



Ground Lease

Undeveloped C2 Land
726 Church St N, Concord, NC 28025

PROPERTY INFORMATION



PARCEL ID	56213551230000
CITY	Concord
STATE	North Carolina
COUNTY	Cabarrus
ACREAGE	±1 Acres
TYPE	GROUND LEASE
TRAFFIC COUNT	21,000 VPD (2024 AADT)
ZONING	C2 - GENERAL COMMERCIAL
PRICE	CALL

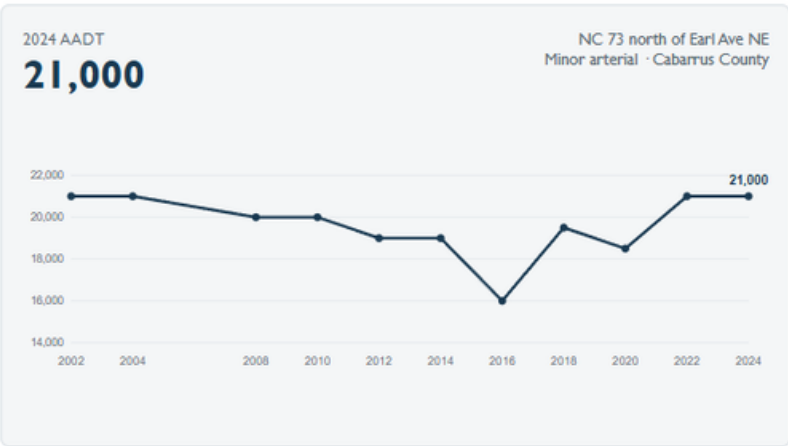
HIGHLIGHTS

- Full Movement median cut on Church Street
- Consistent 19,000 - 21,000+ AADT over the past decade
- Minutes from Atrium Health Cabarrus
- Cleared site

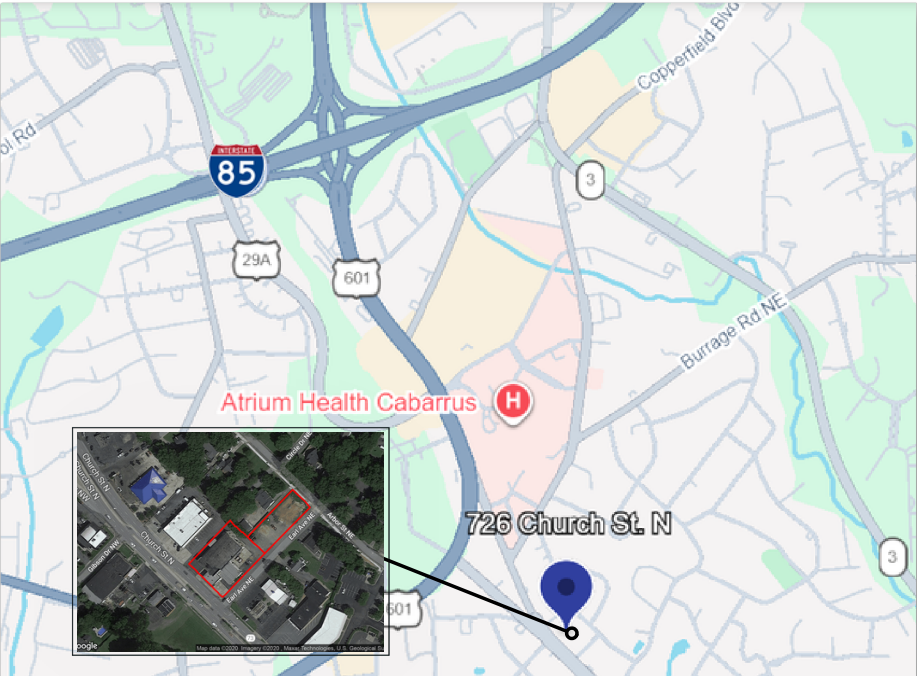
±1 Acre Commercial Site for Lease –
Concord, NC

Prime ±1 acre site zoned C-2 (General Commercial), allowing for a wide range of uses including retail, fast food, banking, medical, office, auto service, and daycare. Ideally positioned on Church Street—one of Concord’s main corridors connecting downtown to I-85—offering strong visibility and accessibility. The property has been recently cleared making it ready for development. Conveniently located just minutes from Atrium Health.

TRAFFIC COUNT



AREA MAP



DEMOGRAPHICS



BASIC DEMOGRAPHICS

DEMOGRAPHIC	CONCORD, NC
Estimated Population	115,000+
Median Age	Approximately 37 years
Median Household Income	Approximately \$90,000
Bachelor's Degree or Higher	40.9%
Median Home Value	Approximately \$366,000
Population Age 65+	12%

Premier Retail & Commercial Location

- **Exceptional Exposure:** Features 146 feet of prime road frontage on Church St N, providing excellent visibility to 21,000+ VPD.
- **Strong Purchasing Power:** A booming local economy with a median household income near \$90,000 drives consistent retail spending.
- **Daytime Driver & Healthcare Anchor:** Located just minutes from Atrium Health Cabarrus, generating steady medical staff, patient, and visitor traffic throughout the day.
- **Rapid Population Growth:** Concord has grown over 45% since 2010, continually expanding the immediate customer base.
- **Unbeatable Connectivity:** Positioned on a key commercial corridor directly connecting Downtown Concord to I-85.

Concord is one of the fastest-growing markets in the Charlotte metropolitan area, offering an ideal environment for retail, quick-service dining, medical, and service-based users. With 146 feet of direct frontage along Church Street North, this site offers high-visibility exposure to more than 21,000 vehicles per day. The surrounding trade area combines strong residential growth with high-volume daytime employment drivers—most notably the nearby Atrium Health Cabarrus medical complex. Combined with high average household incomes and rapid regional expansion, this cleared, shovel-ready site represents a premier infill opportunity in Cabarrus County.

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