

2361 & 2363 CONCORD LAKE ROAD

Concord, North Carolina 28025 | Cabarrus County | C-2 General Commercial | MLS# 4307621

TOTAL SF 3,000 SF	SPACES AVAIL. 1 – 3 Spaces	TYPE Retail / Office	YEAR BUILT 1997	OCCUPANCY Available Now	STATUS Active
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PROPERTY HIGHLIGHTS

- Signalized corner - Lake Concord Rd & Executive Park Dr | direc..
- C-2 Zoning: retail, office, medical, restaurant & service all p..
- 16,000+ vehicles/day on Concord Lake Road
- 100,000+ vehicles/day on Interstate 85 with property visibility

- NNN Lease - Tenant responsible for all operating expenses
- Flexible layout: 1,000 SF | 2,000 SF | 3,000 SF — up to 3 separ..
- Adjacent to Sam's Club, Walmart, Carolina Mall & Atrium Health
- Rear wall venting available - ideal for food service / restaura..

LISTING DETAILS

CK Select Commercial Real Estate
 MLS# 4307621 | Cabarrus County
 Concord, NC 28025

2361-2363 Concord Lake Rd
 Concord, NC 28025
 C-2 General Commercial

ASKING RENT	\$22.00 / SF / YR
LEASE TYPE	NNN (Triple Net)
TENANT PAYS	All Operating Expenses
TOTAL SF	3,000 SF
SPACE OPTIONS	1,000 2,000 3,000 SF
# OF SPACES	Up to 3 Separate Spaces
OCCUPANCY	Available Immediately
ZONING	C-2 General Comm.
YEAR BUILT	1997
CONSTRUCTION	Site Built
ROOF	TPO Rubber Membrane
FLOORS	Concrete
PARKING	Surface Lot
HVAC	Owner Provides

USE RESTRICTIONS:
 No vape shops, adult entertainment, or gaming centers.
 Upfit permitted thru City of Concord: (704) 920-5555

LISTING BROKERS

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