



FOR LEASE

## Ideal Office Or Retail Space

37 Market Street Southwest

Concord, NC 28025

**1,450 SF**

AVAILABLE

**\$23.00**

SF/YR



**Mortice Commercial Real Estate**

126 Arlington Ave SE

Concord, NC

704 684-1958

[www.morticecre.com](http://www.morticecre.com)

**Steven Tice, CCIM**

Principal/Broker

704 794-2294 (Direct)

[tice@morticecre.com](mailto:tice@morticecre.com)


Lic# NC 168957

# Property Overview

 **1,450 SF**  
AVAILABLE SF

 **\$23**  
ASKING RATE SF/YR

 **1900**  
YEAR BUILT

 **0.126**  
LOT SIZE


 **9,425**  
BUILDING SQFT

 **5620 97 0619**  
PARCEL ID

 **Center City (CC)**  
ZONING

 **Cabarrus**  
COUNTY

 **28'**  
FRONTAGE

 **35.409487,-80.5806**  
**86**  
COORDINATES

 **Downtown Concord**  
SUBMARKET

## EXECUTIVE SUMMARY

Position your business in the heart of downtown Concord with this lower-level space at 37 Market Street SW, currently undergoing a comprehensive renovation. Well-suited for office, office showroom, or boutique retail, the space offers flexibility for a variety of users.

Ownership is investing in key improvements, including new HVAC, an additional restroom, and a full exterior renovation, enhancing both functionality and curb appeal.

The interior will be delivered in an improved condition, with the opportunity for additional buildout structured to align with tenant needs and lease terms - allowing flexibility for layout, finishes, and overall design.

Surrounded by continued residential growth and increasing foot traffic from downtown Concord's expanding retail and dining scene, this location offers strong potential for users looking to establish or grow their presence in a walkable, active environment.

Potential uses include professional office, creative studio, bookstore, specialty retail, or a boutique beverage concept, positioned to benefit from the momentum of the surrounding district.

## PROPERTY HIGHLIGHTS

- Lower-level opportunity in historic downtown Concord
- Building undergoing renovation, including exterior improvements
- New HVAC system and additional restroom to be installed
- Ideal for office, showroom, boutique retail, or creative use
- Walkable location near Union Street, dining, retail, and entertainment
- Positioned to benefit from growing downtown residential density
- Space delivered in improved condition with flexible buildout options

## ACCESSIBILITY

### TRANSIT

Corban Ave & Church St **0.1 mi**

Corban Ave & Georgia St **0.3 mi**

Crowell Dr & Cabarrus Ave **0.4 mi**

### AIRPORTS

Charlotte Douglas International Airport **24.9 mi**

Charlotte-Monroe Executive Airport **27.0 mi**

Concord-Padgett Regional Airport **7.8 mi**

### HIGHWAYS

Hwy 29 **1.3 mi**

Hwy 49 **3.2 mi**



Cabarrus County Courthouse

Novi Lofts



37 Market Street Southwest



Novi Rise



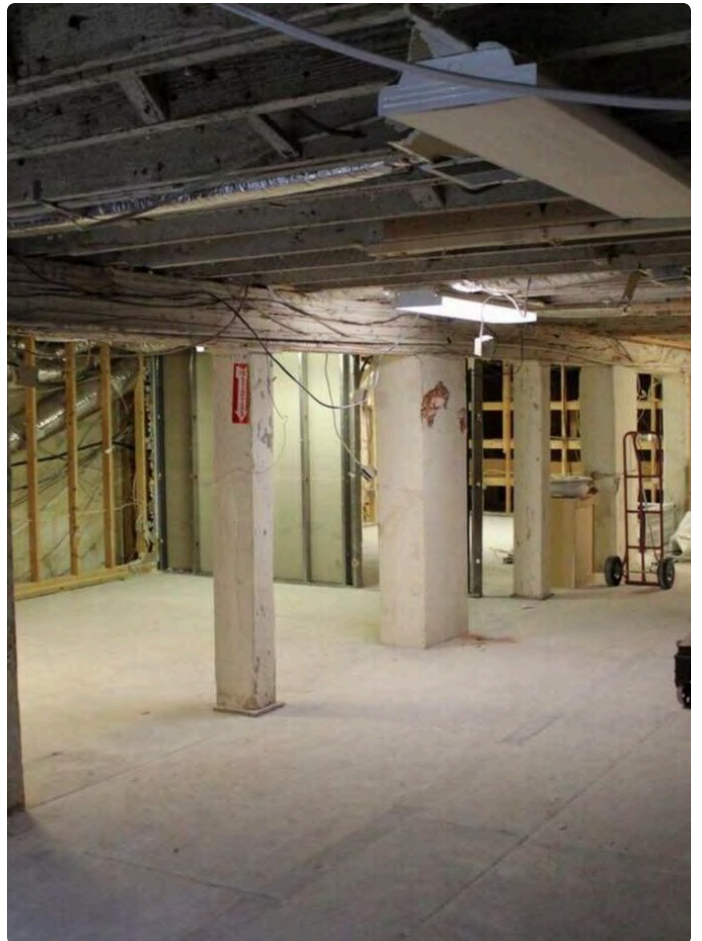
Novi Flats



Kemba Walker Academy



# Photo Gallery



# Market Overview



POPULATION  
**115,000 +**

AREA  
**61.8 sq mi**

ELEVATION  
**705 ft**

COUNTY  
**Cabarrus County**

INCORPORATED  
**1796**

STATE  
**North Carolina**

## Market Overview: Concord, NC

Concord ( /kon-KORD/) is a growing city within the Charlotte metro, located just 20 miles northeast of Uptown. Anchored by a diverse economy including manufacturing, logistics, motorsports, and professional services, the area continues to see steady population and business growth.

Downtown Concord, in particular, has emerged as a vibrant, walkable district driven by new investment, residential development, and an expanding mix of retail and dining.

### DEMOGRAPHIC SNAPSHOT

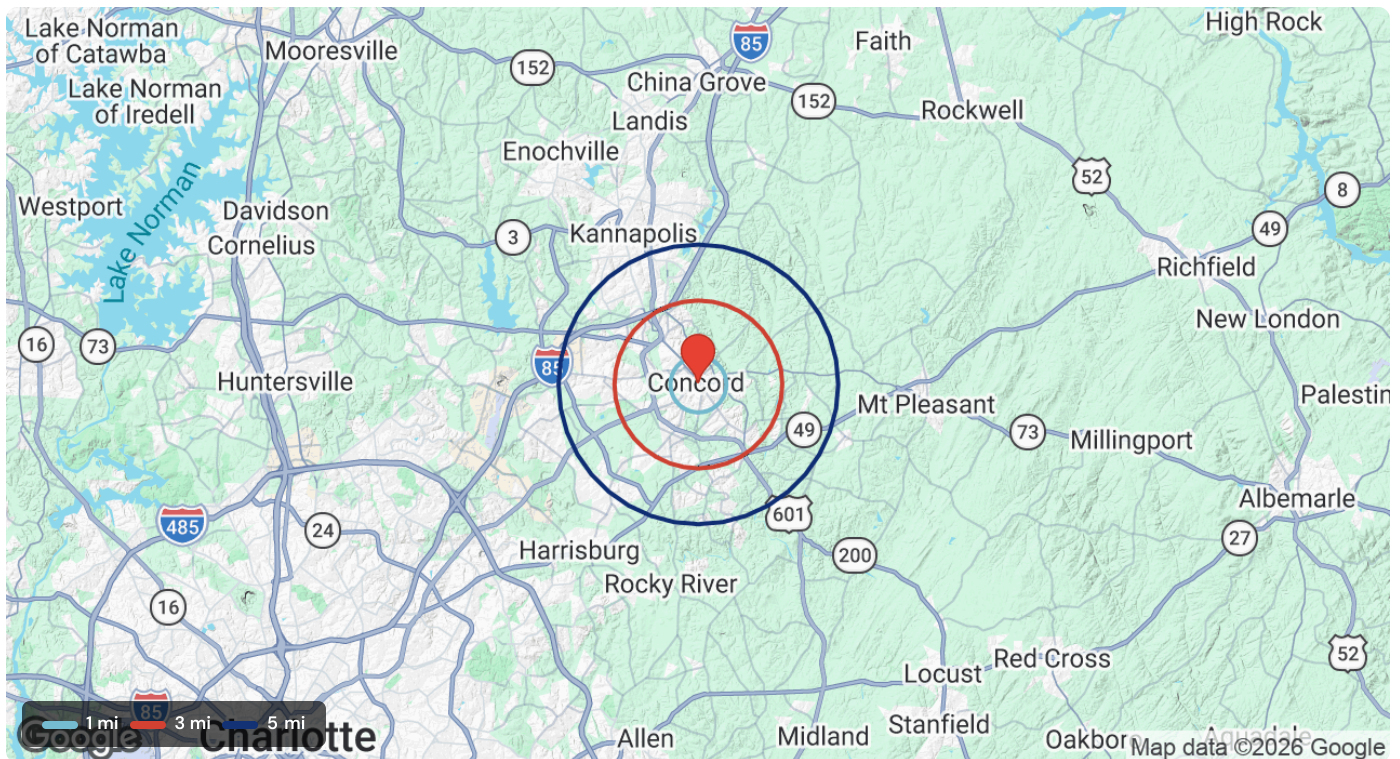
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>10,602</b>	Population	<b>42,720</b>	Population	<b>95,441</b>
Median HH Income	<b>\$58,196</b>	Median HH Income	<b>\$66,269</b>	Median HH Income	<b>\$74,371</b>
Households	<b>3,909</b>	Households	<b>16,790</b>	Households	<b>36,588</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,509	34,791	62,309
2010 Population	9,463	36,594	75,539
2025 Population	10,602	42,720	95,441
2030 Population	11,507	45,513	101,665
2025-2030 Growth Rate	1.65 %	1.27 %	1.27 %
2025 Daytime Population	10,640	48,246	93,585

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,705	13,376	23,763	less than \$15,000	362	1,215	2,403
2010 Total Households	3,379	14,278	28,565	\$15,000-\$24,999	319	1,227	2,188
2025 Total Households	3,909	16,790	36,588	\$25,000-\$34,999	282	1,198	2,559
2030 Total Households	4,292	18,015	39,284	\$35,000-\$49,999	627	2,411	4,952
2025 Avg. Household Size	2.53	2.47	2.57	\$50,000-\$74,999	866	3,205	6,304
2025 Owner Occupied Housing	1,745	9,488	22,427	\$75,000-\$99,999	555	2,121	4,825
2030 Owner Occupied Housing	1,890	10,339	24,455	\$100,000-\$149,999	342	2,862	6,324
2025 Renter Occupied Housing	2,164	7,302	14,161	\$150,000-\$199,999	148	951	2,889
2030 Renter Occupied Housing	2,402	7,676	14,829	\$200,000 or greater	408	1,601	4,144
2025 Vacant Housing	507	1,324	2,261	Median HH Income	\$58,196	\$66,269	\$74,371
2025 Total Housing	4,416	18,114	38,849	Average HH Income	\$90,812	\$94,729	\$100,677





PRESENTED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.

# Space Available

**37 Market Street (Ground Floor Space \_**

**\$23.00 SF/Yr**

SF AVAILABLE

**1,450 SF**

TERM

**3 – 5 Yrs**

TYPE

**NNN**

USE

**Office or Retail**

Landlord is open to working with tenant in regards to how the space is built out.