



PNC

CONCORD, NC (CHARLOTTE MSA)

CONCORD MILLS MALL

#1 SUPER REGIONAL MALL IN NC

±11.7 Million visitors annually | 200+ retail

(Source: Placer.ai)



**DISCOUNT
TIRE**



SUBJECT PROPERTY



Visionworks

MATTRESS FIRM

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NETLEASEDINVESTMENTS

OFFERED AT \$6,392,000

4.85% CAP RATE

NEW 15 YEAR ABSOLUTE NNN LEASE | OUTPARCEL CONCORD MILLS MALL

EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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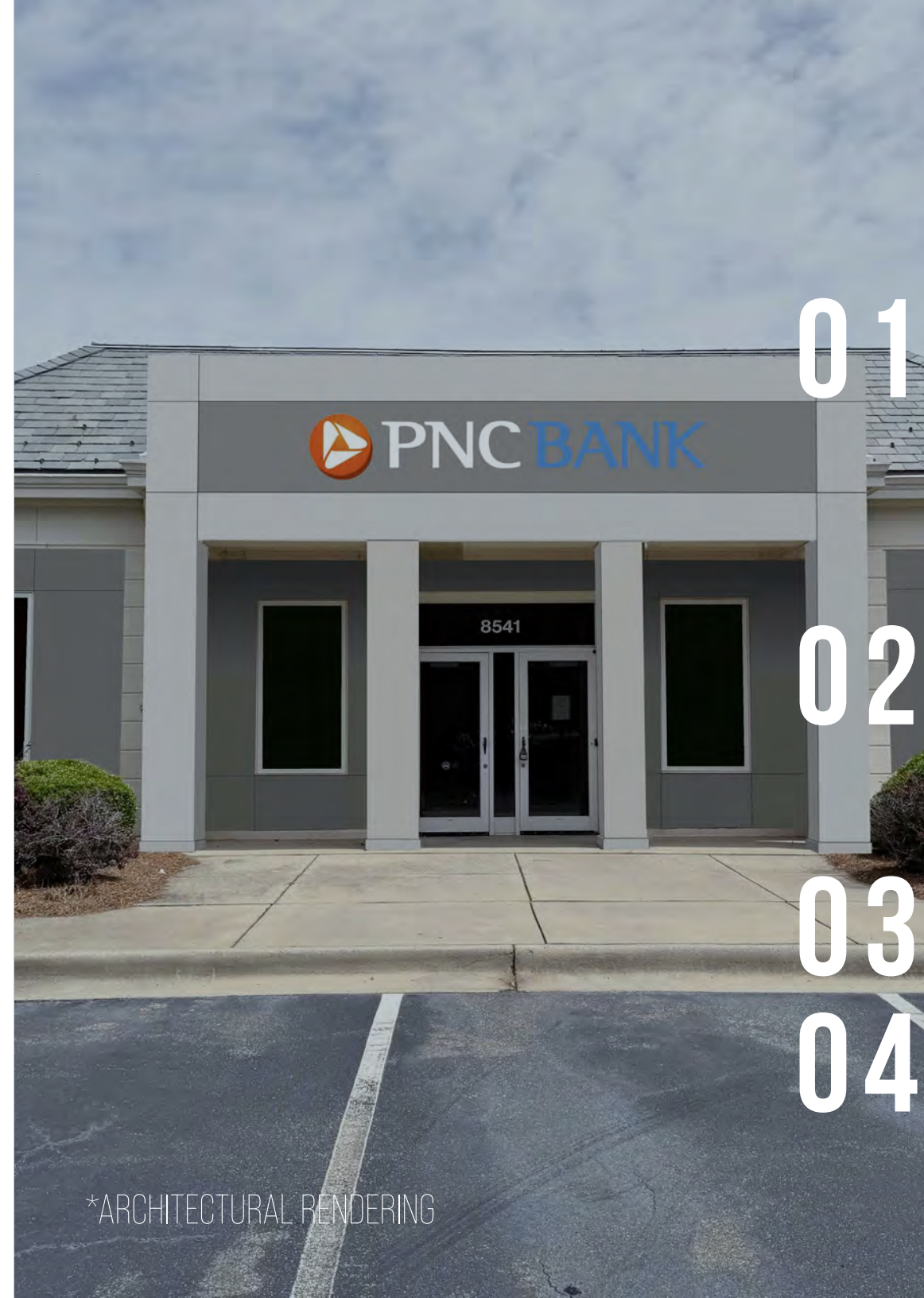
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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

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*ARCHITECTURAL RENDERING

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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
\$6,392,000

CAP RATE
4.85%

NOI/MONTH
\$25,833

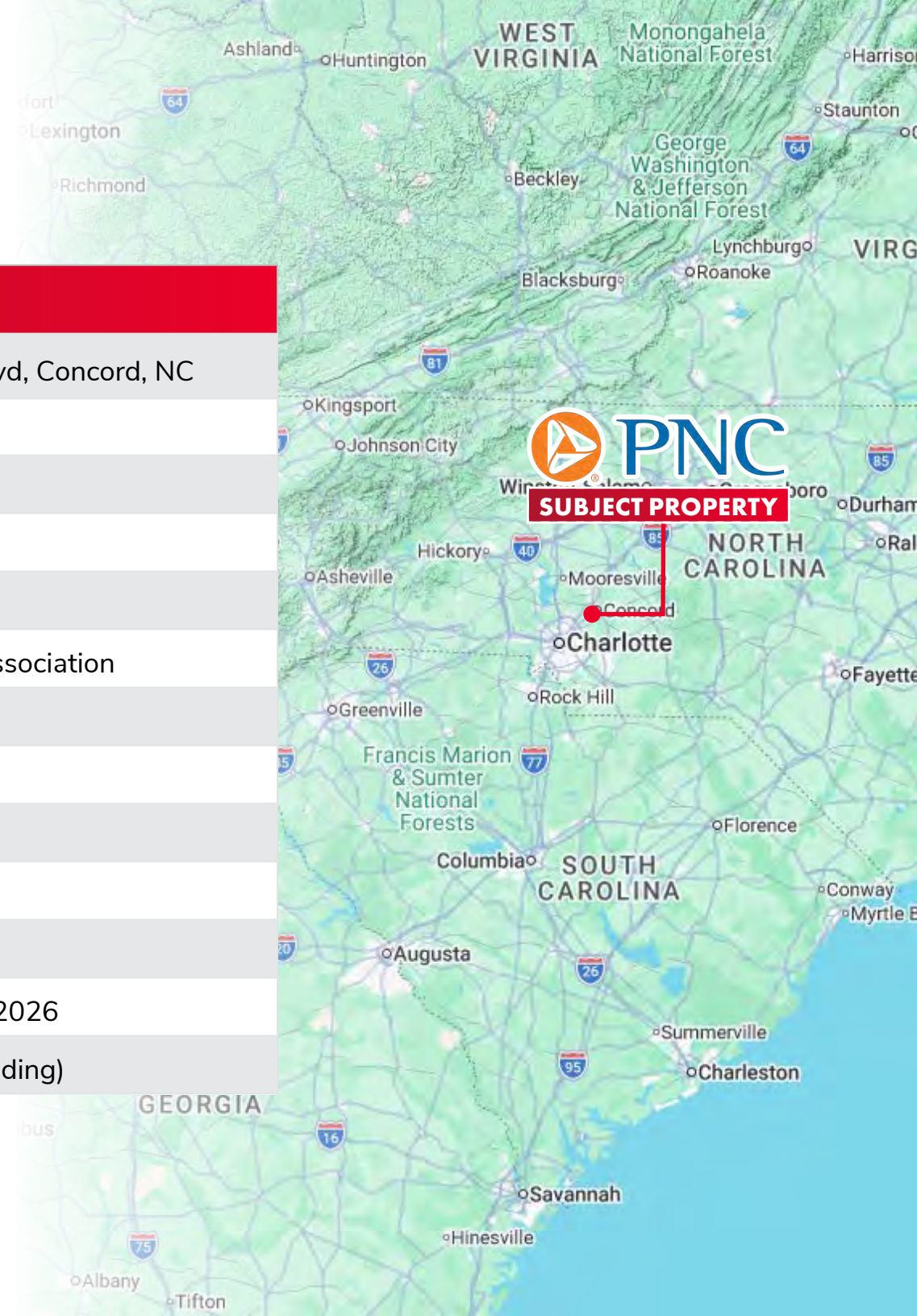
NOI
\$310,000



OFFERING SUMMARY

PROPERTY SUMMARY

Address	8541 Concord Mills Blvd, Concord, NC
Submarket	Cabarrus County
Property Type	Standalone Bank
Shopping Center	Concord Mills Mall
Parcel No.	4589-65-1079-0000
Tenant	PNC Bank, National Association
Guarantor	Corporate
Stock Ticker	NYSE: "PNC"
Credit Rating	Standard & Poor's: "A"
Building Size (GLA)	2,796 SF
Land Size	1.21 Acres
Year Built	2000/Full Renovation 2026
Ownership	Fee Simple (land & building)



*Architectural rendering

INVESTMENT HIGHLIGHTS



PNC BANK

NYSE: PNC | S&P "A" credit rating | Investment-grade financial institution

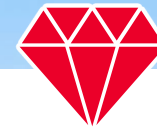
- Lease executed directly by PNC Bank, National Association, one of the largest diversified financial institutions in the U.S., with 2,300+ branch locations across the Midwest, Mid-Atlantic, and Southeast
- S&P "A" investment-grade credit rating; NYSE: PNC. Reported \$23.1 billion in annual revenue and around \$7 billion in net income
- PNC is actively expanding and modernizing its branch network across high-growth U.S. markets, with a \$1.5 billion investment announced over the next 5 years to open 200+ branches
- This location is one of the first new branches to open in the Charlotte market



NEWLY RENOVATED BANK PROTOTYPE

15-year absolute NNN lease | Zero landlord responsibilities

- Property undergoing comprehensive renovation to PNC's current prototype design, including updated building elevations, enhanced drive-thru lanes, and new ATM infrastructure
- 15-year absolute NNN lease, with PNC responsible for 100% of all property expenses including taxes, insurance, utilities, maintenance, repairs, roof, structure, landscaping, and parking
- 10% rent increases every 5 years throughout the primary term and all option periods, delivering predictable income growth and built-in inflation protection
- Five separate 5-year renewal options extending potential occupancy through 2066, offering exceptional long-term income visibility and passive investment stability



CHARLOTTE MSA

Major U.S. banking hub | High-growth Southeast economy

- Situated 15 miles from Uptown Charlotte, the property is embedded within one of the fastest-growing and most economically dynamic metropolitan areas in the United States. Charlotte ranks as the No. 2 banking center in the U.S. by assets, home to major operations for several of the nation's largest financial institutions
- Charlotte MSA: 2.9M+ residents; \$255B+ in annual economic output driven by finance, healthcare, logistics, technology, and advanced manufacturing
- Robust population growth, sustained corporate relocation activity, and continued new investment reinforce long-term demand for retail banking throughout the region



CONCORD MILLS REGIONAL DESTINATION

22 million annual visitors (Placer.ai) | High-performing and high-traffic retail corridor

- The property is centrally located in the Concord Mills regional retail corridor, one of the Southeast's largest shopping and entertainment destinations, drawing 22 million visitors annually across 200+ retailers and restaurants
- The Concord Mills retail corridor is ranked in the top 3% in North Carolina (Placer.ai)
- Dominant national co-tenancy including Walmart, Lowe's, Best Buy, Burlington, BJ's Wholesale Club, Bass Pro Shops, Academy Sports, Dick's Sporting Goods, Chick-fil-A, McDonald's, and CAVA
- Outparcel to Concord Mills Mall, over 1.3 million square feet of retail and entertainment space, the No. 1 super-regional mall in North Carolina with over 11.7 million annual visitors (Placer.ai)
- Concord Mills Boulevard: 29,000 VPD, one of the primary commercial corridors serving the greater Concord and Charlotte trade area
- Standalone pad site with dedicated drive-thru banking and high-visibility frontage, an irreplaceable location within North Carolina's most heavily trafficked retail corridor



AFFLUENT DEMOGRAPHICS

Strong consumer spending | Proximity to Charlotte Motor Speedway

- 164,000+ residents and 45,000+ daytime employees within a 5-mile radius, creating a dense and captive consumer base for retail banking services
- Average household income exceeds \$125,000 within 5 miles — a highly affluent consumer profile strongly aligned with retail banking and wealth management demand
- Concord's diversified economic base spans retail, healthcare, logistics, tourism, and motorsports, anchored by Charlotte Motor Speedway, Great Wolf Lodge, and Concord Mills
- Located down the street from Charlotte Motor Speedway, attracting over 1 million annual visitors and generating \$450 million in regional economic impact
- Ongoing residential, retail, and hospitality development along the Concord Mills corridor continues to strengthen the location's long-term viability and sustain banking demand

LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$310,000
Rent Commencement	10/1/2026 (est)
Lease Expiration	9/30/2041 (est)
Initial Lease Term	15 Years
Lease Term Remaining	15 Years
Options to Renew	(5)-5 Year
Rent Increases	10% Every 5 Years
Lease Type	Absolute NNN
Landlord Responsibilities	None
ROFR	None
Property Taxes	Tenant Pays 100%
Insurance	Tenant Pays 100%
Operating Expenses	Tenant Pays

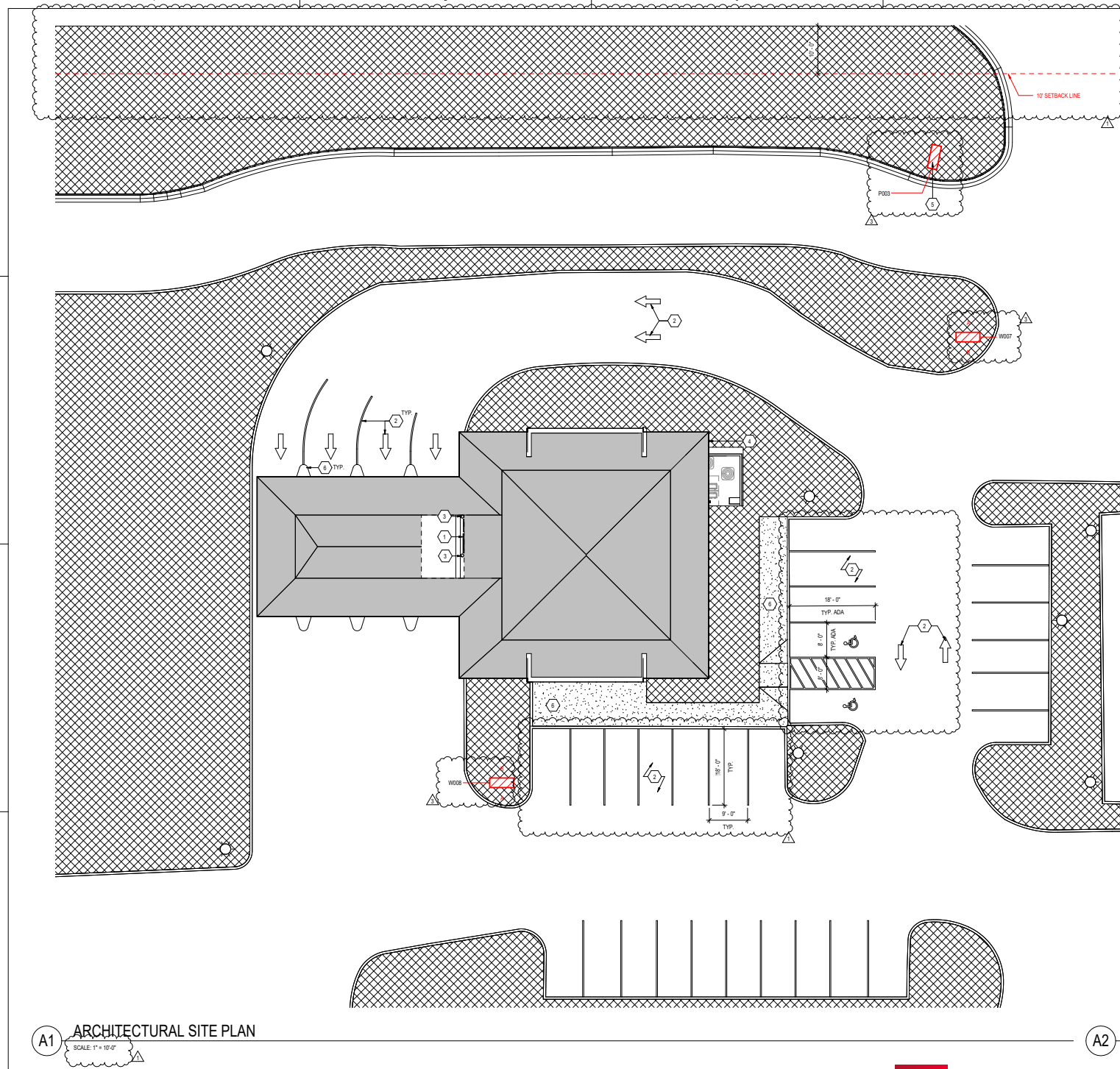
RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM							
	TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF/ YR	RENT INCREASE
Current Term	Years 1-5	10/1/2026*	9/30/2031	\$310,000	\$25,833	\$111	
	Years 6-10	10/1/2031	9/30/2036	\$341,000	\$28,416	\$122	10%
	Years 11-15	10/1/2036	9/30/2041	\$375,100	\$31,258	\$134	10%

*Estimated rent commencement

RENEWAL OPTIONS - (5) 5-YEAR OPTIONS							
	START DATE	END DATE	NOI/YR	NOI/MO	NOI/MO	RENT INCREASE	
Option 1	10/1/2041	9/30/2046	\$412,610	\$34,384	\$148.00	10%	
Option 2	10/1/2046	9/30/2051	\$453,871	\$37,823	\$162.00	10%	
Option 3	10/1/2051	9/30/2056	\$499,258	\$41,605	\$179.00	10%	
Option 4	10/1/2056	9/30/2061	\$549,184	\$45,765	\$196.00	10%	
Option 5	10/1/2061	9/30/2066	\$604,102	\$50,342	\$216.00		

SITE PLAN



A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

A2 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

- SITE GENERAL NOTES**
- THIS PLAN IS PROVIDED FOR REFERENCE ONLY AND WAS DRAWN USING CIVIL SITE SURVEY. GC SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND SHALL IDENTIFY AND REVIEW AREAS OF DISTURBANCE WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - ALL SITE PLAN FEATURES SHOWN ARE TO BE COORDINATED WITH CIVIL ENGINEER AND LANDSCAPING PLAN AND PROVIDED ONLY FOR THE PURPOSES OF COORDINATION, U.O.D.
 - CONTRACTOR SHALL PROVIDE ANY TEMPORARY ROADS OR CROSSINGS AS REQUIRED FOR EXECUTION OF THE CONTRACT.
 - ALL TEMPORARY CONSTRUCTION SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT. PROVIDE CONCRETE WALK WITH CONTROL AND EXPANSION JOINTS AS SHOWN ON PLAN. VERIFY JOINT LAYOUT WITH ARCHITECT IN FIELD PRIOR TO FORMING. JOINTS ARE TO BE CHALKED, NO WOOD STRIPS ALLOWED.
 - SAW CUT PAVING AS REQUIRED TO PROVIDE A CLEAN BREAK FROM PAVING/WALK TO REMAIN FROM PAVING/WALK TO BE REMOVED.
 - ALL PAVING DIMENSIONS ARE TO EDGE OF WALK, PAVING, FRONT OF CURB, FACE OF BUILDING, OR PROPERTY LINES, U.O.D. ON PLANS.
 - EXISTING UTILITY LINES SHALL REMAIN IN SERVICE DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT NEW TIE-INS CAN BE MADE OPERATIONAL. BIDDER SHALL REPAIR ANY DAMAGE TO EXISTING UTILITIES IMMEDIATELY TO INSURE NO INTERRUPTION IN UTILITY SERVICE. VERIFY PIER LAYOUT WITH EXISTING UTILITIES ON SITE AND NOTIFY ARCHITECT IF ANY CONFLICTS OCCUR PRIOR TO DRILLING.
 - ALL NEW CONCRETE IMMEDIATELY OUTSIDE OF ALL EXTERIOR DOORS AND FOR A DISTANCE OF 5'-0" MIN. SHALL NOT EXCEED A SLOPE OF 2% (1/4" 12").
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXACT LOCATIONS OF ALL NEW AREA DRAINS TO EXISTING LINES. RE: MEP DRAWINGS.
 - PROVIDE EXPANSION JOINTS AT THE PROPERTY LINE AT ALL NEW DRIVES.
 - CONTRACTOR SHALL ADJUST EXISTING MANHOLES, HYDRANTS, VALVE AND METER BOXES, ETC. TO NEW FINISHED GRADES AND PAVING AS NECESSARY. CONSTRUCTION TO BE PER GOVERNING AUTHORITY REQUIREMENTS.
 - REFER TO CIVIL DOCUMENTS FOR PAVING, SITE UTILITIES, SITE RETAINING WALLS, ALL SITE GRADING AND SURFACE DRAINAGE SYSTEM AND MODIFICATIONS OF EXISTING SYSTEM.
 - REFER TO ELECTRICAL DOCUMENTS FOR SITE ELECTRICAL SERVICE REQUIREMENTS AND/OR SERVICE CONNECTION LOCATION.
 - REFER TO LANDSCAPE DOCUMENTS FOR HARDSCAPE, LANDSCAPE AND SITE IRRIGATION REQUIREMENTS.
 - REFER TO PLUMBING DOCUMENTS FOR PLUMBING UTILITY CONNECTION LOCATIONS.
 - REFER TO THE EXISTING SURVEY FOR TOPOGRAPHIC AND UTILITY INFORMATION.

- SITE PLAN KEYNOTES**
- NEW DRIVE-UP ATM AND AHD WITH SURROUND
 - RESTRIPE ALL EXISTING PAVEMENT MARKINGS
 - NEW PROTECTION BOLLARDS W/ GRAY COVERS. RE: DETAIL A2 / AS101
 - NEW MANUAL TRANSFER SWITCH
 - NEW MONUMENT SIGNAGE AT EXISTING MONUMENT SIGN LOCATION BY SIGNAGE VENDOR
 - SIDEWALK TO BE POWER WASHED DURING NEW CONSTRUCTION

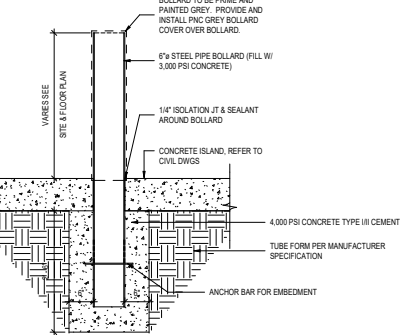
- SITE PLAN LEGEND**
- EXISTING LANDSCAPED AREA
 - EXISTING PAVED AREA
 - DIRECTIONAL PAVEMENT MARKING
 - EXISTING ADA PARKING STALL
 - NEW BOLLARD
 - NEW SIGNAGE
 - EXISTING SITE POLE LIGHTING TO REMAIN. INSTALL NEW LED LIGHT FIXTURES

SITE PLAN NOTES

Calderon County P/N 0888850790000
Parcel Acreage: 1.21 acres
Proposed Use: Bank
Zoning: C-2 General Commercial
Front Setback: 10'
Impervious Ratio: 0.8 (42195.08 SF) No new impervious area added

Per CDD 15.2.C.1:
Min Parking Rate: 1 per 300 SF GFA, plus sufficient stacking spaces to accommodate drive-through lanes
Max Parking rate: 1 per 150 SF GFA
Required Min Parking: 9 spaces
Required Max Parking: 17
Proposed Parking: There are 28 existing parking spaces (including 2 ADA stalls). Existing parking shall remain as is. Per CDD 15.2.C.1, this is a remodeling project involving a building less than 5,000 square feet of gross floor area and parking modifications are not stated as a requirement.

BUILDING GROSS SF: 2,500



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F0483 * C-28

PNC BANK

PROJECT TITLE:
PNC NC CONCORD MILLS T1 - SITE #709

PROJECT ADDRESS:
8541 CONCORD MILLS BLVD.
CONCORD, NC 28027

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT COMMENTS - R2	10/22/24
2	PERMIT COMMENTS - R2	10/22/24
3	AS 101	10/22/24

DATE ISSUED: 10/22/24
REVIEWED BY: SC
DRAWN BY: KC
DESIGNED BY: RS&H

PROJECT NUMBER: 20030368275
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SEAL:

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SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET ID:
AS101

PROJECT STATUS:
100% CONSTRUCTION DOCUMENTS

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PROPERTY SUMMARY



EXECUTIVE SUMMARY

PROPERTY SUMMARY

TENANT OVERVIEW

AREA OVERVIEW

REGIONAL MAP



MARKET AERIAL

Concord Mills Blvd

CONCORD-PADGETT REGIONAL AIRPORT



SUBJECT PROPERTY

PAVILLION AT KING'S GRANT

- ROSS DRESS FOR LESS
- BARNES & NOBLE BOOKSELLERS
- TJ-MAXX
- HomeGoods
- Michaels
- petco
- DSW
- Total Wine & More
- JARED The Galleria Jewelry
- Olive Garden
- Chick-fil-A
- Krispy Kreme
- DOLLAR TREE
- Tanera
- Red Lobster

15+ RETAIL

- Hampton Inn
- Hilton Garden Inn
- WINGATE BY WYNDHAM
- STAYBRIDGE SUITES
- Sleep
- SPRINGHILL SUITES BY MARRIOTT
- Waffle House
- TEXAS ROADHOUSE
- KFC
- SONIC
- ZAXBY'S
- COOK-OUT
- JIM 'N NICK'S BAR-B-Q

- KOHL'S
- DUNKIN' DONUTS
- PET SUPPLIES PLUS
- crumbl cookies
- BLAZE PIZZA
- Andy's Frozen Custard
- FirstWatch The Daytime Cafe
- BANK OF AMERICA
- CAVA
- Academy SPORTS+OUTDOORS
- LOWE'S
- LIDL

- Starbucks
- Bojangles

ZMAX DRAGWAY

GREAT WOLF LODGE

- AMC THEATRES Charlotte-Concord
- SEA LIFE Charlotte-Concord
- TORRID
- BEST BUY
- CLIPOTE
- crocs
- Levi's
- Burlington
- Outlet
- OLD NAVY
- J.CREW FACTORY
- BJ's
- kate spade NEW YORK
- Streak 'n Shake
- AMERICAN EAGLE OUTFITTERS
- five BELOW
- OUTBACK STEAKHOUSE
- DICK'S SPORTING GOODS
- BURGER KING
- DISCOUNT TIRE
- COLD STONE CREAMERY
- VANS OUTLET
- UGG OUTLET STORE
- BORDER MEXICAN GRILL & CANTINA
- new balance FACTORY STORE

CONCORD MILLS MALL

±11.7 MILLION VISITORS ANNUALLY | 200+ RETAIL

- Bassett
- iFLY
- Cracker Barrel Old Country Store
- McDonald's
- Jack In the box
- Ruby Tuesday
- Wendy's
- 7 ELEVEN
- Mobil
- MOTOR HARLEY-DAVIDSON COMPANY
- BJ's WHOLESALE CLUB
- Chuck E. Cheese
- CARRABBA'S ITALIAN GRILL
- at home The Home Decor Superstore
- BOOT BARN

- TOYOTA
- HONDA
- DODGE
- KIA
- Jeep
- CHRYSLER
- HOOTERS
- COURTYARD BY MARRIOTT
- EMBASSY SUITES BY HILTON
- tru
- Residence INN BY MARRIOTT
- HOME SUITES 2

- Walmart Neighborhood Market
- FOOD LION
- SUBWAY
- MURPHY USA
- PAPA JOHN'S PIZZA
- Waffle House
- Walgreens
- ZAXBY'S
- AutoZone
- TACO BELL



CHARLOTTE MOTOR SPEEDWAY (2.7 MI AWAY)



Concord Mills Blvd - 29,000 VPD



AERIAL OVERHEAD

 **PNC**
SUBJECT PROPERTY

DRIVE-THRU

AERIAL SOUTH



SUBJECT PROPERTY



Visionworks

MATTRESS FIRM



CONCORD MILLS MALL
 ±11.7 MILLION VISITORS ANNUALLY | 200+ RETAIL

Concord Mills Blvd - 29,000 VPD

AERIAL NORTH

Christenbury Greene
275 LUXURY UNITS

Bexley Village at Concord Mills
312 UNITS

Walmart*
Supercenter

LOWE'S

BANK OF AMERICA

Adam & Eve

SAKURA
SUSHI & GRILL

EMERALD
SKINCARE AND SPA

MIGHTY MEEPLE

CRAFTY CRAB
SEAFOOD

Valvoline

OASIS

verizon

TWIN PEAKS

F

Freddy's
FROZEN CUSTARD & STEAKBURGERS®

MAVIS DISCOUNT TIRE

AUTOBELL
CAR WASH

ACE
NO.3
BURGERS ★ SHAKES ★ BEER

BURGER KING

PNC
SUBJECT PROPERTY

MATTRESS FIRM

JIMMY JOHN'S
SANDWICHES

MAVE'S MUSTERS	AMC THEATRES Charlotte-Concord	SEA LIFE Charlotte-Concord	Bass Pro Shops	TORRID	BEST BUY	CHIPOTLE MEXICAN GRILL
crocs	Levi's	OLD NAVY	M MENS WEARHOUSE	J.CREW FACTORY	BJ's	
Burlington	Outlet	AMERICAN EAGLE OUTFITTERS	five BEL'W	OUTBACK STEAKHOUSE®	DICK'S SPORTING GOODS	BURGER KING
kate spade NEW YORK	Steak 'n Shake	SEPHORA	VANS OUTLET	UGG OUTLET STORE	ON THE BORDER MEXICAN GRILL & CANTINA	new balance FACTORY STORE
DISCOUNT TIRE	COLD STONE CREAMERY					

CONCORD MILLS MALL
±11.7 MILLION VISITORS ANNUALLY | 200+ RETAIL

Concord Mills Blvd - 29,000 VPD

DISCOUNT TIRE

AERIAL SOUTHEAST



PAVILLION AT KING'S GRANT



15+ RETAIL

Bexley Village at Concord Mills
312 UNITS



Concord Mills Blvd - 29,000 VPD



SUBJECT PROPERTY



CONCORD MILLS MALL

±11.7 MILLION VISITORS ANNUALLY | 200+ RETAIL

AERIAL NORTHWEST

The Residences at Christenbury Village
156 LUXURY UNITS

Sycamore at Christenbury
275 LUXURY UNITS

Christenbury Greene
275 LUXURY UNITS



CONCORD MILLS MALL
±11.7 MILLION VISITORS ANNUALLY | 200+ RETAIL

- AMC THEATRES Charlotte-Concord
- SEA LIFE
- Bas Pro Shops
- TORRID
- BEST BUY
- CHIPOTLE MEXICAN GRILL
- crocs
- Levi's
- OLD NAVY
- J.CREW FACTORY
- BJ's
- Burlington Outlet
- AMERICAN EAGLE OUTFITTERS
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- kate spade NEW YORK
- STEAK 'N SHAKE
- SEPHORA
- UGG OUTLET STORE
- ON THE BORDER MEXICAN GRILL & BARTENA
- new balance FACTORY STORE
- DISCOUNT TIRE
- COLD STONE CREAMERY
- VANS OUTLET
- new balance

PNC
SUBJECT PROPERTY





TENANT OVERVIEW






■ ABOUT PNC BANK

Trade Name:	PNC Financial Services Group, Inc.
Industry:	Bank
Stock Ticker Symbol:	NYSE: PNC
Revenue (2025):	US \$23.1 Billion
Net Income:	US \$7 Billion
Area Served:	Midwest, Mid-Atlantic, Southeast USA
Locations:	2,300+
Employees:	225,000+
Corporate Headquarters:	Pittsburgh, PA
Website:	www.pnc.com



VIEW ANNUAL REPORT & OTHER FINANCIALS



 PNC NYSE	 \$23.1B REVENUE	 \$7B NET INCOME	 55K+ EMPLOYEES	 2,300+ LOCATIONS
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AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	6,448	54,140	164,426
HOUSEHOLDS	2,923	20,980	63,025
EMPLOYEES	4,576	17,910	45,126
MEDIAN AGE	32.4	34.6	33.8
INCOME	1 MILE	3 MILE	5 MILE
AVERAGE	\$118,546	\$138,807	\$125,478
MEDIAN	\$99,744	\$113,251	\$100,169
EXPENDITURE	1 MILE	3 MILE	5 MILE
TOTAL	\$318.74 M	\$2.57 B	\$7.16 B
EDUCATION	\$7.47 M	\$59.89 M	\$165.32 M
FOOD, BEVERAGE	\$36.72 M	\$295.47 M	\$844.57 M
ENTERTAINMENT	\$18.16 M	\$145.7 M	\$409.06 M



DRIVE TIMES

- I-85 **2 MIN**
- I-485 **4 MIN**
- CHARLOTTE **20 MIN**
- CHARLOTTE DOUGLAS INT'L AIRPORT **21 MIN**



TRAFFIC COUNTS

- CONCORD MILLS RD **29,000 VPD**
- I-85 **143,200 VPD**
- DERITA RD **14,860 VPD**
- THUNDER RD **7,000 VPD**

ABOUT CONCORD, NC

CONCORD, NC has emerged as one of the fastest-growing suburban markets in the Charlotte metro, supported by steady population growth, a diversified economy, and a robust tourism sector that enhances its regional draw. With a consistently growing population, the city benefits from a balanced demographic profile of working-age residents and increasingly educated households.

Economically, Concord is anchored by retail, healthcare, logistics, and motorsports, while its tourism ecosystem—headlined by Concord Mills, one of the largest shopping destinations in the Southeast; Charlotte Motor Speedway, a premier NASCAR venue; and family destinations like Great Wolf Lodge—drives millions of annual visitors and significant consumer spending. This combination of local economic stability and regional visitation supports strong retail performance and job creation. With median household incomes above \$90K and continued residential and commercial development, Concord is well positioned as both a residential hub and a high-traffic destination within the greater Charlotte market.



164K+

Population with consistent growth (5 mile radius)

\$118K

Average HH Income (5 mile radius)

#1

Most populous city in Cabarrus County.

\$679M

Annual visitor spending (2024)

ABOUT CHARLOTTE, NC

CHARLOTTE, NC stands as one of the Southeast's main economic engines, combining rapid population growth with a highly diversified and nationally significant economy. With a metro population exceeding 2.8 million, the city is a major financial hub—second only to New York in banking assets—anchored by institutions such as Bank of America and Truist. Charlotte's workforce is young, educated, and expanding, supported by strong immigration and a median household income above the national average.

Key industries include finance, healthcare, energy, advanced manufacturing, and logistics, all benefiting from the city's strategic location and infrastructure. Complementing its economic strength is a vibrant tourism and convention sector, driven by attractions such as the NASCAR Hall of Fame, U.S. National Whitewater Center, Spectrum Center, and a growing roster of professional sports and cultural amenities.

±2.9M

METRO POPULATION

#1

LARGEST CITY IN NORTH CAROLINA

\$255.7B

METRO GDP (2023)

#2

LARGEST U.S. BANKING CENTER BY ASSETS



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