



FOR LEASE

76 Union St South Suite B

70 Union Street South

Concord, NC 28025

3,500 SF

AVAILABLE

\$13.50

SF/YR



Mortice Commercial Real Estate

126 Arlington Ave SE

Concord, NC 28025

704 684-1958

www.morticecre.com

Steven Tice, CCIM

Principal/Broker

704 794-2294 (Direct)

tice@morticecre.com

Lic# NC 168957

Property Overview



3,500 SF
AVAILABLE SF



\$13.50
ASKING RATE SF/YR



1900
YEAR BUILT



0.398
LOT SIZE



22,717
BUILDING SQFT



5620 97 2478
PARCEL ID



**Center City
Commercial**
ZONING



Cabarrus
COUNTY



128
FRONTAGE



**35.408853,-80.57
9869**
COORDINATES

EXECUTIVE SUMMARY

Positioned at the prominent corner of South Union and Barbrick, this approximately 3,500 +/- square-foot second-floor space offers a rare opportunity to create something truly distinctive in the heart of downtown Concord.

The space is largely open, providing maximum flexibility for a variety of uses—from creative office to event-driven concepts or a more intimate, experiential environment. A striking combination of numerous windows, exposed brick walls, and a dramatic skylight wall fills the space with natural light, creating an atmosphere that is both energizing during the day and adaptable to a more curated, moody setting in the evening.

Access is seamless, with entry points from both Union Street and Barbrick Avenue, the 5-floor Cabarrus County parking garage immediately behind the building, and convenient access via stairs and elevator. The corner positioning also allows for high-impact signage opportunities, offering strong visibility within one of downtown's most active corridors.

Surrounded by Concord's growing mix of restaurants, retail, and entertainment, this is an ideal opportunity for a tenant seeking to establish a presence in a vibrant, evolving downtown district.

PROPERTY HIGHLIGHTS

- **Approx. 3,500 SF open layout offering flexibility for office, event, or experiential concepts**

Abundant natural light from numerous windows and a dramatic skylight wall

Corner positioning at South Union & Barbrick with strong visibility and signage potential

Dual access points + elevator service, providing convenience for clients

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	102 ft
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	1.0 mi
Hwy 601	1.0 mi
Hwy 49	3.0 mi
I-85	3.0 mi

Space Available

Suite B

\$13.50 SF/Yr

SF AVAILABLE

3,500 SF

TERM

Negotiable

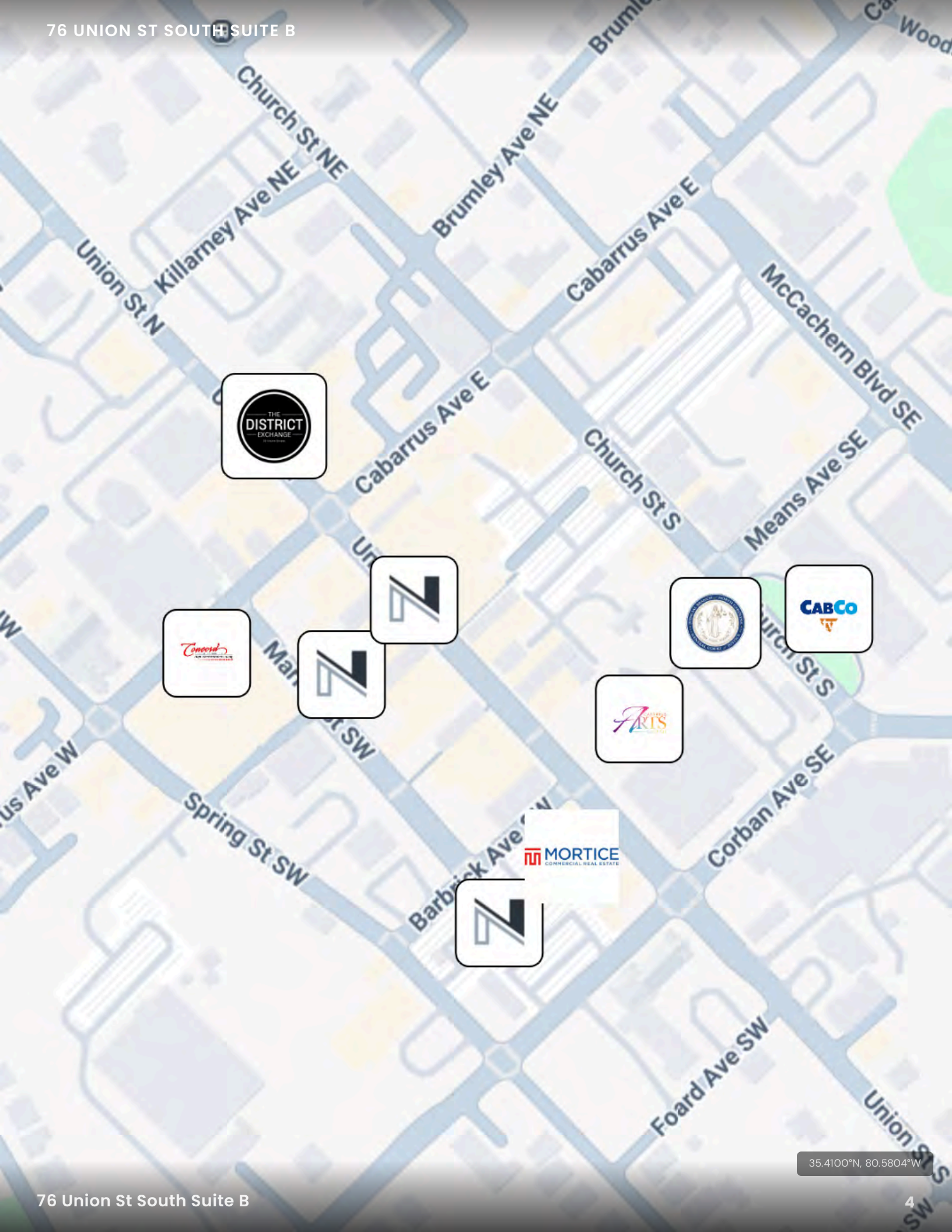
TYPE

MG

USE

Retail, Office, Event

Mostly open space. Has an existing bar/kitchenette. Amazing natural light in a central location near the parking garage.



Floorplan Suite B

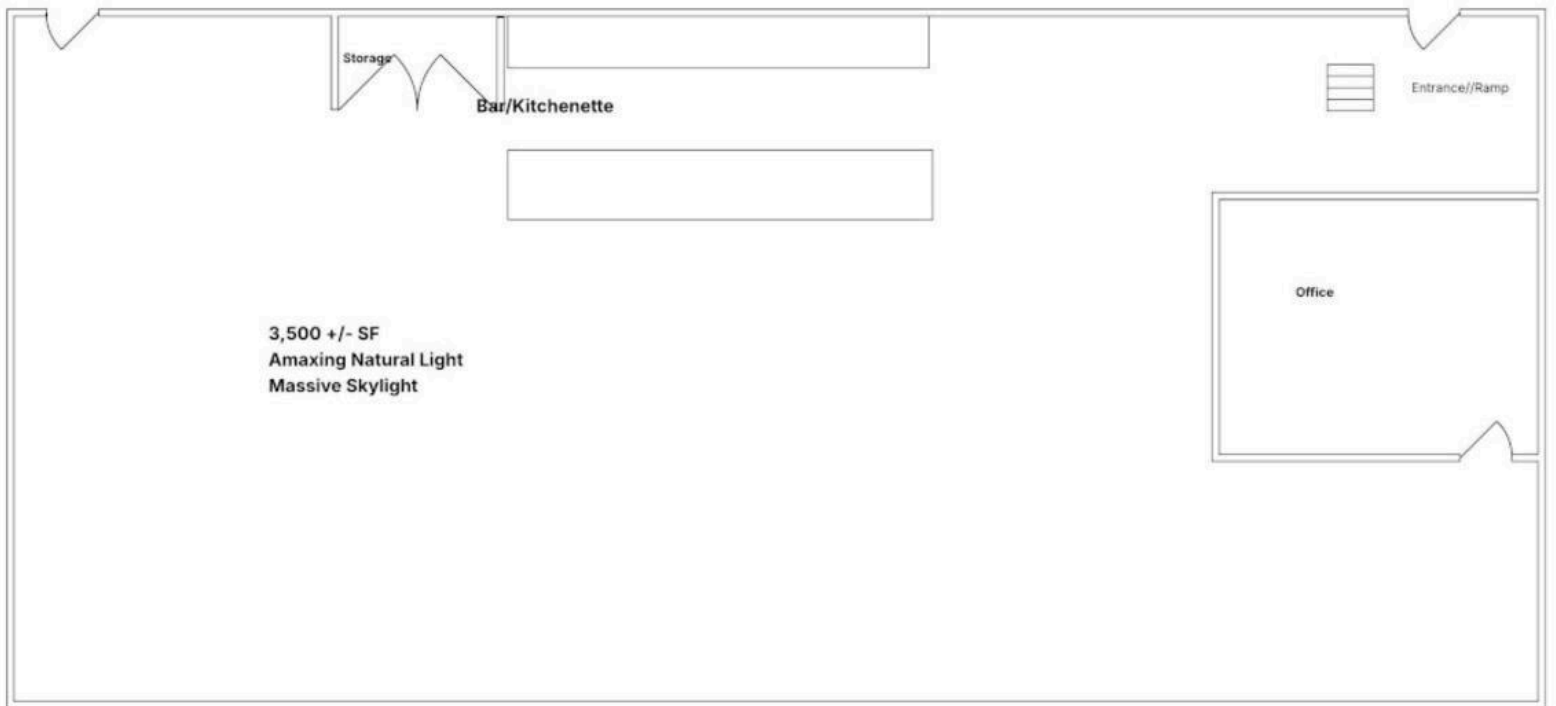


Photo Gallery

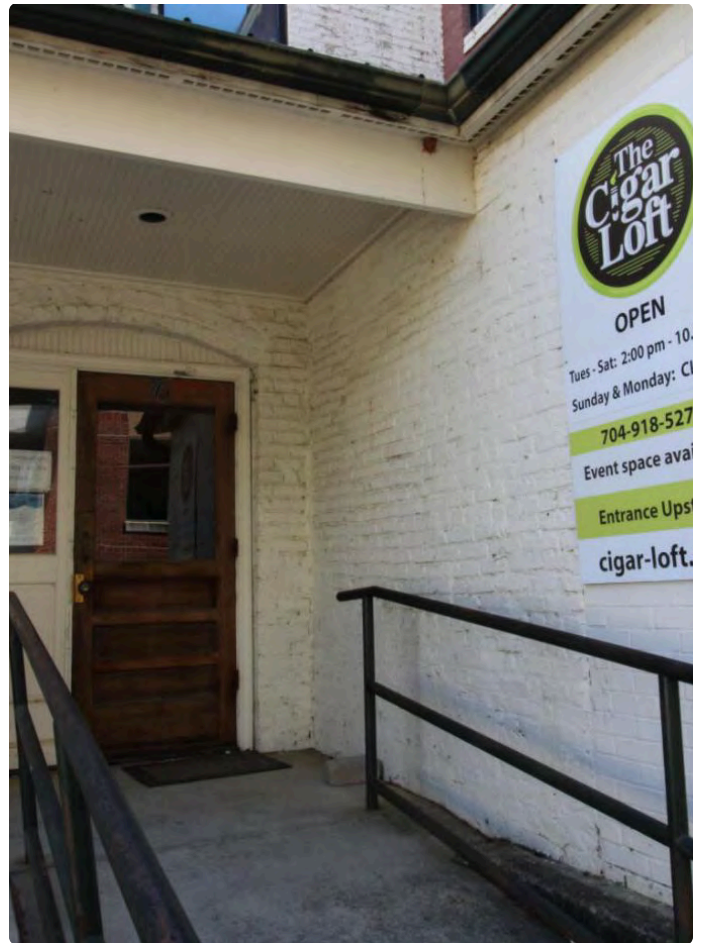
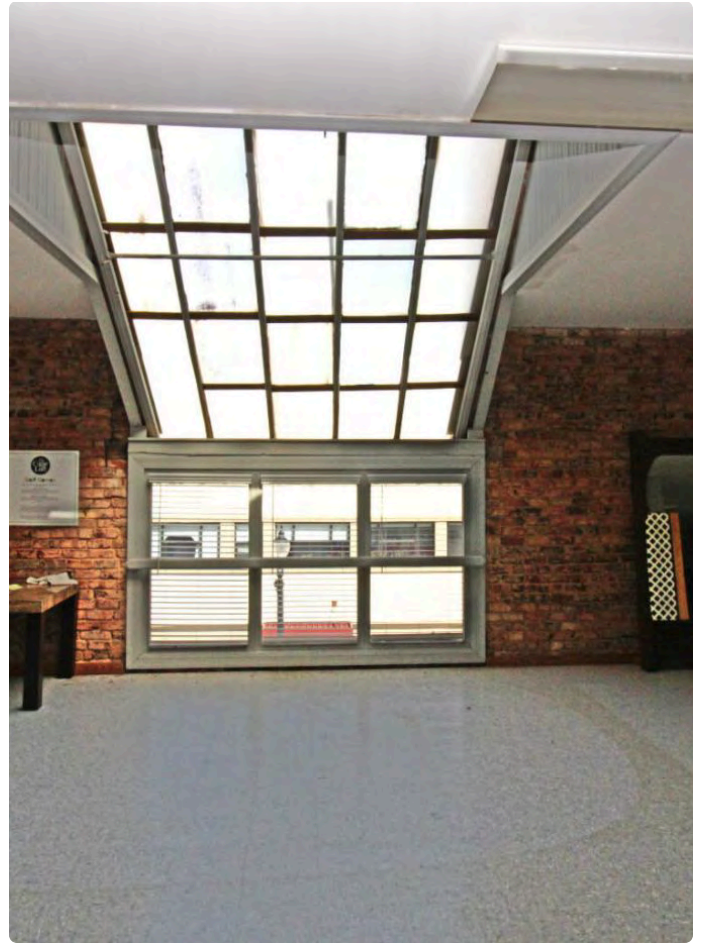
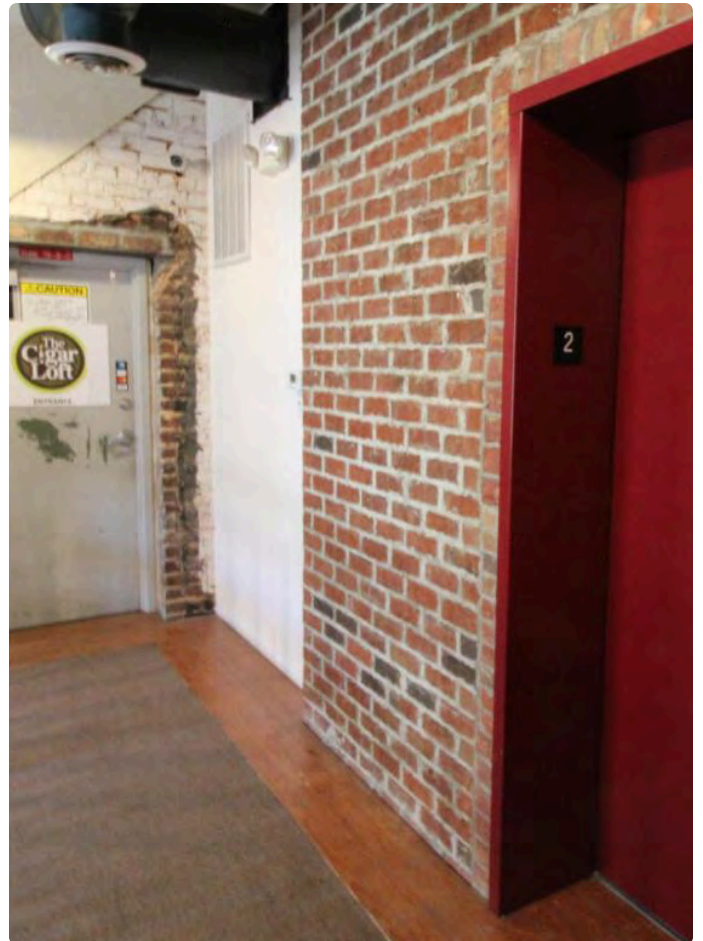
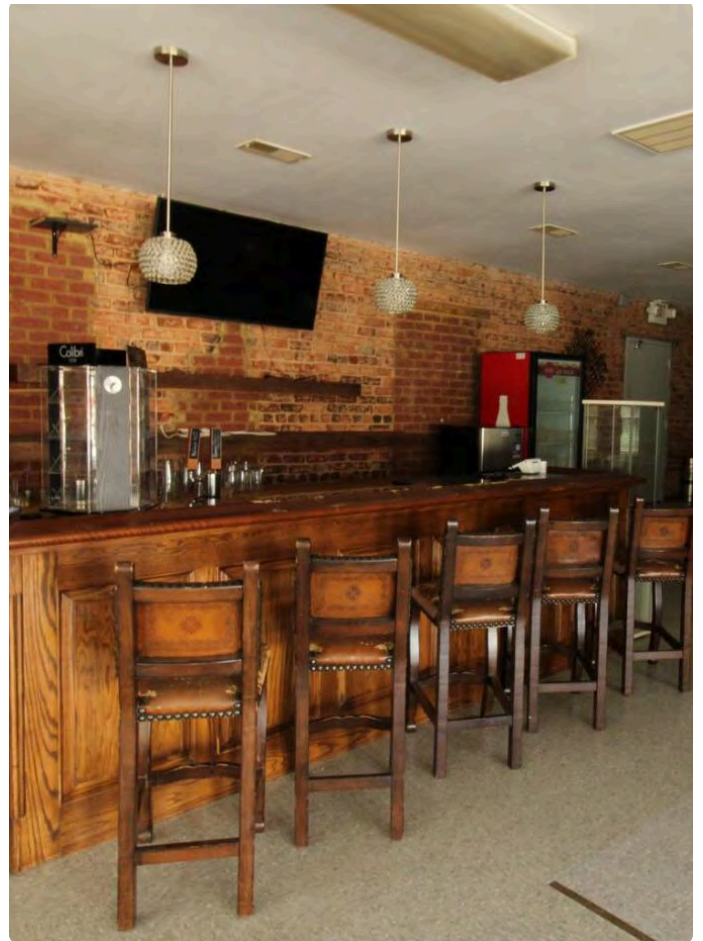


Photo Gallery (continued)



Market Overview



POPULATION
110,000

AREA
61.8 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

Market Overview: Concord, NC

Concord (/ kon-KORD/) is one of the fastest-growing and most dynamic cities in the Charlotte region, with a population exceeding 110,000 and continued strong residential and commercial expansion. As the county seat of Cabarrus County, Concord serves as a key economic hub, supported by major employers such as Atrium Health Cabarrus, Eli Lilly, Amazon, and Concord Mills. Its strategic location along I-85 provides direct access to Charlotte and the broader metro area, making it an attractive destination for businesses seeking both local engagement and regional reach.

Downtown Concord has undergone a remarkable transformation, driven by significant public and private investment. Recent enhancements, including widened sidewalks, improved streetscapes, and the introduction of a social district, have created a vibrant, walkable environment filled with restaurants, retail, and community gathering spaces. With continued momentum from new residential developments and ongoing economic growth, downtown Concord offers a unique opportunity for businesses to be part of a thriving and evolving district.

DEMOGRAPHIC SNAPSHOT

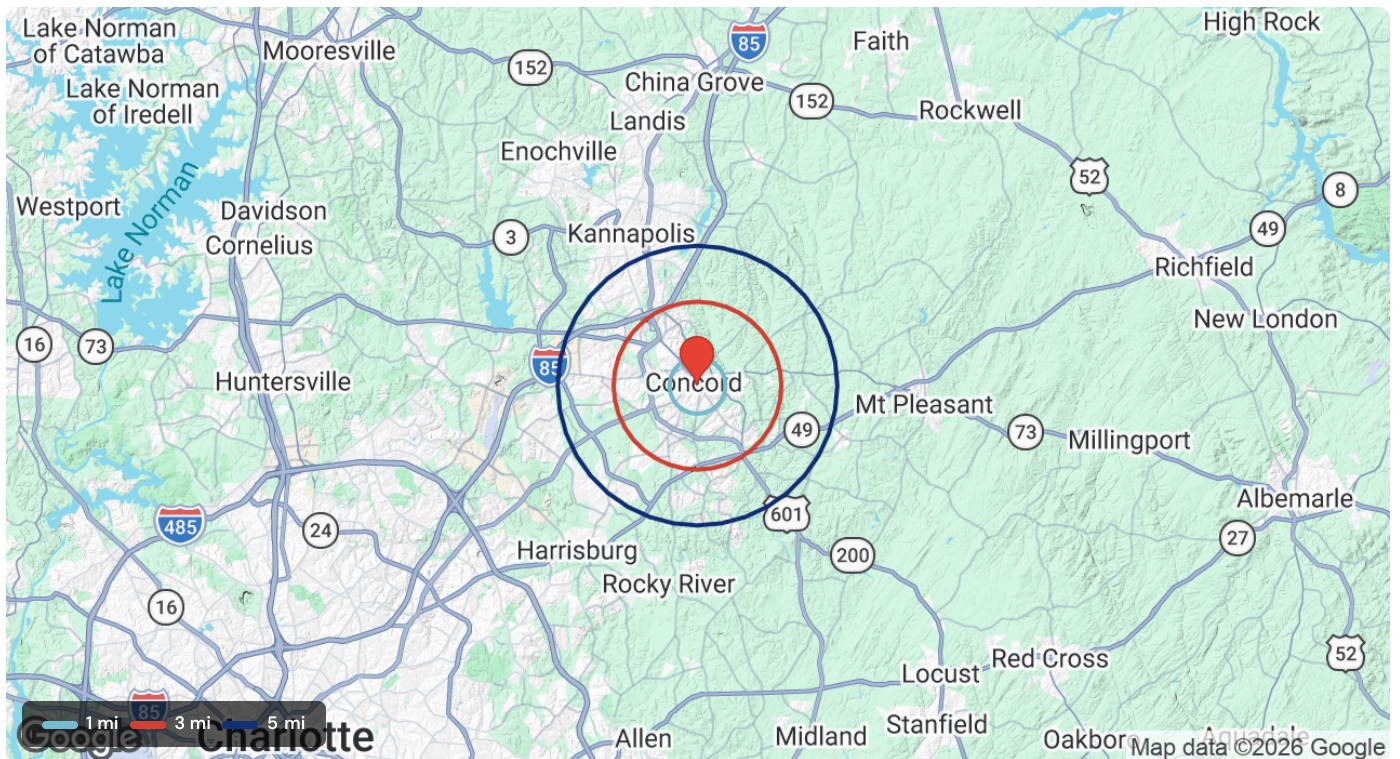
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	9,705	Population	42,951	Population	94,929
Median HH Income	\$60,877	Median HH Income	\$66,307	Median HH Income	\$74,409
Households	3,580	Households	16,883	Households	36,390

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,719	34,862	61,992
2010 Population	8,568	36,782	74,953
2025 Population	9,705	42,951	94,929
2030 Population	10,591	45,734	101,142
2025-2030 Growth Rate	1.76 %	1.26 %	1.28 %
2025 Daytime Population	9,973	48,237	93,174

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,455	13,420	23,647	less than \$15,000	347	1,221	2,384
2010 Total Households	3,097	14,374	28,352	\$15,000-\$24,999	274	1,226	2,181
2025 Total Households	3,580	16,883	36,390	\$25,000-\$34,999	230	1,219	2,545
2030 Total Households	3,954	18,104	39,080	\$35,000-\$49,999	555	2,416	4,928
2025 Avg. Household Size	2.52	2.47	2.57	\$50,000-\$74,999	746	3,215	6,263
2025 Owner Occupied Housing	1,649	9,565	22,303	\$75,000-\$99,999	530	2,123	4,790
2030 Owner Occupied Housing	1,786	10,423	24,325	\$100,000-\$149,999	341	2,880	6,290
2025 Renter Occupied Housing	1,931	7,318	14,087	\$150,000-\$199,999	148	960	2,871
2030 Renter Occupied Housing	2,168	7,681	14,754	\$200,000 or greater	407	1,623	4,139
2025 Vacant Housing	474	1,318	2,249	Median HH Income	\$60,877	\$66,307	\$74,409
2025 Total Housing	4,054	18,201	38,639	Average HH Income	\$95,060	\$94,849	\$100,774





PRESENTED BY

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