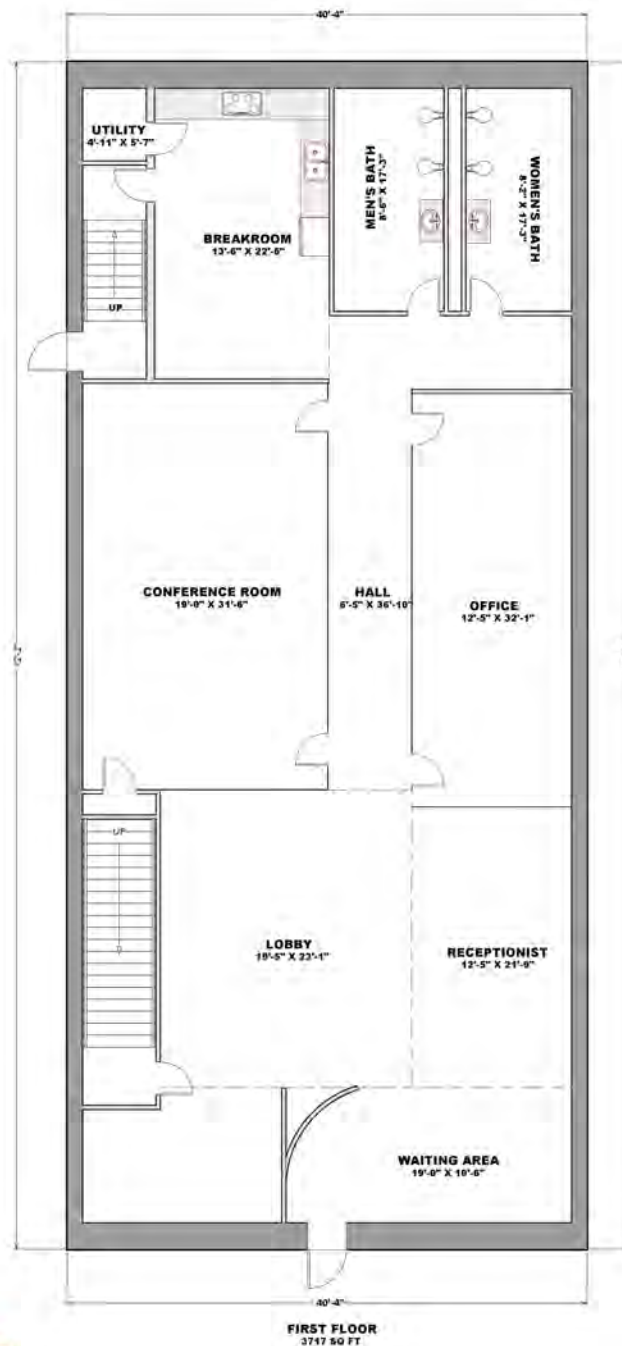
Concord
City
Police

18
Cabarrus
Avenue

Municipal
Deck
340 Spaces



Floor Plan



**18 CABARRUS AVE W
CONCORD, NC 28025
DATE: 6-22-2023
CLIENT: STEVEN TICE**

APPROXIMATE AREA

**FIRST FLOOR: 3717 SQFT
SECOND FLOOR 3717 SQFT**

***SQFT AREA EXCLUDING
PERIMETER WALLS***

**FIRST FLOOR: 3409 SQFT
SECOND FLOOR: 3319 SQFT**

A Measure UP

980-616-2615 Service@ameasureup.com

Measurement/Photography/3D Tours/Radon
Drone

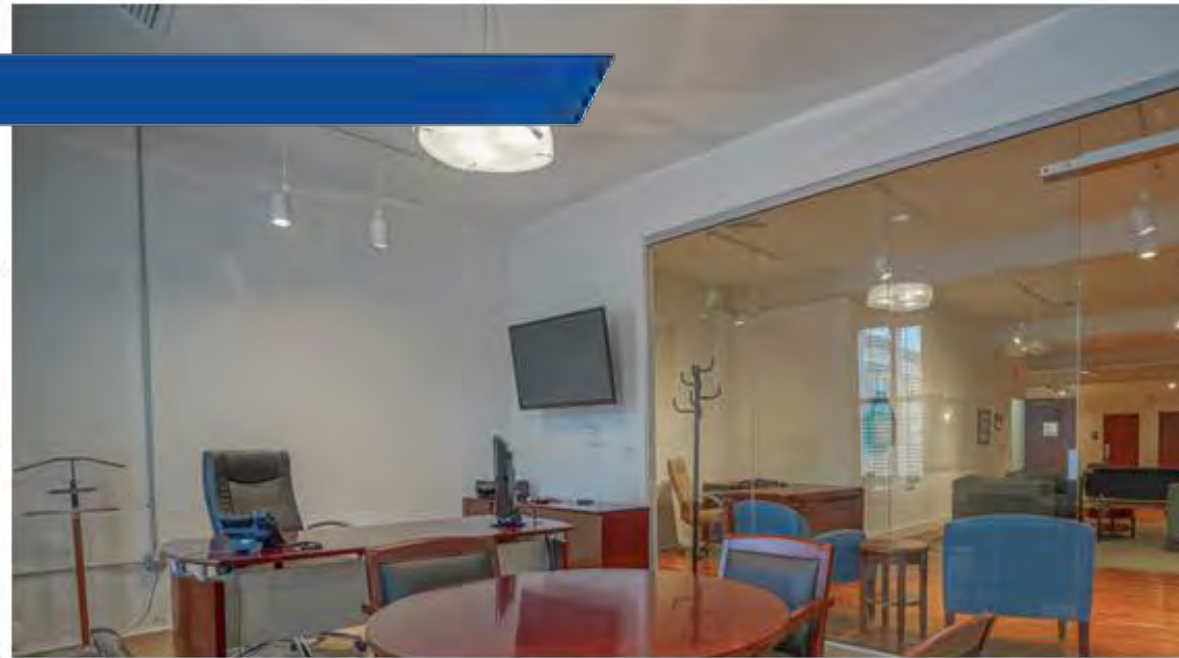


Floor Plan

A Glimpse Inside



A Glimpse Inside



Demographic Overview

18 Cabarrus Avenue West 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 18 Cabarrus Avenue West

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.



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 Carolinas oldest Christmas parade.





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