



The District Exchange

22 Union St North
Concord, NC 28025

www.thedistrictexchange.com

Steven Tice, CCIM

Principal/Broker

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PROPERTY INFO:

17 Micro Retail Bays

- 140 - 410 +/- sq ft
- \$1250 - \$2750 per month gross lease

Lower Level Restaurant

- 2,500 +/- sq ft inside
- 750 +/- sq ft outside
- \$6,000 per month marginal gross

Upper Level Restaurant

- 1,170-1,500 +/- sq ft
- \$3,500 - \$4,500 per month marginal gross



The District Exchange

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

The District Exchange

Downtown Concord is entering an exciting new era, and at the heart of this transformation is The District Exchange at 22 Union St North—a vibrant indoor shopping and entertainment destination.

Step inside and immerse yourself in a curated marketplace where makers, bakers, and creators bring their passion to life. Designed to awaken all your senses, The District Exchange offers a one-of-a-kind shopping experience, blending breathtaking architecture, unique retailers, and exceptional food under one roof.

With 17 turnkey retail spaces and two food and beverage spaces, this dynamic hub will foster a thriving community where entrepreneurs collaborate, innovate, and grow. Open seven days a week, The District Exchange is more than just a marketplace—it's where commerce meets creativity.

The District Exchange

Concord NC 28025



PROPERTY HIGHLIGHTS

Paying homage to the building's origins as a movie theater, the stunning barrel ceiling serves as a captivating focal point.

Upper-floor windows flood the space with natural light, creating an inviting and airy atmosphere. High-end finishes—including vintage tile floors, repurposed industrial light fixtures, and mid-century-inspired furnishings—add character and timeless charm, blending history with modern sophistication

- **Lower Level: Home to 11 distinctive retail bays, each offering its own unique character—ready for you to make your mark. Plus, our anchor restaurant space features both indoor and outdoor seating, creating the perfect catalyst for creating a vibrant community.**
- **Upper Level: Featuring six spacious retail bays, enhanced by the dramatic barrel ceiling that creates an open, expansive feel. This level also includes an inviting food and beverage space, designed to draw visitors upward and encourage exploration.**

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



Floor Plans



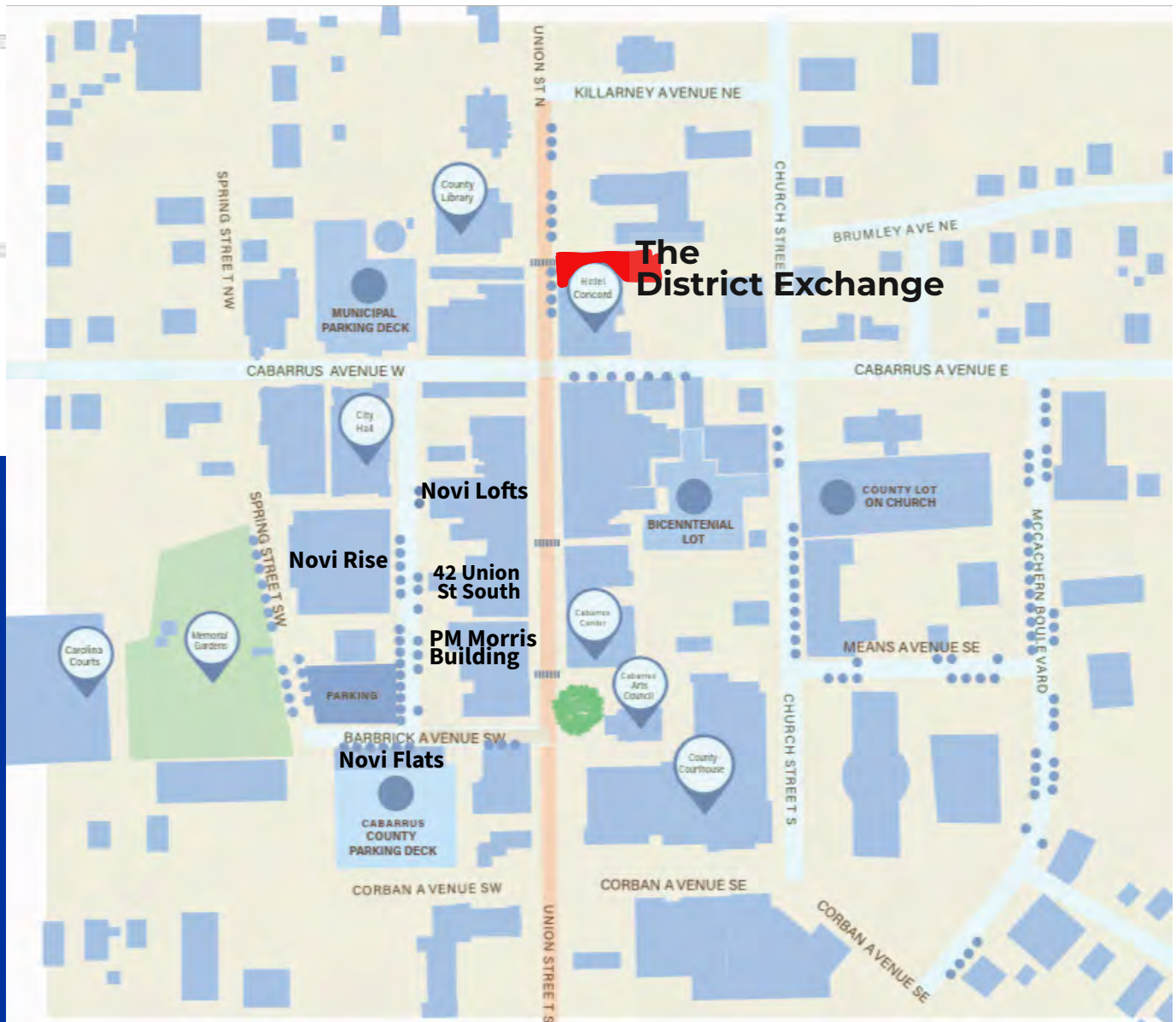
Lower Level



Upper Level



DOWNTOWN SPOTLIGHT



Recent Investments In Downtown Concord



Novi Flats
48 Apartments
\$11.2 Million
Investment



Novi Rise
167 Apartments
\$38.5 Million
Investment



Novi Lofts
89 Apartments
\$20.3 Million
Investment



PM Morris Building
14 Apartments
Charros Mexican
Restaurant

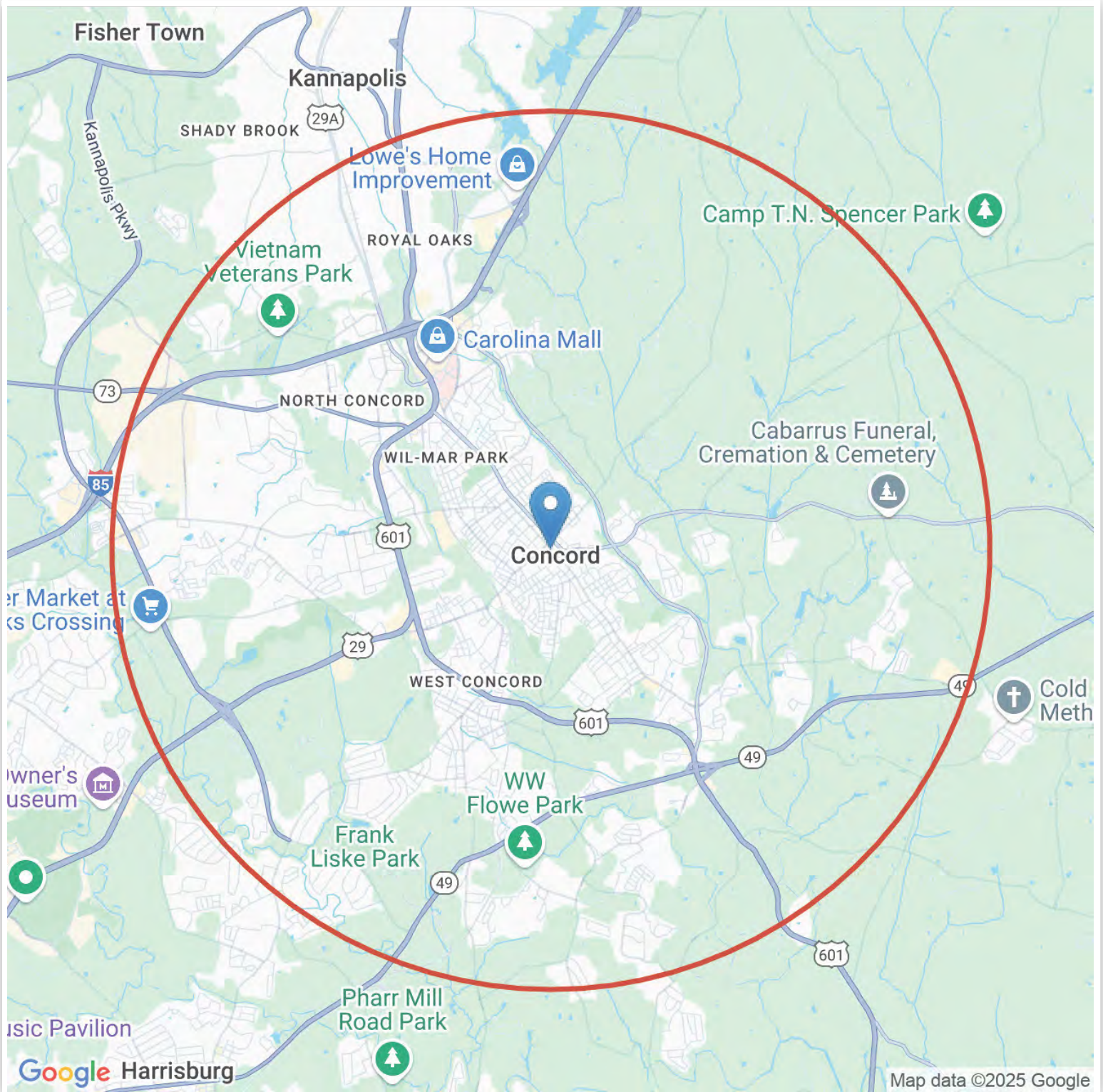


Suites @ 57 South
17 Apartments
Flywheel
Foundation

The District Exchange

22 Union St North, Concord, NC, 28025

LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



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KEY FACTS

95,272

Population

37.5 Median Age

2.6

Average Household Size

33,719

Total Households

EDUCATION

6.14%

No High School Diploma

10.75%

High School Graduate

17.75%

Some College

21.57%

Bachelor's/ Grad

BUSINESS

3,602

Total Businesses

39,283

Total Employees

EMPLOYMENT

8,760

Retail Trade Employees

1,715

Manufacturing Employees

3,243

Eating & Drinking Employees

1,545

Finance/Ins/Real Estate Emp

4.7%

Unemployment Rate

INCOME

\$68,305

Median Household Income

\$36,420

Per Capita Income

\$174,415

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.54%) ■

The smallest group : \$15,000 - \$24,999 (6.05%) ■

Indicator	Value(%)	
< \$15,000	6.38	■
\$15,000 - \$24,999	6.05	■
\$25,000 - \$34,999	9.24	■
\$35,000 - \$49,999	13.53	■
\$50,000 - \$74,999	18.54	■
\$75,000 - \$99,999	15.34	■
\$100,000 - \$149,999	15.25	■
\$150,000 - \$199,999	6.35	■
\$200,000+	9.31	■

Community Profile



95,272
Population
Total

1.62%
Population
Growth

2.6
Average
HH Size

37.5
Median
Age

73.7
Diversity
Index

\$68,305
Median HH
Income

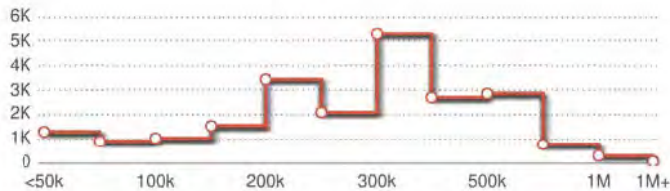
\$316,859
Median Home
Value

23.71%
Under 18

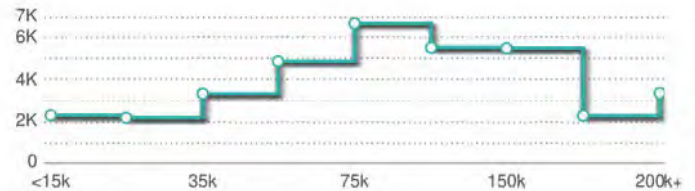
60.79%
Ages 18
to 65

15.5%
Aged 66+

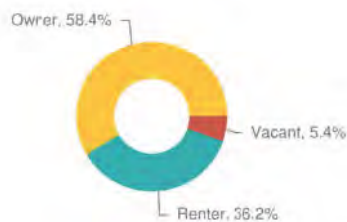
HOME VALUE



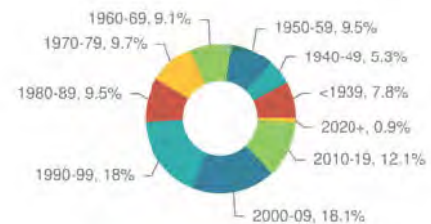
HOUSEHOLD INCOME



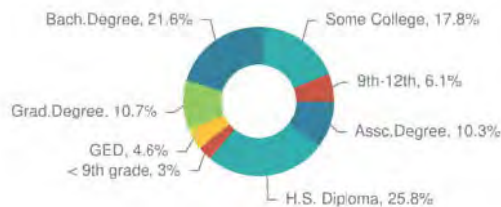
HOME OWNERSHIP



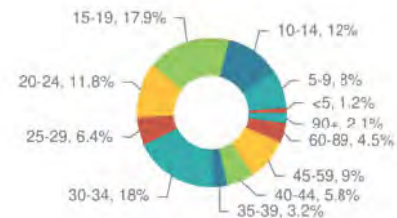
HOUSING: YEAR BUILT



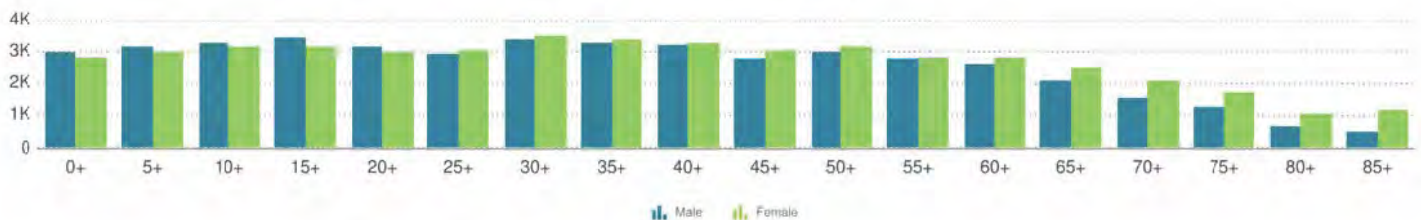
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



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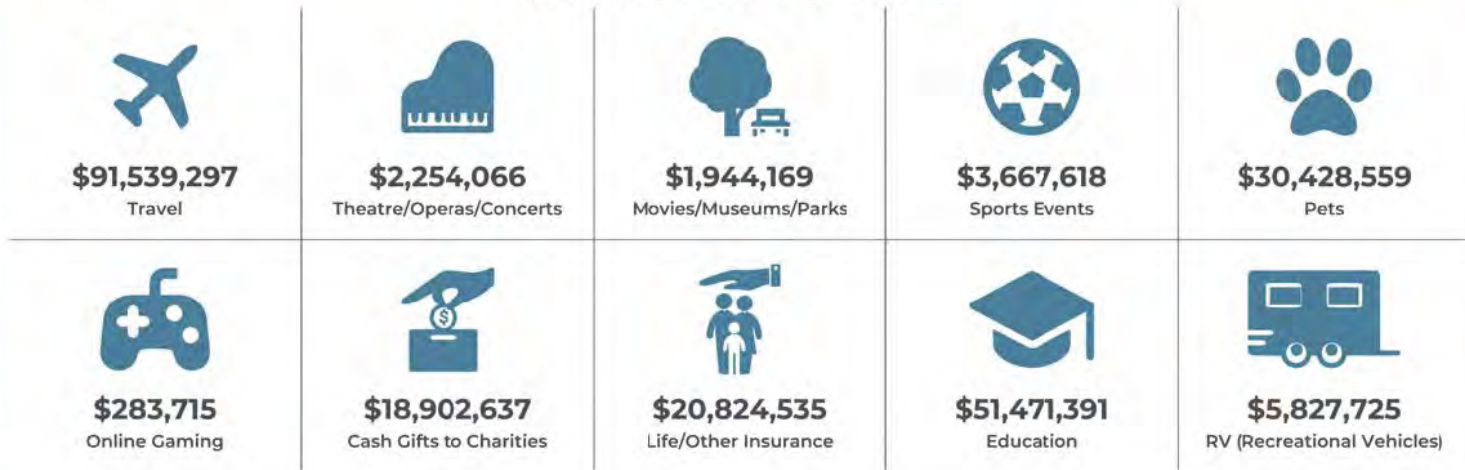
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



LifeMode Group: Sprouting Explorers
Up and Coming Families
3,637 Households
Household Percentage: 10.11%
Average Household Size: 3.12
Median Age: 31.4
Median Household Income: \$72,000



LifeMode Group: Middle Ground
Hometown Heritage
3,351 Households
Household Percentage: 9.31%
Average Household Size: 2.66
Median Age: 32.4
Median Household Income: \$28,200



LifeMode Group: Family Landscapes
Middleburg
3,193 Households
Household Percentage: 8.88%
Average Household Size: 2.75
Median Age: 36.1
Median Household Income: \$59,800

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

95,272

Population

35,975

Households

37.5

Median Age

2.6

Avg Size Household

\$68,305

Median Household
Income

\$316,859

Median Home Value

81

Wealth Index

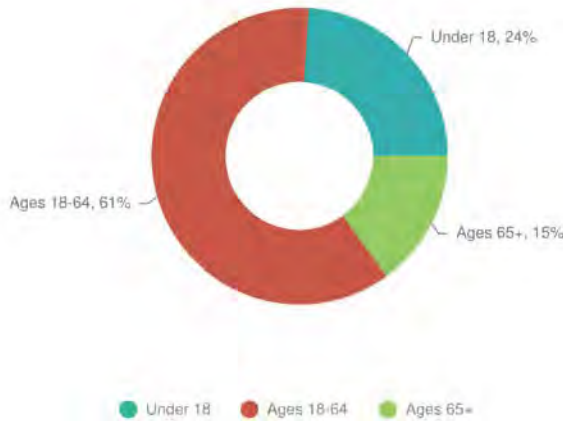
86

Housing Affordability

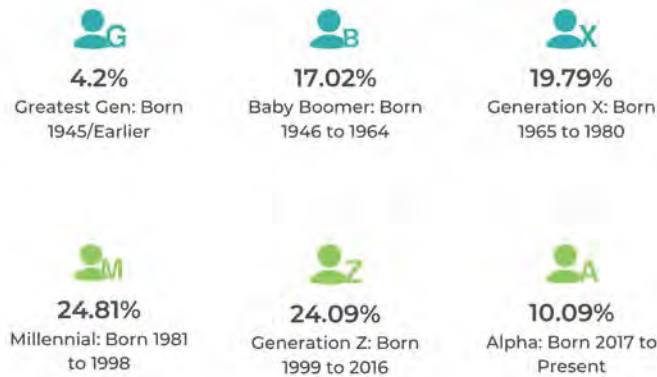
73.7

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.62%

2024-2029
Forecasted
Growth Rate

1.57%



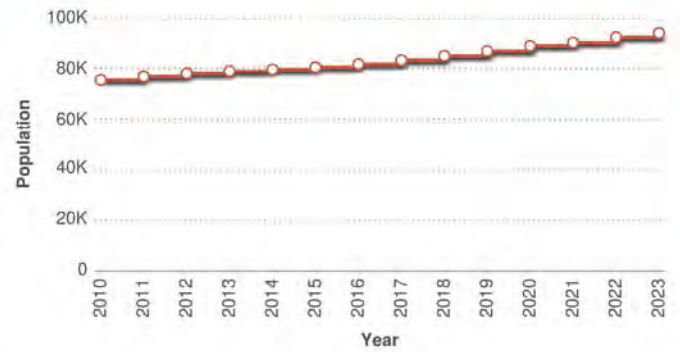
Household
Population

101,582



Population
Density

1,314



DAYTIME POPULATION



92,335

2024 Total Daytime Population



48,584

2024 Daytime Pop: Residents



43,751

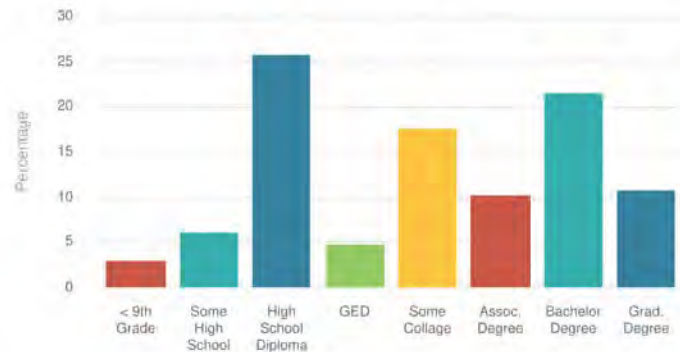
2024 Daytime Pop: Workers



1,176

2024 Daytime Pop Density

POPULATION BY EDUCATION





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