



A
Blank Slate Awaits
You

*14 Church Street South
Concord, NC 28025*

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PROPERTY INFO:

- ◆ **ANNUAL RENT:**
\$20.00/ PER SQ. FT.
- ◆ **PROPERTY ADDRESS:**
*14 CHURCH STREET SOUTH
CONCORD, NC 28025*
- ◆ **YEAR BUILT:**
1900
- ◆ **RENTABLE AREA:**
2,500 SQ. FT.

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PROPERTY OVERVIEW

Located in the heart of downtown Concord, 14 Church Street South has a rich history and a unique feature that sets it apart from the rest. Formerly a trophy shop, this building boasts the iconic Off Main Street Mural by artist Isaac Payne.

The mural, the focal point of the Bicentennial public parking lot, is a colorful and eye-catching feature in the downtown area. It depicts a bustling street scene with people of all ages and backgrounds, showcasing the community's diversity and vibrancy.

14 Church Street South

Concord NC 28025



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14 Church Street South

PROPERTY DETAILS

Are you looking for a prime location in the heart of Concord's burgeoning downtown? Look no further than this approximately 2,500 sq ft space in the city's center, ready to be transformed into your dream office or retail space. Located near the intersection of Church Street and Cabarrus Avenue, this highly visible location offers endless possibilities for your business.

One of the biggest advantages of this space is its central location. With the new courthouse, Streetscape project, and Novi apartment projects nearing completion, the downtown will soon be a bustling hub of activity. With ample public parking and service via public transportation, the downtown comes alive in the morning with local government and courthouse workers and visitors. As the day progresses, it transitions to retail, restaurant, and bar patrons.

The size of this space is also ideal for office or retail use. At 2,500 sq ft, it offers enough room to accommodate a variety of layouts and designs. Whether you need an open floor plan or individual offices, this space can be customized to fit your specific needs. The large front windows provide ample natural light, creating a bright and inviting atmosphere for your employees and customers.

Furthermore, this space's zoning allows for various uses, making it a versatile option for businesses. Whether you are looking to open a boutique clothing store, coffee shop, art gallery, or set up your law firm, this space can accommodate your needs.



PROPERTY PHOTOS



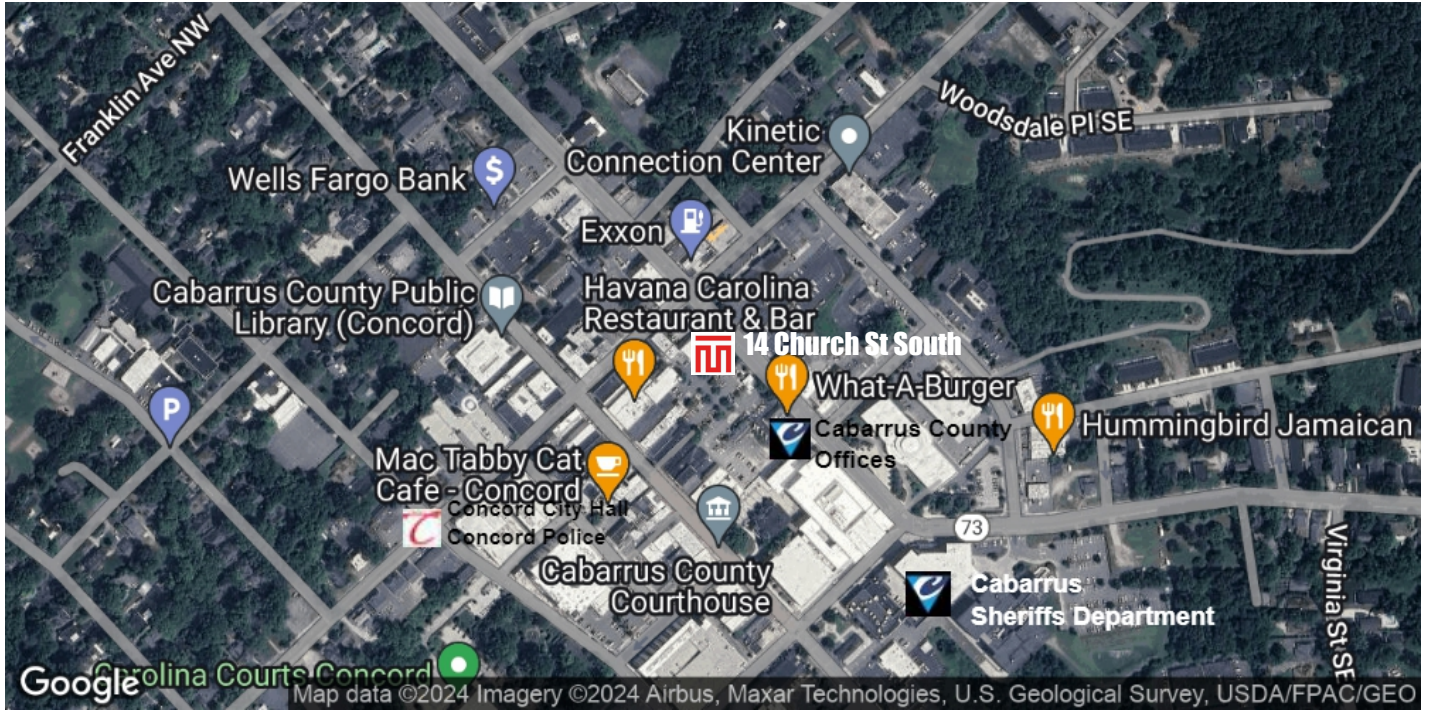
PROPERTY PHOTOS



PROPERTY PHOTOS



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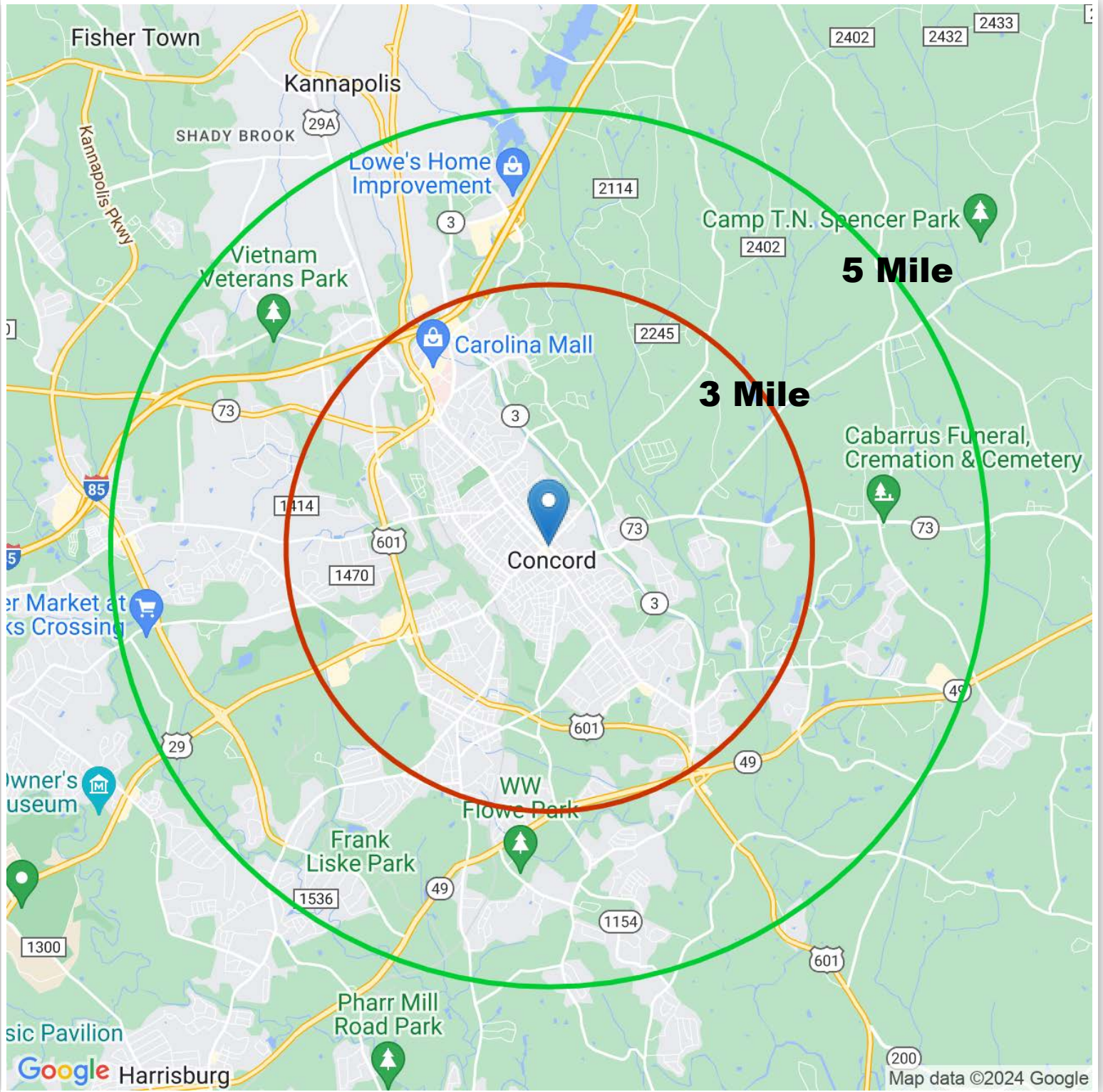


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LOCATION/STUDY AREA MAP (RINGS: 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

38,838

Population



Average Household Size

37.4

Median Age

\$49,638

Median Household Income

EDUCATION

16%

No High School Diploma



29%

High School Graduate



32%

Some College



24%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,069

Total Businesses



26,533

Total Employees

EMPLOYMENT



White Collar

56%



Blue Collar

30%



Services

14%



Unemployment Rate

INCOME



\$49,638

Median Household Income



\$27,410

Per Capita Income



\$73,686

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$150,000 - \$199,999 (2.6%)

Indicator	Value	Difference	
<\$15,000	11.6%	+4.1%	
\$15,000 - \$24,999	11.2%	+4.7%	
\$25,000 - \$34,999	8.8%	+2.4%	
\$35,000 - \$49,999	18.7%	+6.2%	
\$50,000 - \$74,999	18.9%	+0.5%	
\$75,000 - \$99,999	12.2%	-2.0%	
\$100,000 - \$149,999	11.2%	-5.6%	
\$150,000 - \$199,999	2.6%	-5.1%	
\$200,000+	4.8%	-5.1%	

Bars show deviation from 37025 (Cabarrus County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

88,239

Population



Average Household Size

37.3

Median Age

\$57,499

Median Household Income

EDUCATION

13%

No High School Diploma



28%

High School Graduate



33%

Some College



26%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,315

Total Businesses



41,304

Total Employees

EMPLOYMENT



61%

White Collar



26%

Blue Collar



12%

Services



6.1%

Unemployment Rate

INCOME



\$57,499

Median Household Income



\$29,967

Per Capita Income



\$112,707

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.0%)

The smallest group: \$150,000 - \$199,999 (5.1%)

Indicator	Value	Difference	
<\$15,000	9.3%	+1.8%	
\$15,000 - \$24,999	8.9%	+2.4%	
\$25,000 - \$34,999	7.9%	+1.5%	
\$35,000 - \$49,999	16.0%	+3.5%	
\$50,000 - \$74,999	20.0%	+1.6%	
\$75,000 - \$99,999	13.4%	-0.8%	
\$100,000 - \$149,999	13.9%	-2.9%	
\$150,000 - \$199,999	5.1%	-2.6%	
\$200,000+	5.5%	-4.4%	

Bars show deviation from 37025 (Cabarrus County)

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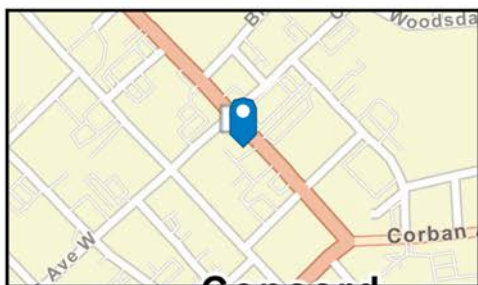
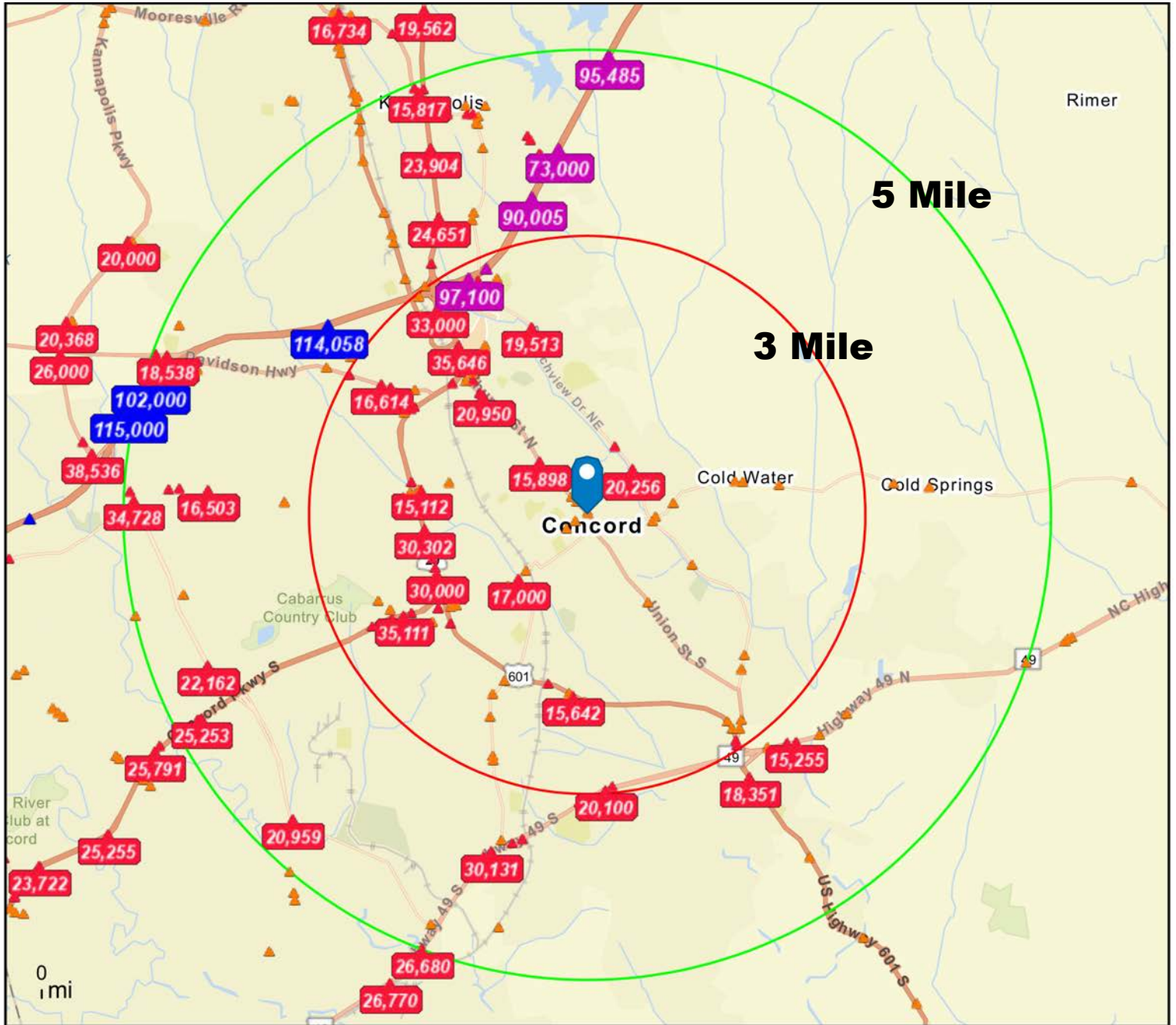
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TRAFFIC COUNT - STUDY AREA (RINGS: 3, 5 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).



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