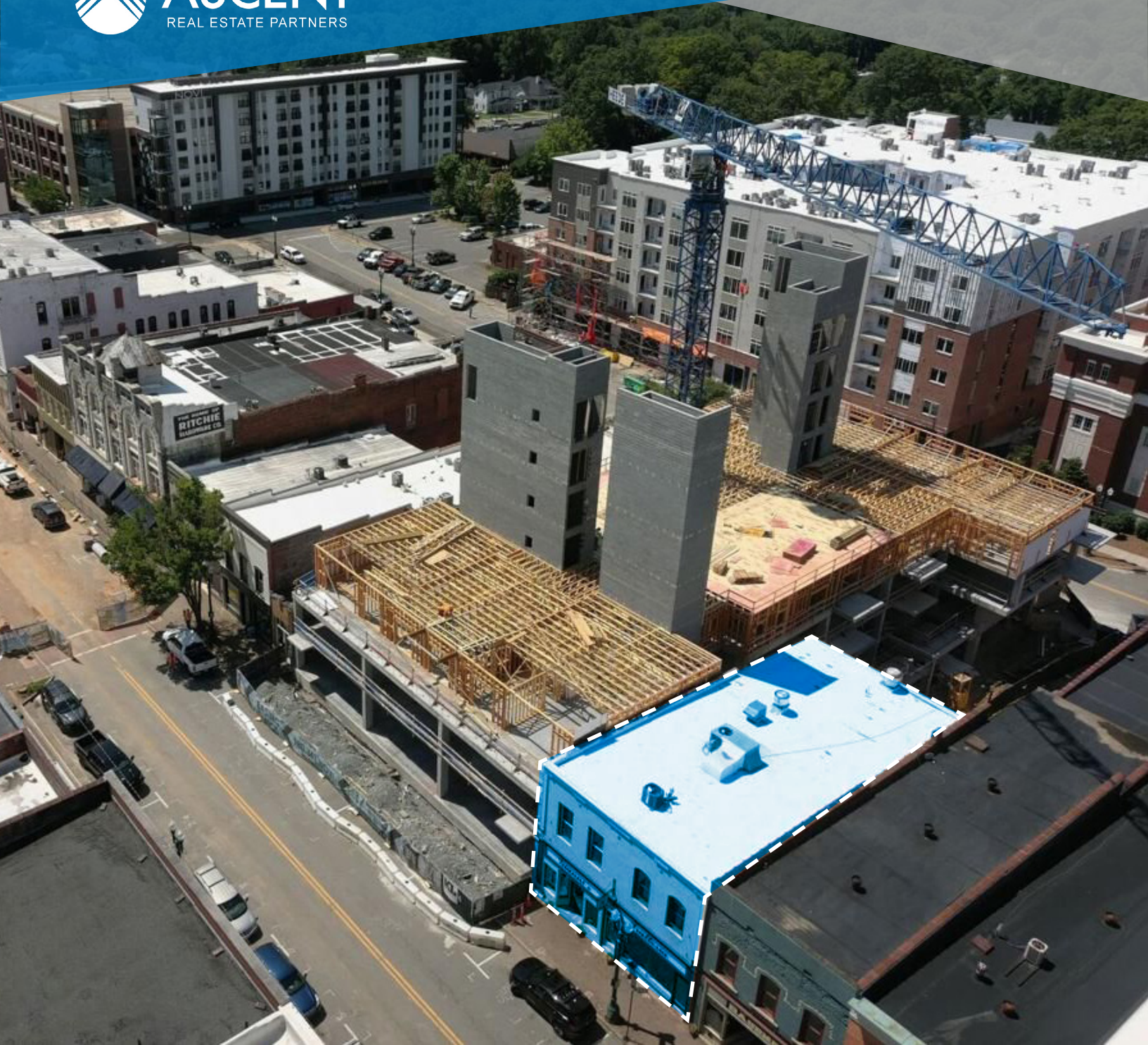




**ASCENT**  
REAL ESTATE PARTNERS



CONCORD, NORTH CAROLINA 28025

# 16 UNION ST S

3,600 SF 2ND GEN. RESTAURANT FOR LEASE





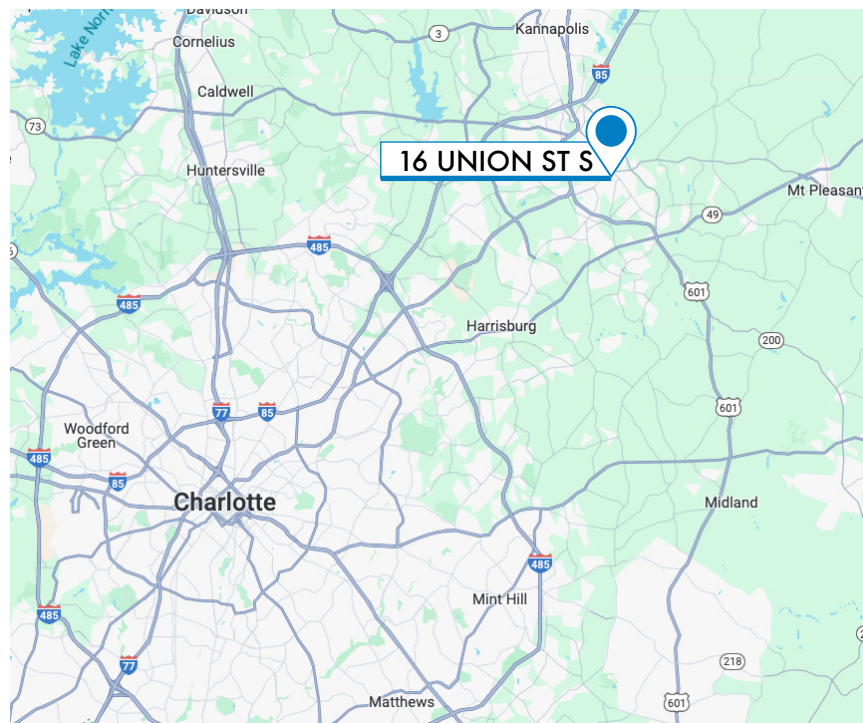
# 16 UNION ST S

## 3,600 SF FOR LEASE

CONCORD, NORTH CAROLINA

### PROPERTY INFORMATION

- 2nd generation restaurant housed in a historic 2-story building
- Conveniently located in a vibrant revitalized downtown Concord with walkable access to surrounding developments
- Two parking garages for easy access for customers
- Updated streetscapes underway featuring wider sidewalks for outdoor dining experiences
- Restaurant equipment includes two walk-in coolers



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**Union Streetscape**

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



**P.M. Morris Building**

Renovations to the 1903 building to include 14 new apartments with ground floor retail.



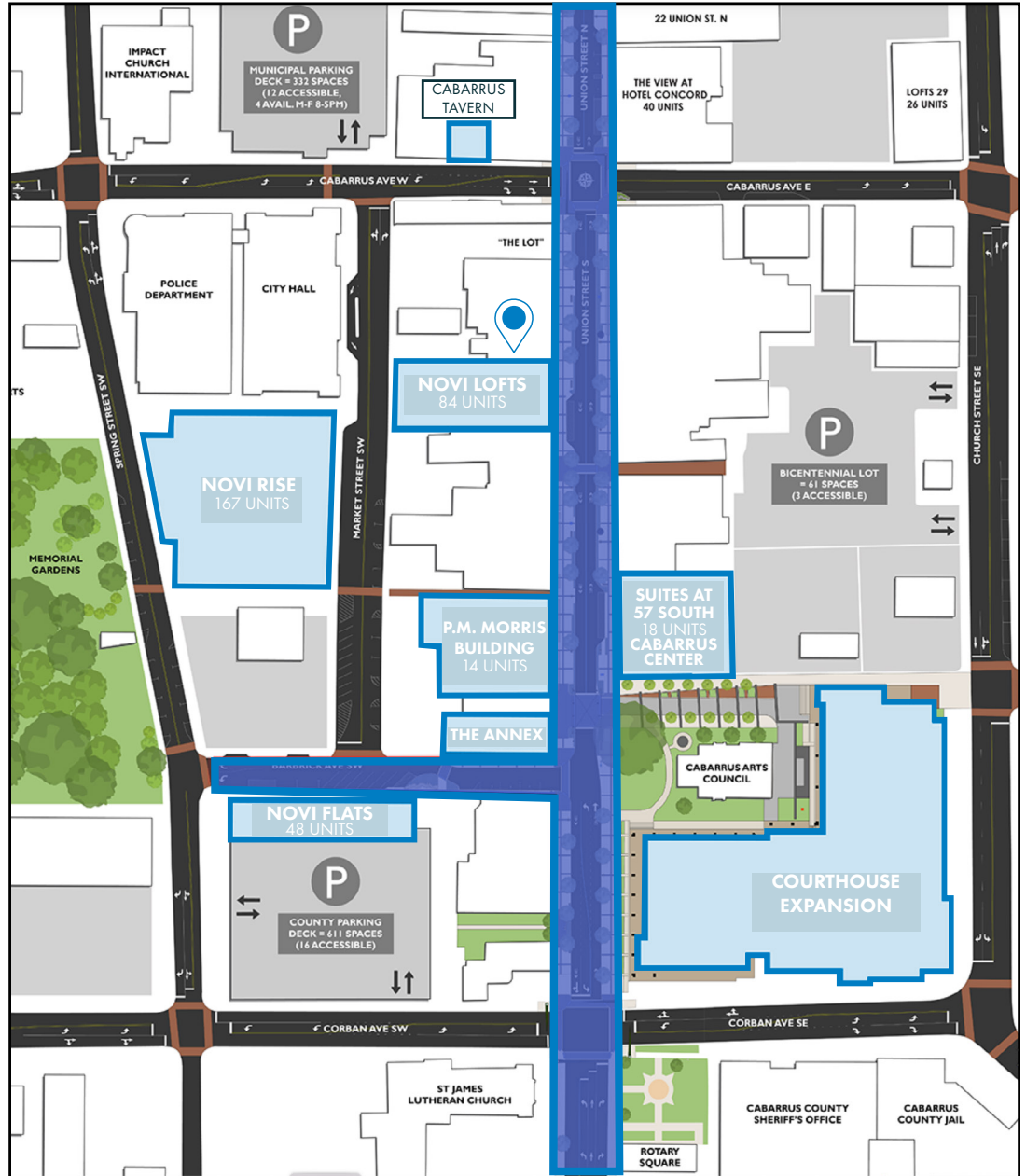
**Cabarrus Tavern**

3,200 SF Taproom and Restaurant



**Suites at 57 South**

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



**Novi Rise**

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



**Novi Lofts (q3 2024)**

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



**The Annex**

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



**Novi Flats Complete**

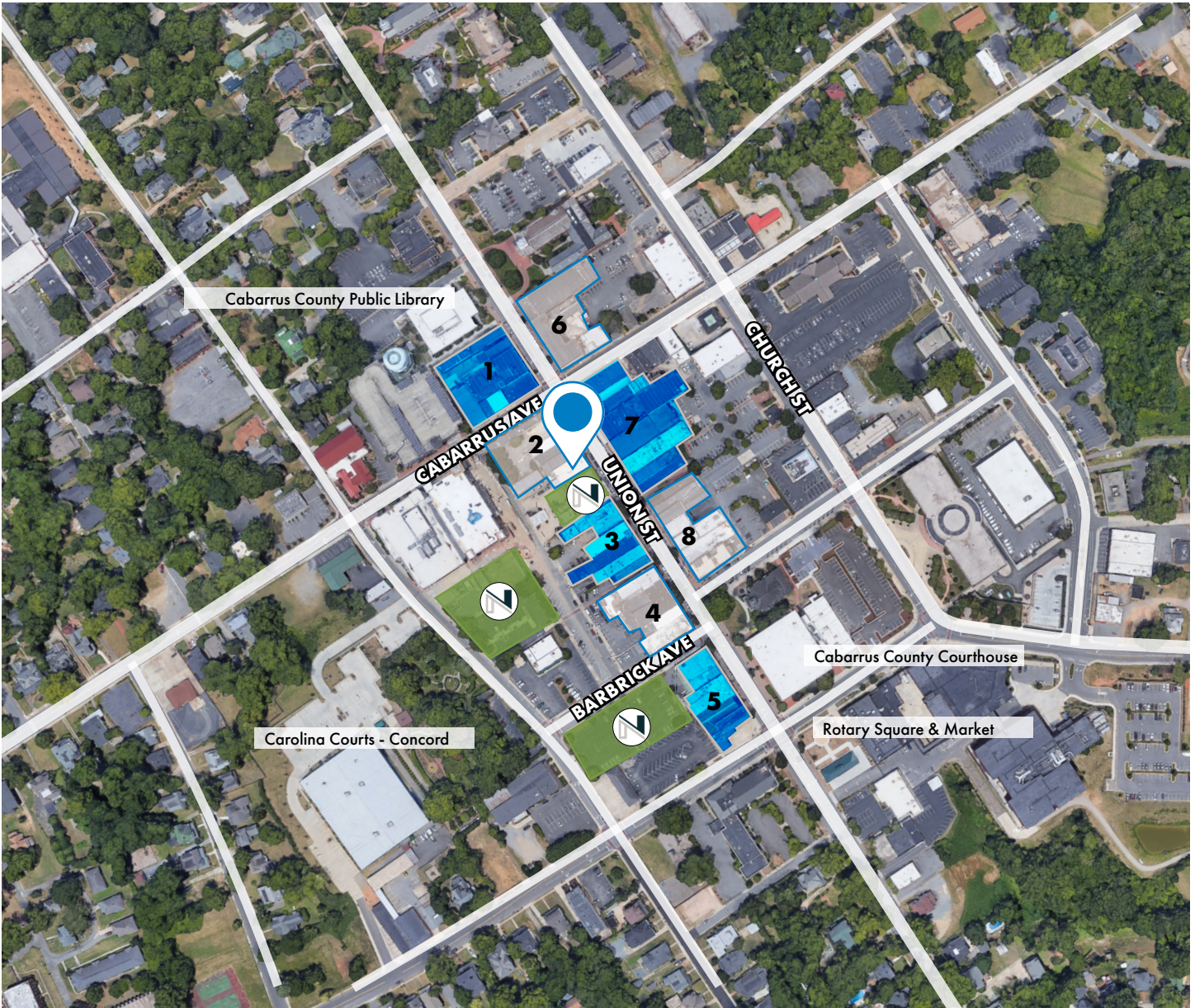
- 48 Apartments
- 3,047 SF Retail
- Public art murals
- \$11.2 M Investment



**Cabarrus County Courthouse Expansion**

- (q4 2025)
- 250K SF courthouse expansion and update
- Started 2020





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

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

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

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

**2** Press & Porter  
Goldberry Books  
Ashton Renee Boutique  
The Basement Arcade

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

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

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



NOVI Retail/Residential Project





