



FOR SALE
AVAILABLE NOW

4525 Fortune Avenue
Concord, NC 28027

Approximately 2 acres of industrial land located in Concord's established International Industrial Park, just off the high-traffic corridor of Highway 73 and with immediate access to I-85. The property features favorable topography and access to water and sewer utilities at the street. Conceptual site plans indicate potential for up to a 21,500 SF industrial facility, making it ideal for manufacturing, distribution, or flex development.

- ✓ SALE PRICE: \$425,000
- ✓ +/- 2.06 ACRES
- ✓ CONCORD I-1 ZONING
- ✓ ESTABLISHED INDUSTRIAL PARK
- ✓ WATER AND SEWER ACCESS
- ✓ CLOSE PROXIMITY TO I-85

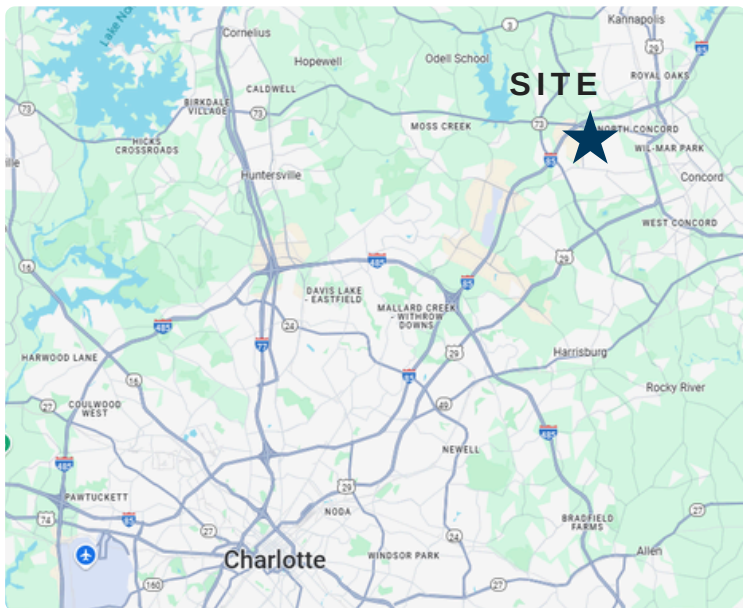
**All information needs to be independently verified.*

+/- 2 ACRES INDUSTRIAL LAND (I-1)

PHOTOS



LOCATION AND CONTACT



DRIVE TIMES

- I-85: 1 Minute, 0.7 Miles
- I-485: 8 Miles, 10 Minutes
- I-77: 15 Miles, 15 Minutes
- Charlotte, NC: 23 miles, 25 Minutes
- Charlotte Airport: 24 Miles, 28 Minutes

MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<i>Population</i>	3,522	44,237	110,083
<i>Med. HH Income</i>	\$96,824	\$77,791	\$68,631
<i>Pop. Growth ('23-'28)</i>	1.57%	1.67%	1.91%
<i>Tot. Employees</i>	1,201	19,608	49,611

*Source 2022 Esri Business Analyst



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