AVAILABLE LAND

2475 DERITA RD, CONCORD, NC 28027

INVESTMENT SUMMARY

This rare ±6.73 acre land parcel at the high-traffic intersection of Derita Road and Thunder Road presents a premier commercial development opportunity within the booming Concord market. Strategically positioned just minutes from the I-85 interchange and the economic hub of Concord Mills Mall and surrounding retail power centers, this site is primed for a variety of uses that will capitalize on the region's explosive growth.

- **Strategic Location:** Direct access to Derita Road, a dominant retail corridor with high traffic counts. The property is located less than two miles from the Charlotte Motor Speedway and Concord Mills Mall, which drives millions of visitors annually.
- **Flexible Zoning:** Zoned for general commercial use (C-2), this zoning site accommodates a wide range of uses from retail and restaurants to medical office or service-oriented business. The zoning is designated to support auto-oriented commercial development.
- **Rapid Growth Market:** Situated in Concord, one of the fastest-growing cities in North Carolina, this submarket is a target for new commercial development. The area's robust demographics and strong economic drivers ensure sustained demand for new commercial offerings.
- **Infrastructure & Accessibility:** Road frontage on high-traffic count Derita Rd. The proximity to major thoroughfares gives this parcel superior visibility and connectivity to the greater Charlotte MSA.

Size:	±6.73 Deeded Acres
Zoning:	General Commercial (C-2)
PIN (Cabarrus):	45896745650000 & 45896734390000
Pricing:	Contact for Guidance

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MOODY GROUP
COMMERCIAL REAL ESTATE

2475 Derita Rd, Concord, North Carolina, 28027

Ringof 5 miles

Modern Minds (D3)

Dominant Tapestry Segment

KEY FACTS

147,771
TotalPopulation

$437,331
Median Home Value

4,056
Businesses

134,740
Daytime Population

34.0
Median Age

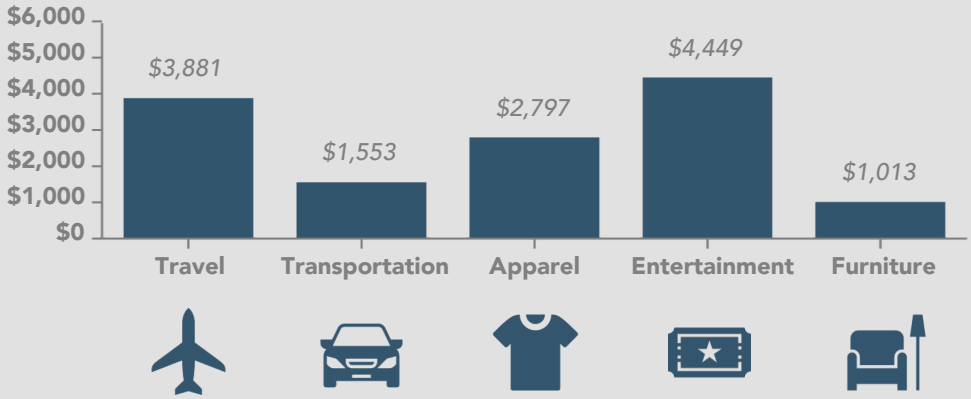
1.6%
2025-2030 Pop Growth Rate

$49,489
Per Capita Income

2.6
Avg Household Size

$97,642
Median Household Income

KEY SPENDING FACTS



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Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-U.S. BLS (2025).

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Spending facts are average annual dollars per household