

5223 DAVIDSON HWY.

CONCORD, NC 28027

A V A I L A B L E

OVERVIEW

4 RETAIL/OFFICE LOTS FOR SALE OR GROUND LEASE. ZONED GENERAL COMMERCIAL (GC). AVAILABLE SEPARATELY OR TOGETHER.

AVAILABILITY

LOT 1:	SOLD
LOT 2:	+/- 1.17 AC
LOT 3:	+/- 1.11 AC
LOT 4:	+/- 1.33 AC
LOT 5:	+/- 1.25 AC

PRICE

CALL FOR PRICING

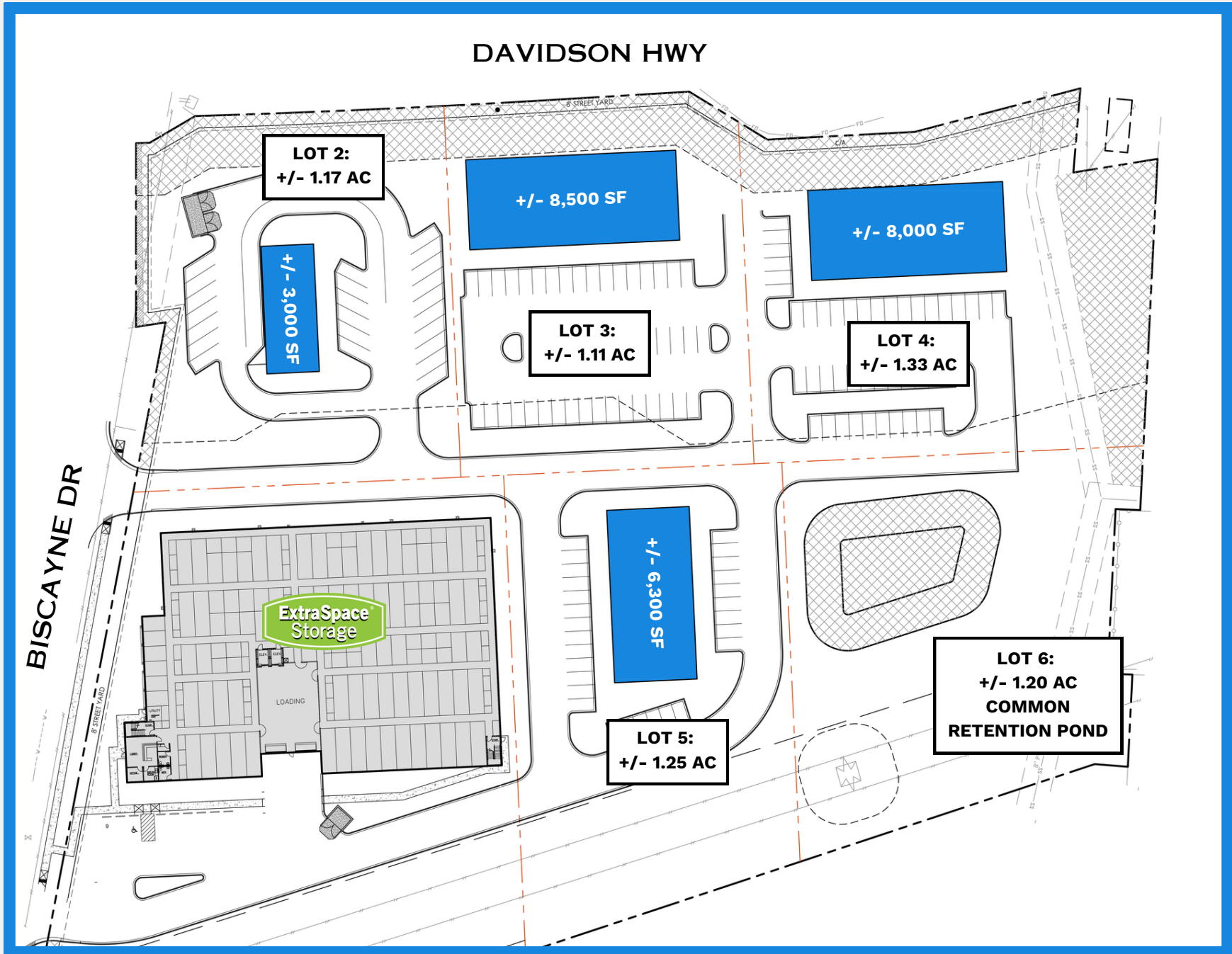
MATT LIVINGSTON

704.519.5677

matt@thriftcres.com

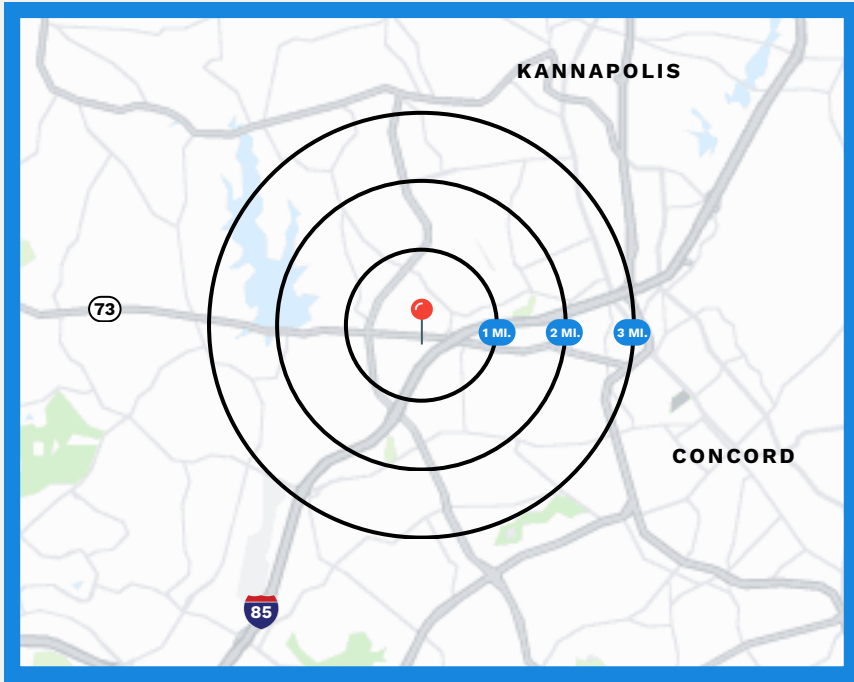






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PROPERTY OVERVIEW ∨



DEMOGRAPHICS

	1 MI.	2 MI.	3 MI.
POPULATION	2,232	16,748	37,096
HH INCOME	\$93,573	\$85,806	\$101,568

TRAFFIC COUNT (2022)

DAVIDSON HWY:	24,500 AADT
INTERSTATE 85:	99,500 AADT
KANNAPOLIS PKWY: (B/W I-85 & DAVIDSON HWY)	27,000 AADT

LOCATION OVERVIEW:

UNIQUE RETAIL SITE LOCATED IMMEDIATELY WEST OF I-85 EXIT 55 AND ADJACENT TO THE DAVIDSON HIGHWAY (73) AND KANNAPOLIS PARKWAY INTERSECTION, THIS PROPERTY IS SERVED BY SURROUNDING TRAFFIC OF ROWAN-CABARRUS COMMUNITY COLLEGE, RESIDENTIAL COMMUTERS, AND SURROUNDING INDUSTRIAL USERS.





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AVAILABLE



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