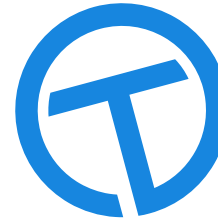


LAND FOR SALE ▾



**THRIFT**  
COMMERCIAL REAL ESTATE SERVICES

**5223 Davidson Highway**  
Concord, NC 28027

The information included herein has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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### OVERVIEW ▼

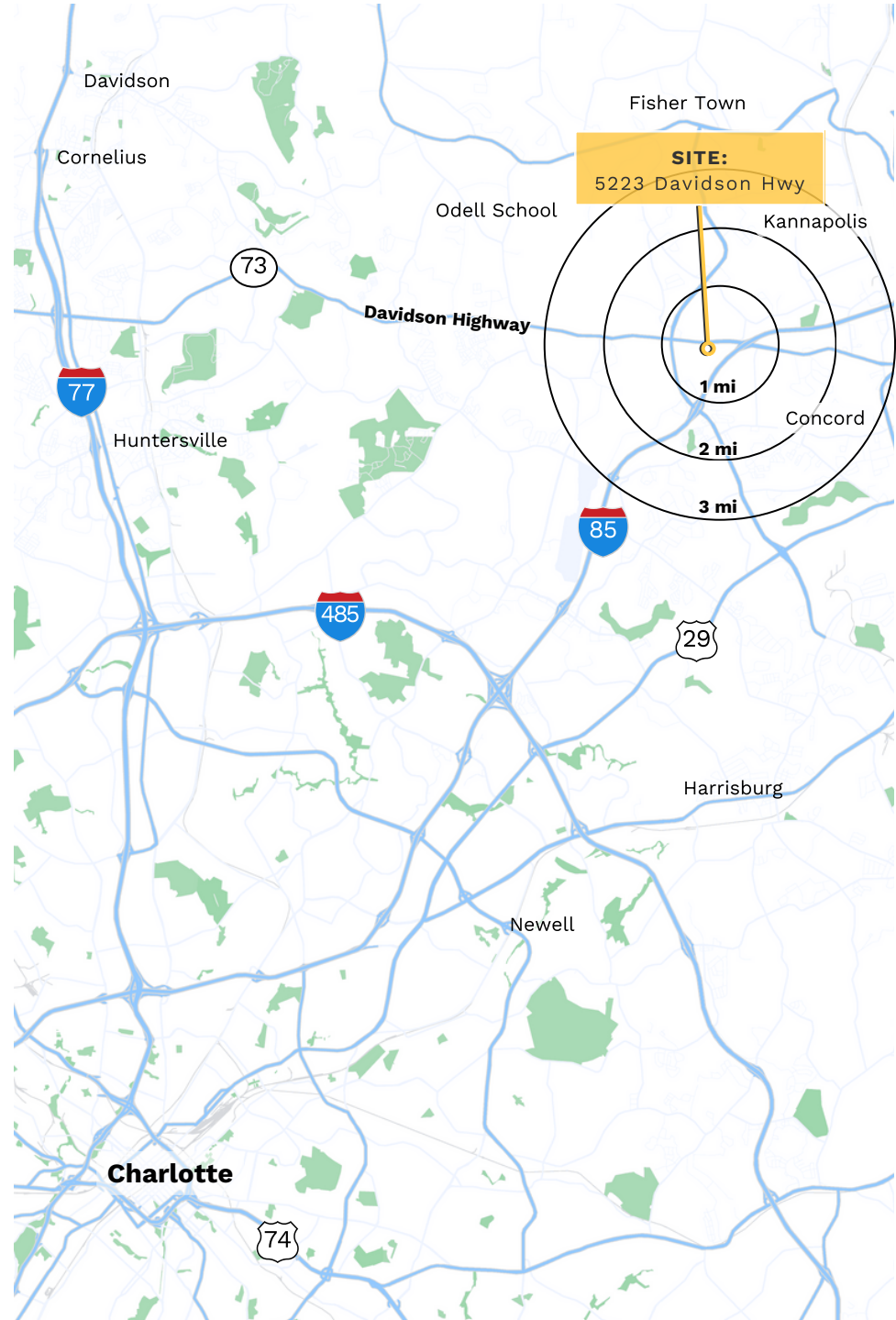
Four lots ranging in size from 1.11 - 1.33 acres, zoned General Commercial, for sale located immediately west of I-85 exit 55 and fronting Davidson Highway in Concord, NC. This property is served by traffic from Rowan-Cabbarus Community College, residential commuters, and surrounding industrial users.

**Lots are available separately or together.**





Demographic Snapshot			
	1 Mile	2 Mile	3 Mile
Population	2,232	16,748	37,096
Daytime Pop.	1,331	5,581	9,645
# of Households	879	6,663	14,251
Avg. Household Income	\$93,573	\$85,806	\$101,568
Med. Household Income	\$107,705	\$86,144	\$90,344
Median Age	42.3	39.0	38.7



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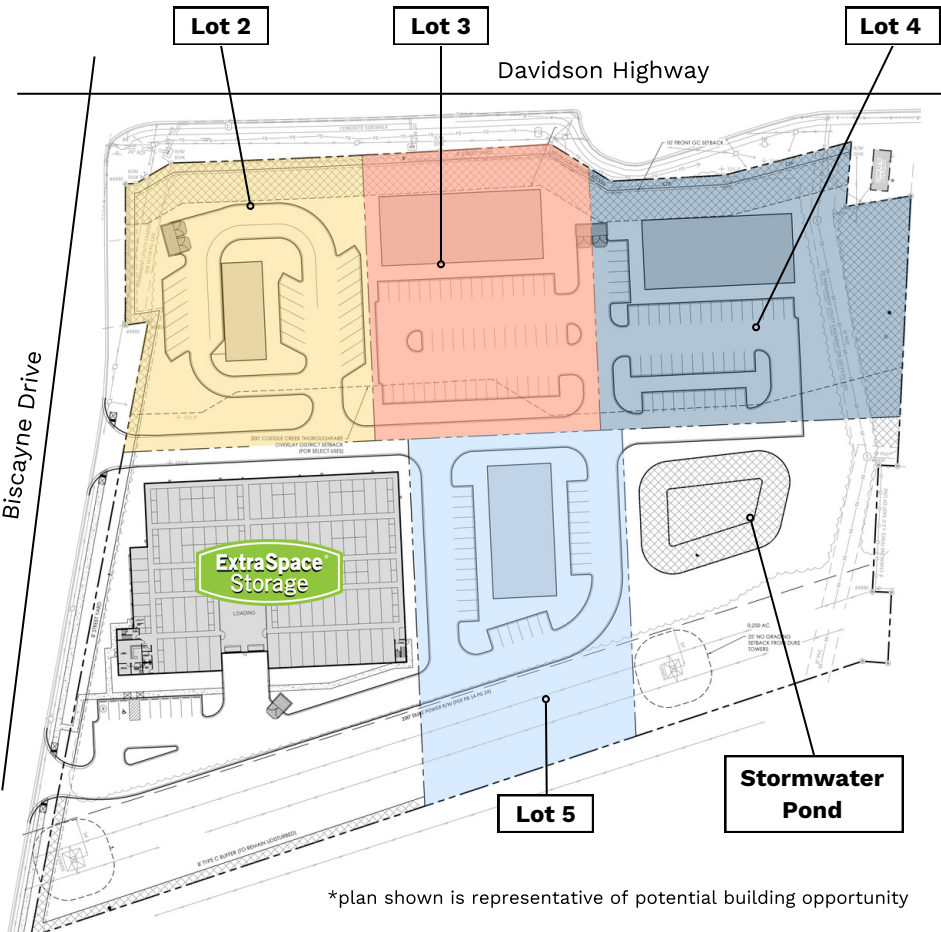
SITE MAP

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\*plan shown is representative of potential building opportunity

### Offering Summary

Lot #	Lot Size	Potential GLA*	Proposed Use	Sales Price
Lot 1	±2.44 AC		Self-Service Indoor Storage	N/A
<b>Lot 2</b>	<b>±1.17 AC</b>	<b>±3,000 SF</b>	<b>Drive Thru Restaurant</b>	<b>\$1,100,000</b>
<b>Lot 3</b>	<b>±1.11 AC</b>	<b>±8,500 SF</b>	<b>Retail/Office</b>	<b>\$800,000</b>
<b>Lot 4</b>	<b>±1.33 AC</b>	<b>±8,000 SF</b>	<b>Retail/Office</b>	<b>\$1,000,000</b>
<b>Lot 5</b>	<b>±1.25 AC</b>	<b>±6,300 SF</b>	<b>Retail/Office</b>	<b>\$550,000</b>
Lot 6	±1.20 AC		Master Stormwater Pond	N/A

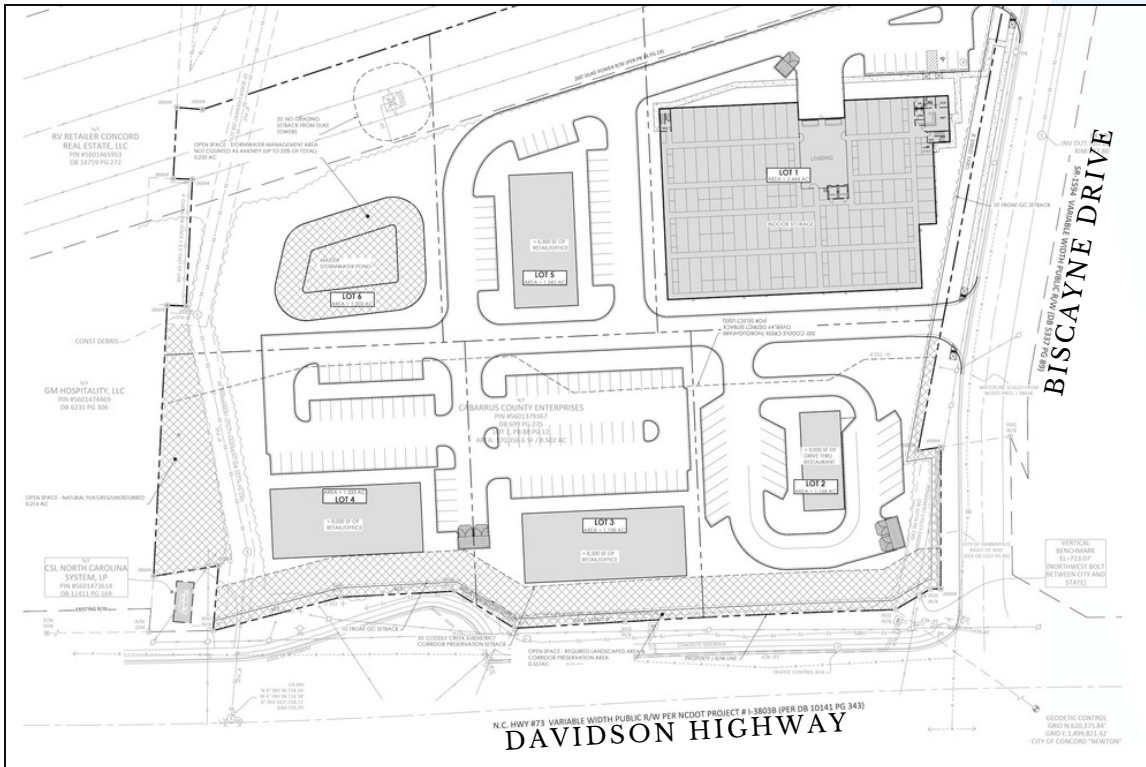
## HIGHLIGHTS

- Located just west of I-85 at exit 55, which sees nearly 100,000 vehicles per day
- Four development opportunities; can be bought separately or together
- Lot 2 has drive-thru development potential with entrance off of Biscayne Drive
- Site is served by traffic from Rowan-Cabbarus Community College, residential commuters, and surrounding industrial users
- Zoning: General Commercial





Davidson Highway - 24,000 ADT



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Concord, NC 28027

GET IN TOUCH ▾



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