



**Something  
For Everyone...**

*42 Union St South  
Concord, NC 28025*

**Steven Tice, CCIM**

Principal/Broker  
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## PROPERTY INFO:

**Main Floor**  
**3,770 +/- sq ft**  
**\$32 PSF NNN**

**Upper Floor**  
**2,900 +/- sq ft**  
**\$23 PSF NNN**

**Lower Floor**  
**1,800 +/- sq ft**  
**\$22 PSF Gross**

**SOMETHING  
FOR  
EVERYONE...**

### COMPANY DISCLAIMER

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# PROPERTY OVERVIEW

Something for Everyone...

Situated in the heart of downtown Concord, 42 Union Street South offers unmatched proximity to the county courthouse, city and county government offices, and the bustling social district—making it an ideal location for your businesses.

Recent improvements to the downtown streetscape have transformed the area into a pedestrian-friendly hub, featuring widened sidewalks, decorative lighting, and inviting outdoor seating areas. New tenants like Two Scoops Creamery Charros Mexican Restaurant, The Dive Bar, and other exciting new businesses have injected fresh energy into the downtown, making this location ideal for businesses ready to capitalize on Concord's growing vibrancy.

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*Concord NC 28025*



## PROPERTY HIGHLIGHTS

**\*Ground Level (3,700± sq. ft.):** A prime opportunity for a restaurant, bar, or downtown market. With ample space and the potential for outdoor seating, this floor is perfect for businesses that want to connect directly with downtown's bustling pedestrian traffic.

**\*Upper Level (2,900± sq. ft.):** Currently outfitted as professional offices, this floor is ideal for a law firm or business seeking proximity to the courthouse and government offices. Its flexible design also makes it suitable for other professional uses.

**\*Lower Level (1,800± sq. ft.):** Divided into individual offices, this level offers versatility for office use or could be converted into retail space to benefit from the growing downtown residences and those attracted to the shopping and dining opportunities.

# PROPERTY PHOTOS



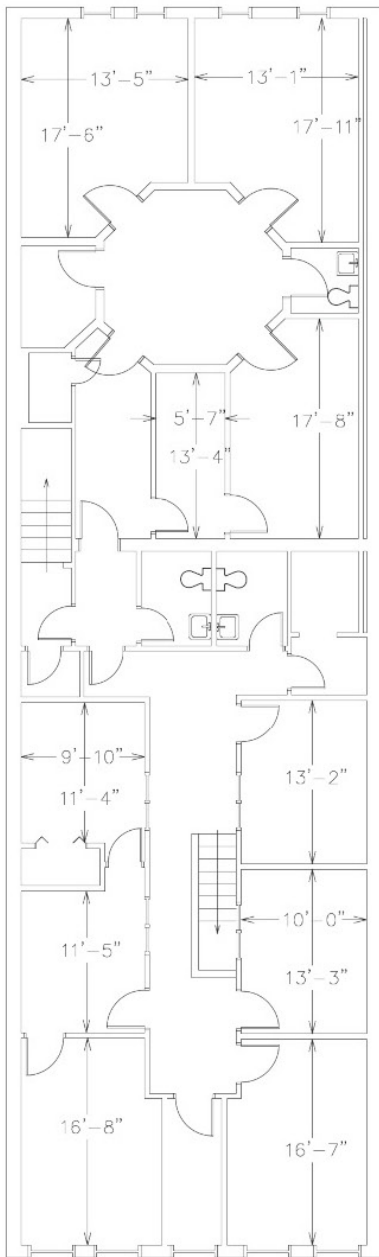
# PROPERTY PHOTOS



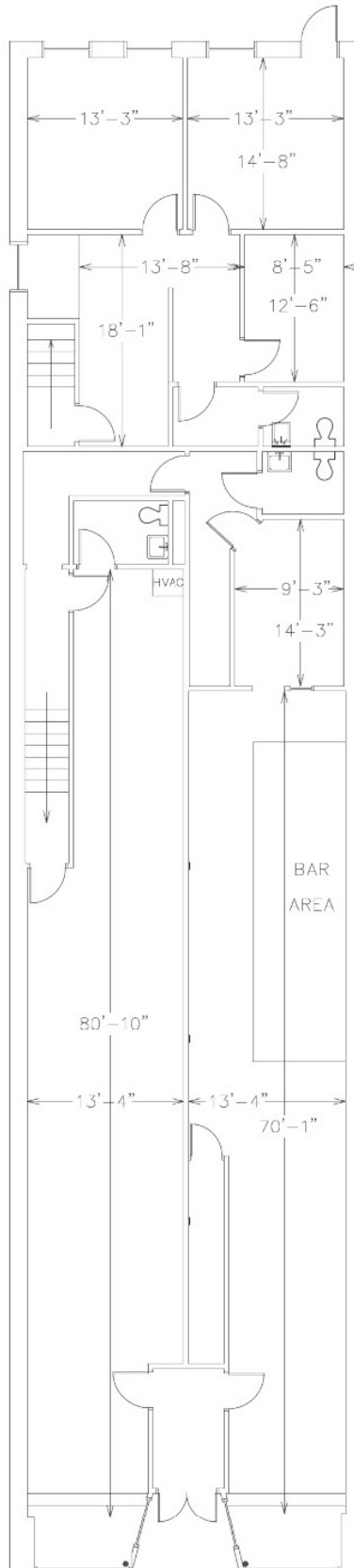
# PROPERTY PHOTOS



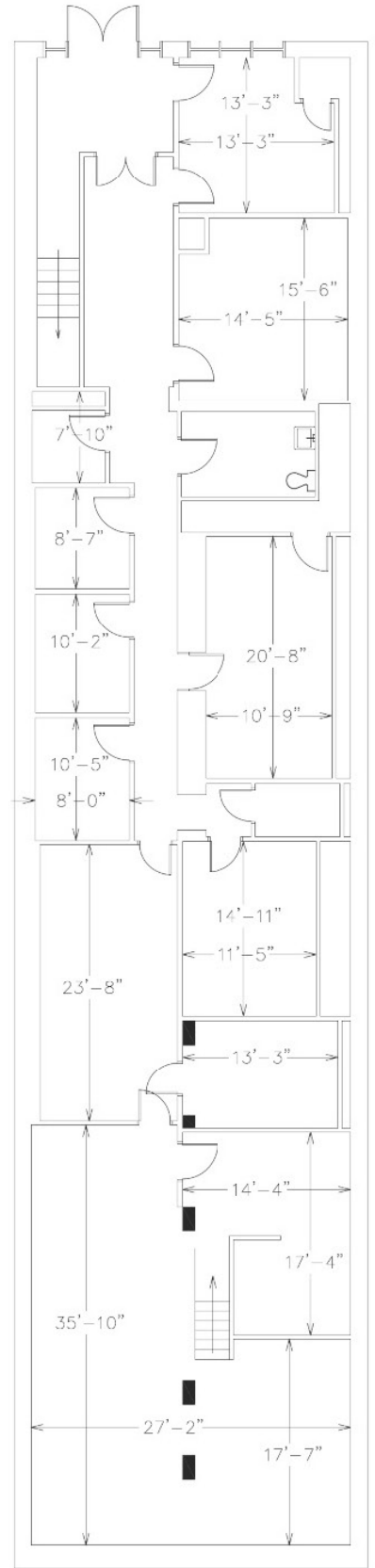
# AS-BUILTS



"SECOND" FLOOR

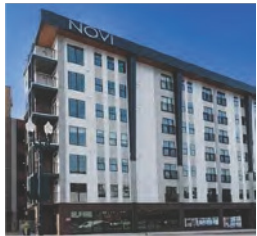
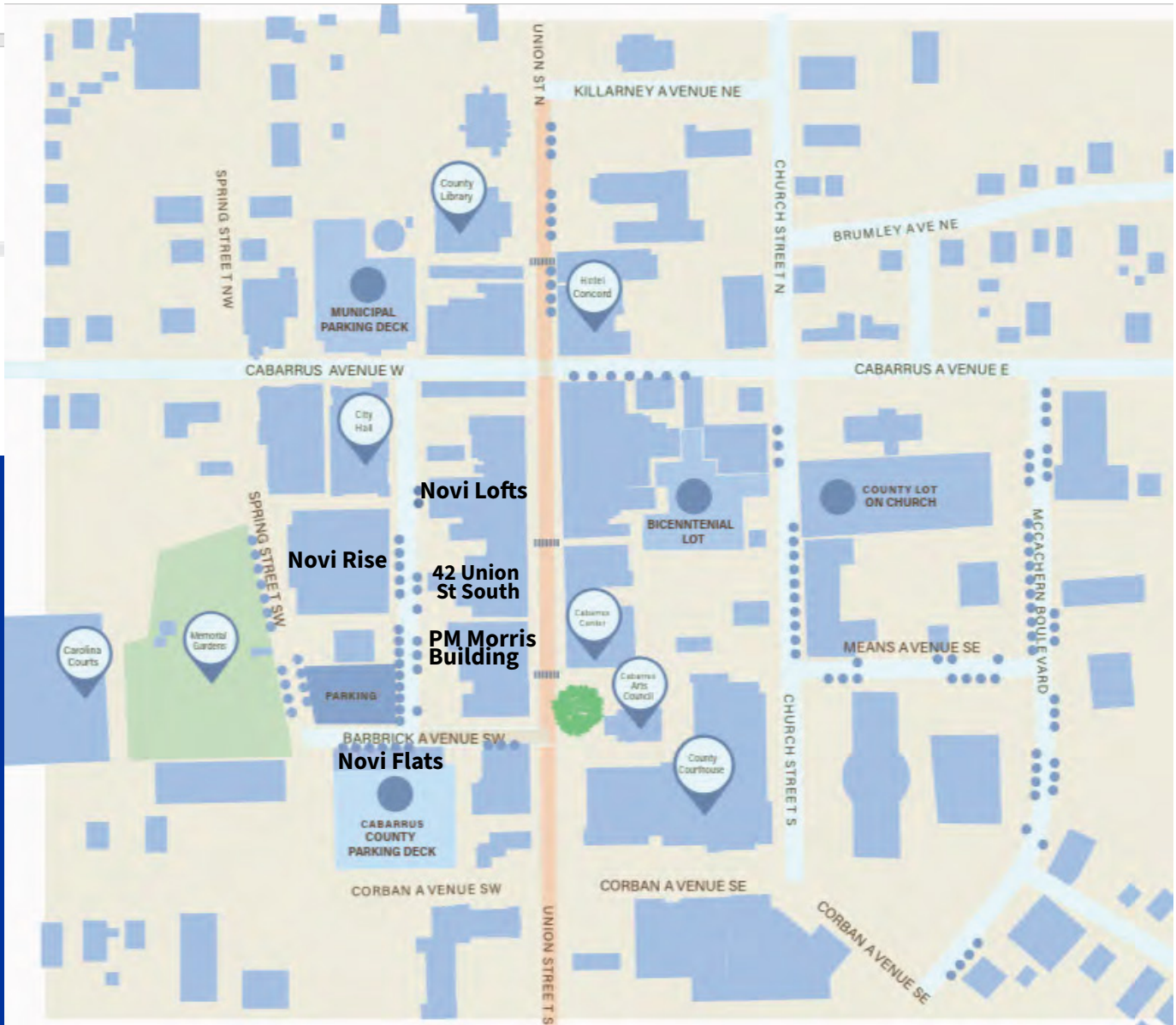


STREET LEVEL  
UNION ST





# 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

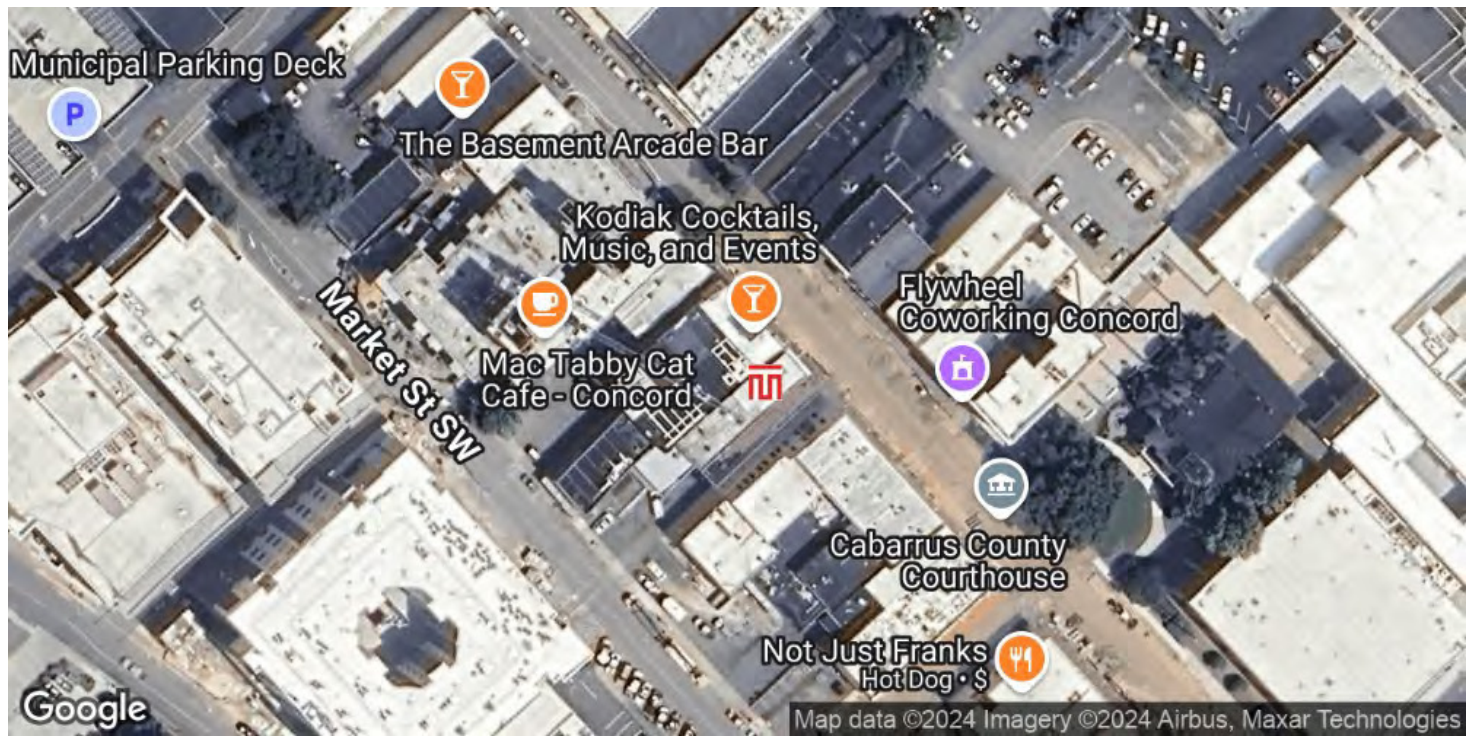


**PM Morris Building**  
14 Units  
11,000 sq. ft. retail



**42 Union St South**  
8,470 sq. ft.  
retail / office

Something For Everyone...  
42 Union St South, Concord, NC, 28025

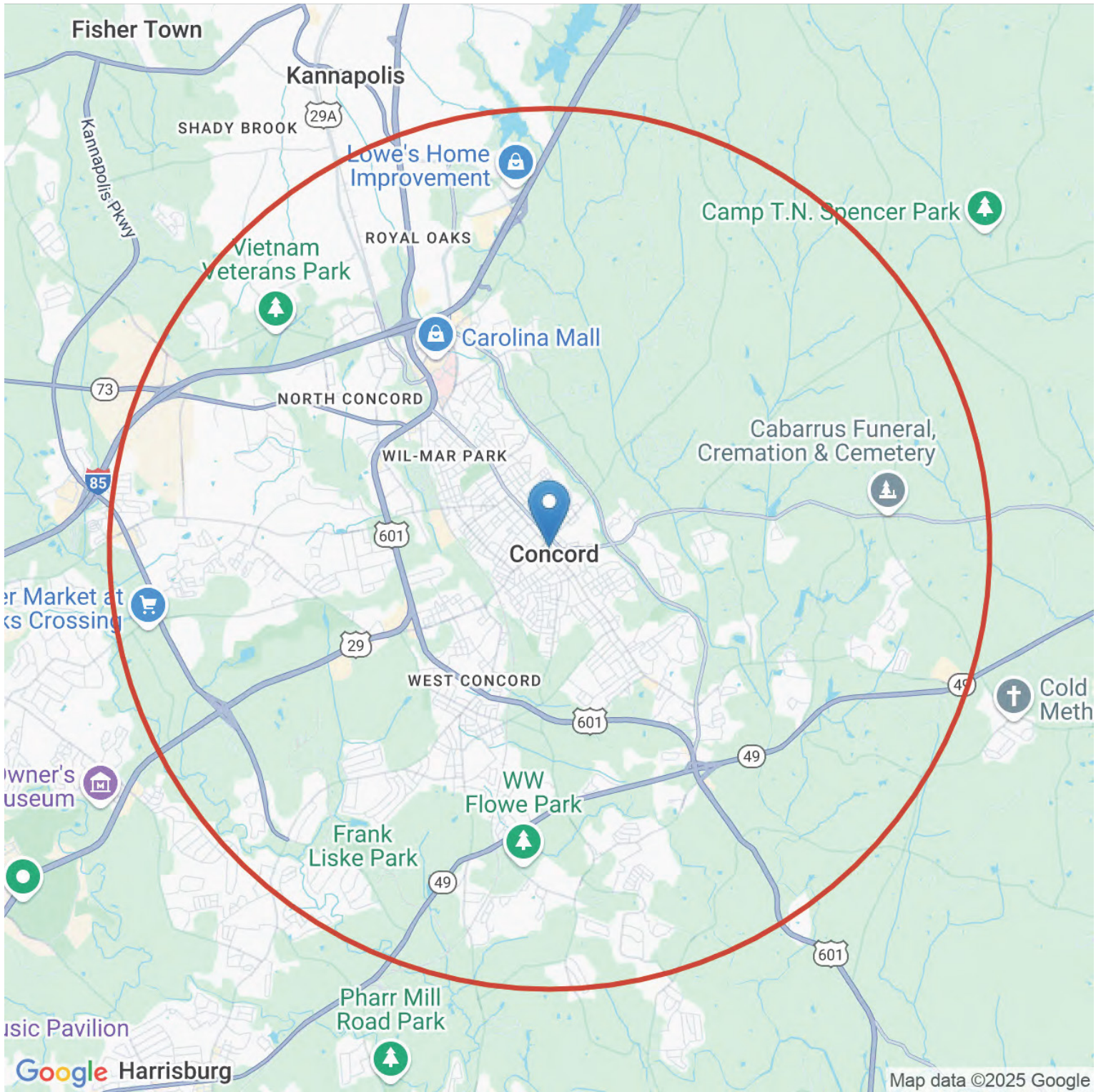


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**Something For Everyone...**

42 Union St South, Concord, NC, 28025

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



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# Something For Everyone...

42 Union St South, Concord, NC, 28025

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

## KEY FACTS

**95,272**  
Population

**37.5** Median Age

**2.6**  
Average Household Size

**33,719**  
Total Households

## EDUCATION

6.14%  
No High School Diploma

10.75%  
High School Graduate

17.75%  
Some College

21.57%  
Bachelor's/ Grad

## BUSINESS

**3,602**  
Total Businesses

**39,283**  
Total Employees

## EMPLOYMENT

**1,715**  
Manufacturing Employees

**8,760**  
Retail Trade Employees

**3,243**  
Eating & Drinking Employees

**1,545**  
Finance/Ins/Real Estate Emp

**4.7%** Unemployment Rate

## INCOME

**\$68,305**  
Median Household Income

**\$36,420**  
Per Capita Income

**\$174,415**  
Median Net Worth

## Households by Income

The largest group : \$50,000 - \$74,999 (18.54%) ■

The smallest group : \$15,000 - \$24,999 (6.05%) ■

Indicator	Value(%)	
< \$15,000	6.38	■
\$15,000 - \$24,999	6.05	■
\$25,000 - \$34,999	9.24	■
\$35,000 - \$49,999	13.53	■
\$50,000 - \$74,999	18.54	■
\$75,000 - \$99,999	15.34	■
\$100,000 - \$149,999	15.25	■
\$150,000 - \$199,999	6.35	■
\$200,000+	9.31	■

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## Community Profile



95,272

Population  
Total

1.62%

Population  
Growth

2.6

Average  
HH Size

37.5

Median  
Age

73.7

Diversity  
Index

\$68,305

Median HH  
Income

\$316,859

Median Home  
Value

23.71%

Under 18

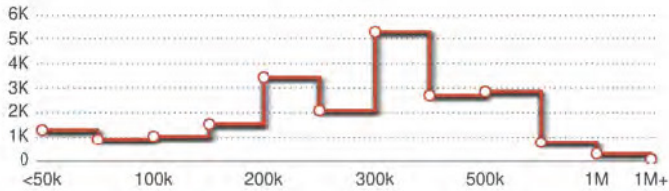
60.79%

Ages 18  
to 65

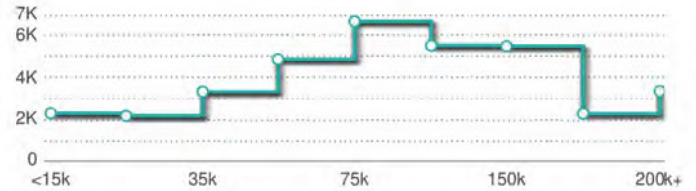
15.5%

Aged 66+

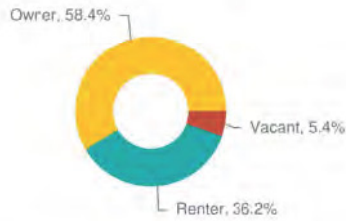
HOME VALUE



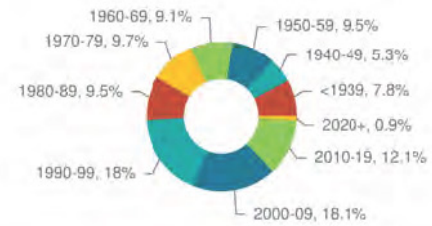
HOUSEHOLD INCOME



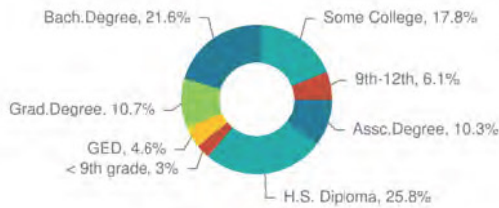
HOME OWNERSHIP



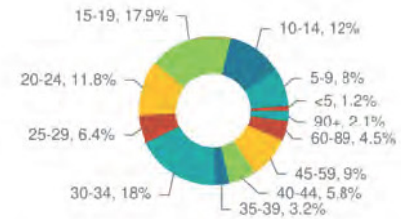
HOUSING: YEAR BUILT



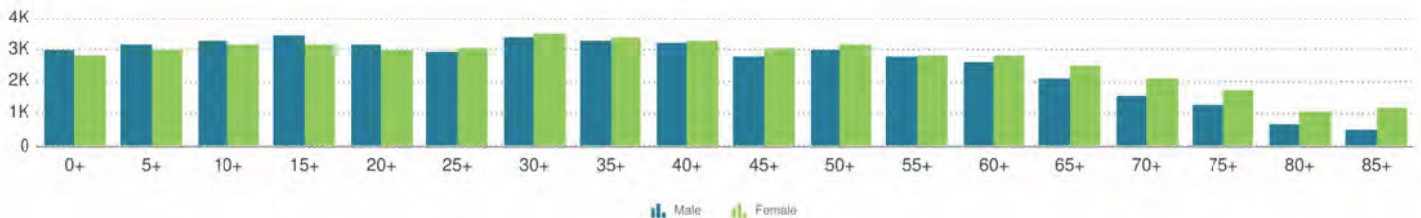
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



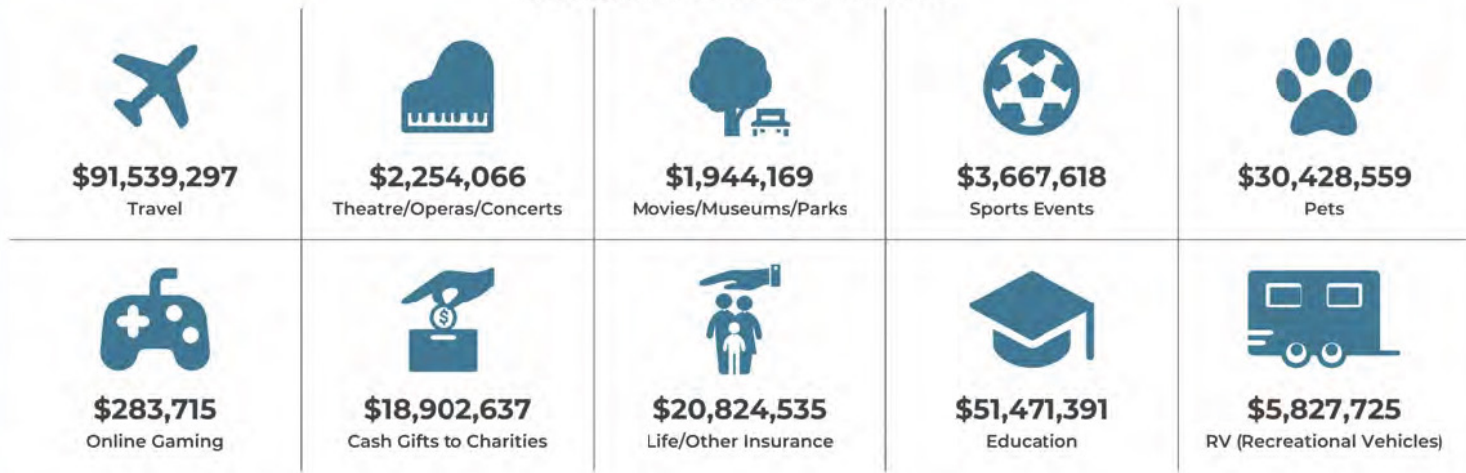
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## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



**LifeMode Group: Sprouting Explorers**  
**Up and Coming Families**  
3,637 Households  
Household Percentage: 10.11%  
Average Household Size: 3.12  
Median Age: 31.4  
Median Household Income: \$72,000



**LifeMode Group: Middle Ground**  
**Hometown Heritage**  
3,351 Households  
Household Percentage: 9.31%  
Average Household Size: 2.66  
Median Age: 32.4  
Median Household Income: \$28,200

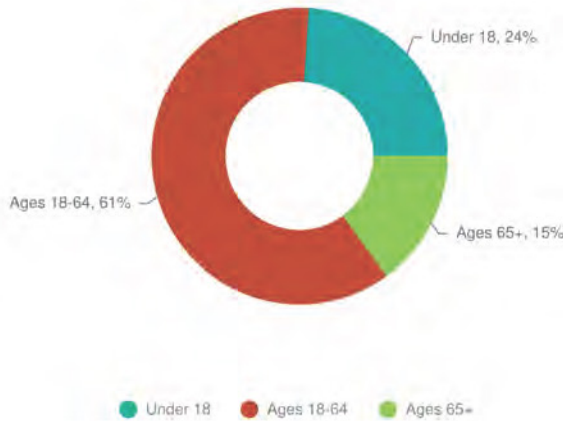


**LifeMode Group: Family Landscapes**  
**Middleburg**  
3,193 Households  
Household Percentage: 8.88%  
Average Household Size: 2.75  
Median Age: 36.1  
Median Household Income: \$59,800

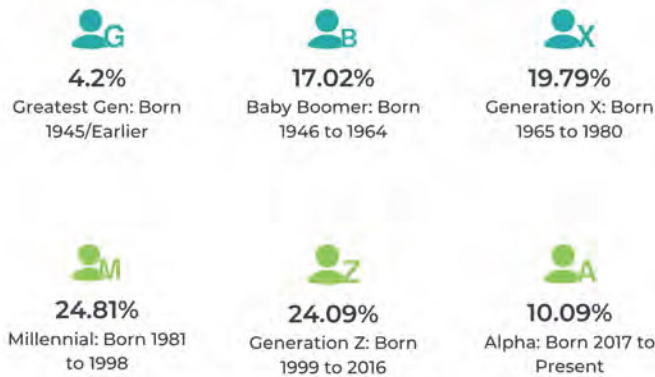
**POPULATION TRENDS AND KEY INDICATORS**  
5 Miles Ring

<b>95,272</b> Population	<b>35,975</b> Households	<b>37.5</b> Median Age
<b>2.6</b> Avg Size Household	<b>\$68,305</b> Median Household Income	<b>\$316,859</b> Median Home Value
<b>81</b> Wealth Index	<b>86</b> Housing Affordability	<b>73.7</b> Diversity Index

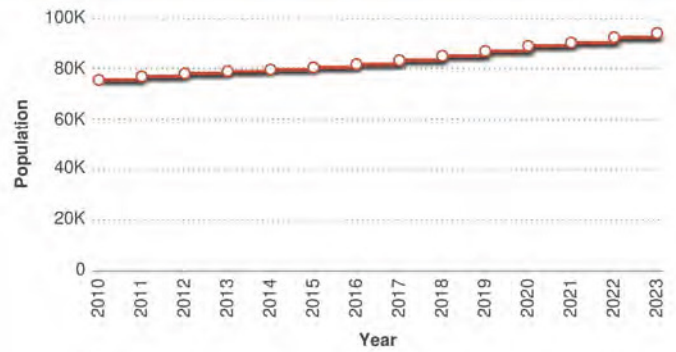
**POPULATION BY AGE**



**POPULATION BY GENERATION**



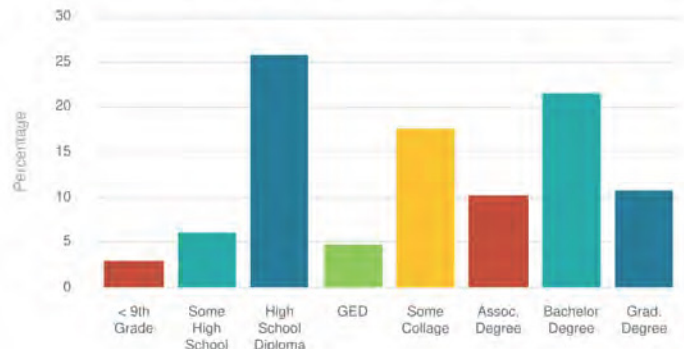
**HISTORICAL & FORECAST POPULATION**



**DAYTIME POPULATION**



**POPULATION BY EDUCATION**



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