



FOR LEASE

Purpose-Built Educational & Community Facility

50 Donnie Avenue Northwest
Concord, NC 28025

10,000 SF

AVAILABLE

\$15.00

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)

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Lic# NC 168957

Property Overview



10,000 SF
AVAILABLE SF



\$15
ASKING RATE SF/YR



1994
YEAR BUILT



10,000
AVAILABLE SF



15.00
ASKING RATE SF/YR



56216042540000
PARCEL ID



O-I Conditional
ZONING



Cabarrus
COUNTY



**35.4190° N,
80.5956° W**
COORDINATES

EXECUTIVE SUMMARY

Position your organization in one of Concord's most desirable and established locations with this exceptional **approximately 10,000-square-foot stand-alone commercial building** located just off Union Street near Historic Downtown Concord. Thoughtfully designed to accommodate a wide variety of educational, recreational, institutional, and community-oriented uses, the facility offers a unique combination of large open gathering space, classrooms, administrative offices, and support areas in a highly functional layout that is increasingly difficult to find in today's market.

Anchored by an impressive **4,000+ square foot assembly hall** with approximately **14-foot ceilings**, the building also features **11 classrooms**, a **fully equipped commercial kitchen with commercial exhaust hood**, multiple offices and restrooms, and **ample on-site parking** for staff, students, members, and visitors. Whether you're expanding an educational program, launching a gymnastics or performing arts academy, establishing a training center, or seeking a headquarters for a nonprofit or community organization, this versatile property offers an outstanding opportunity in one of the region's fastest-growing markets.

PROPERTY HIGHLIGHTS

- Approximately **10,000 SF** stand-alone commercial building
- Outstanding location just off **Union Street** near Historic Downtown Concord
- **4,000+ SF** assembly hall with approximately **14-foot ceilings**
- **11 classrooms** ideal for educational, training, childcare, or office use
- **Full commercial kitchen** with commercial exhaust hood
- Administrative offices, storage areas, and multiple restrooms
- **Ample on-site parking** for employees, students, members, and guests
- Flexible floor plan suitable for schools, childcare, gymnastics, cheer, dance, martial arts, churches, nonprofits, and training facilities
- Excellent visibility and convenient access to NC Highway 29 and Interstate 85
- Rare opportunity to lease a move-in-ready institutional facility in the Concord market

ACCESSIBILITY



TRANSIT

Church St & Carolina Ave	0.5 mi
Kerr St & Elm Ave	0.5 mi
Kerr St & Academy Ave	0.5 mi



AIRPORTS

Charlotte Douglas International Airport	24.8 mi
Charlotte-Monroe Executive Airport	27.5 mi
Concord-Padgett Regional Airport	7.5 mi



HIGHWAYS

US 601	1.0 mi
NC Hwy 49	4.0 mi
US 29	1.0 mi
I-85	2.0 mi

Space Available

50 Donnie Ave NW

\$15 SF/Yr

SF AVAILABLE

10,000 SF

TERM

Negotiable

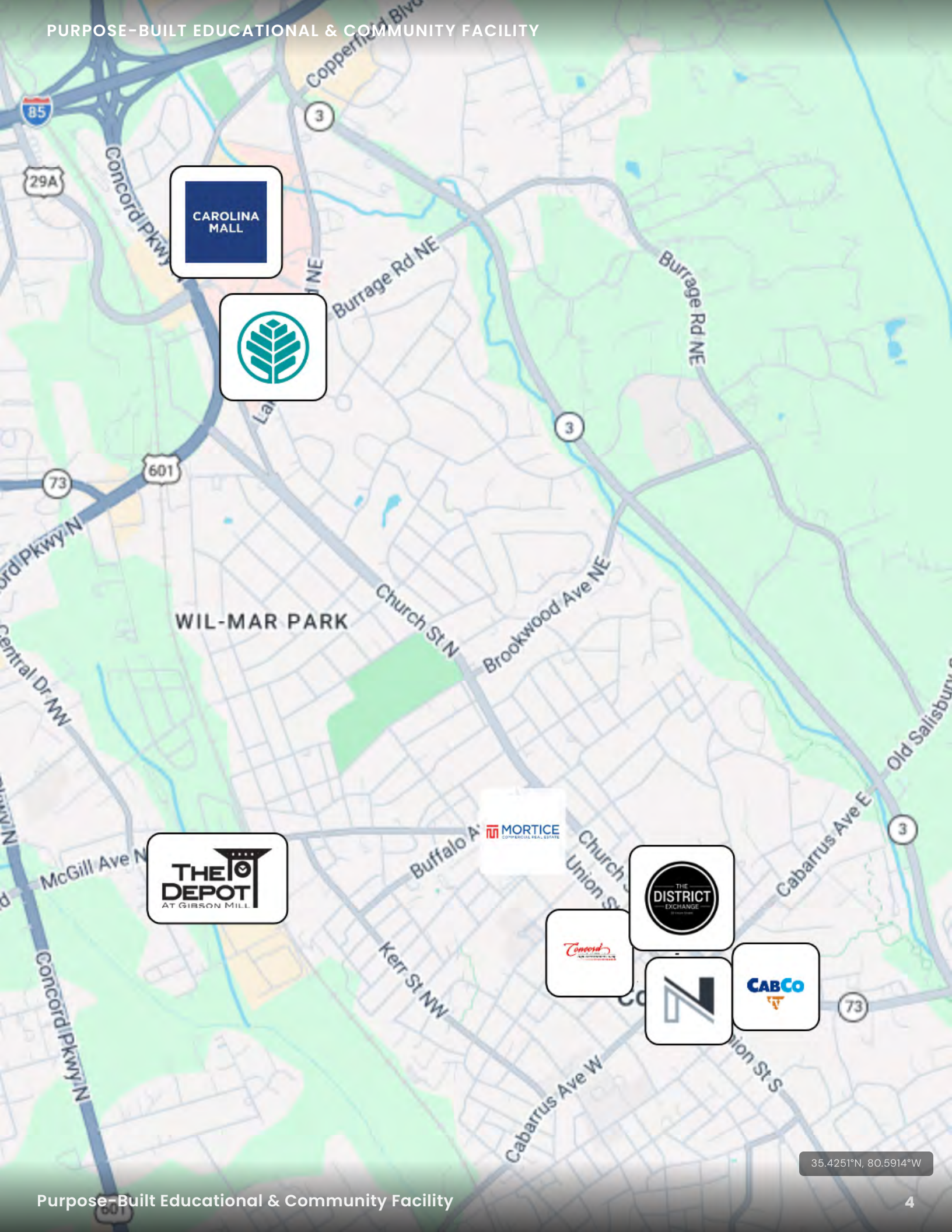
TYPE

MG

USE

School, Athletics, Arts, Child Development

Approximately 10,000 SF stand-alone institutional facility featuring a 4,000+ SF assembly hall, 11 classrooms, a full commercial kitchen, and ample on-site parking in the heart of Concord.

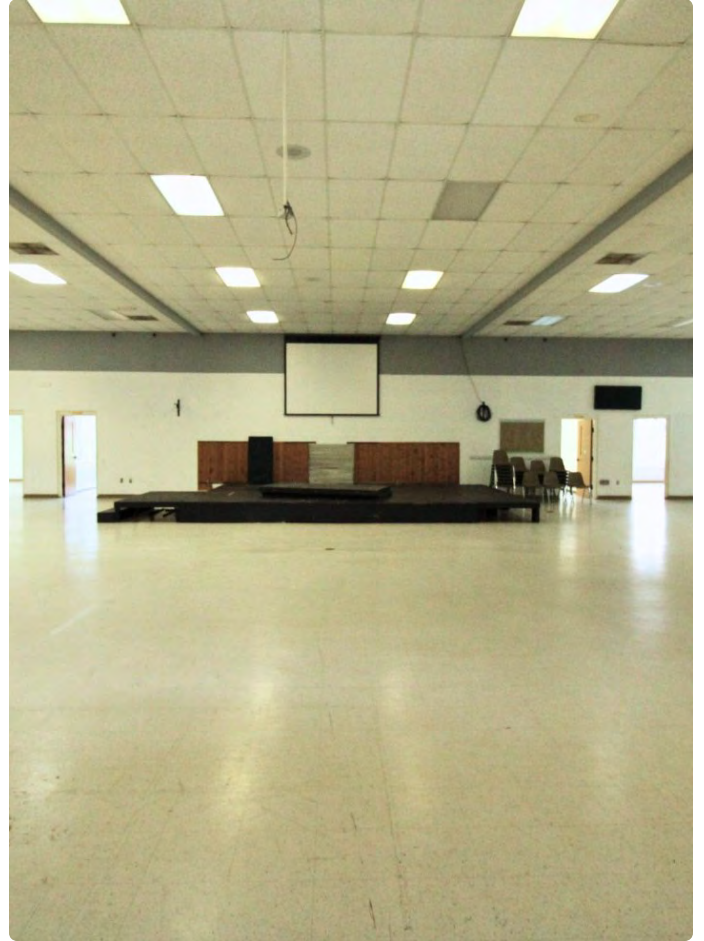


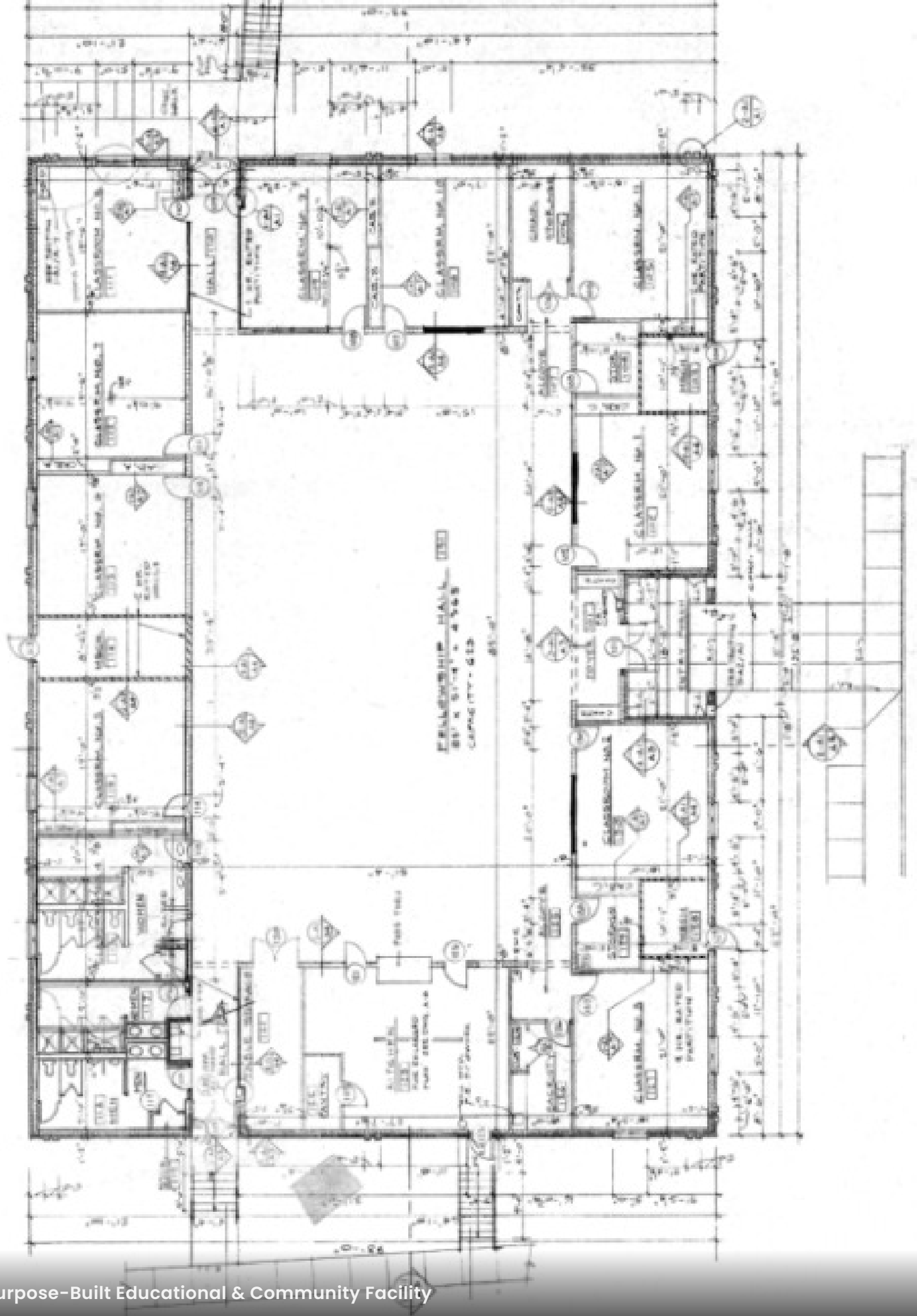
35.4251°N, 80.5914°W

Photo Gallery



Photo Gallery





Market Overview



POPULATION
115,053

AREA
61.8 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

Market Overview: Concord, NC

(/ kon-KORD/) Concord, North Carolina continues to emerge as one of the most dynamic and business-friendly communities in the Charlotte MSA. Anchored by a steadily growing population of more than 200,000 residents in Cabarrus County and supported by a diverse employment base, Concord offers a strategic location with direct access to Interstate 85, Highway 29, and Highway 49. Major employers such as Eli Lilly, Corning, Amazon, and Atrium Health are driving sustained economic growth, while proximity to Charlotte Douglas International Airport enhances regional and national connectivity. This combination of accessibility, workforce strength, and corporate investment positions Concord as an ideal environment for businesses looking to expand or establish a presence.

Downtown Concord, in particular, has experienced a remarkable transformation, fueled by significant public and private investment. The recently completed streetscape project has introduced wider sidewalks, enhanced lighting, and inviting public spaces, complementing the energy created by the social district and a growing residential base, including the Novi apartment community. Anchored by the Cabarrus County Courthouse and surrounded by a vibrant mix of retail, dining, office, and cultural amenities, downtown has become a true destination. With increasing foot traffic, a strong sense of community, and ongoing momentum, Concord offers a compelling opportunity for businesses to be part of a thriving and evolving commercial landscape.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	11,309
Median HH Income	\$60,119
Households	4,370

3-MILE RADIUS

Population	46,428
Median HH Income	\$66,386
Households	18,466

5-MILE RADIUS

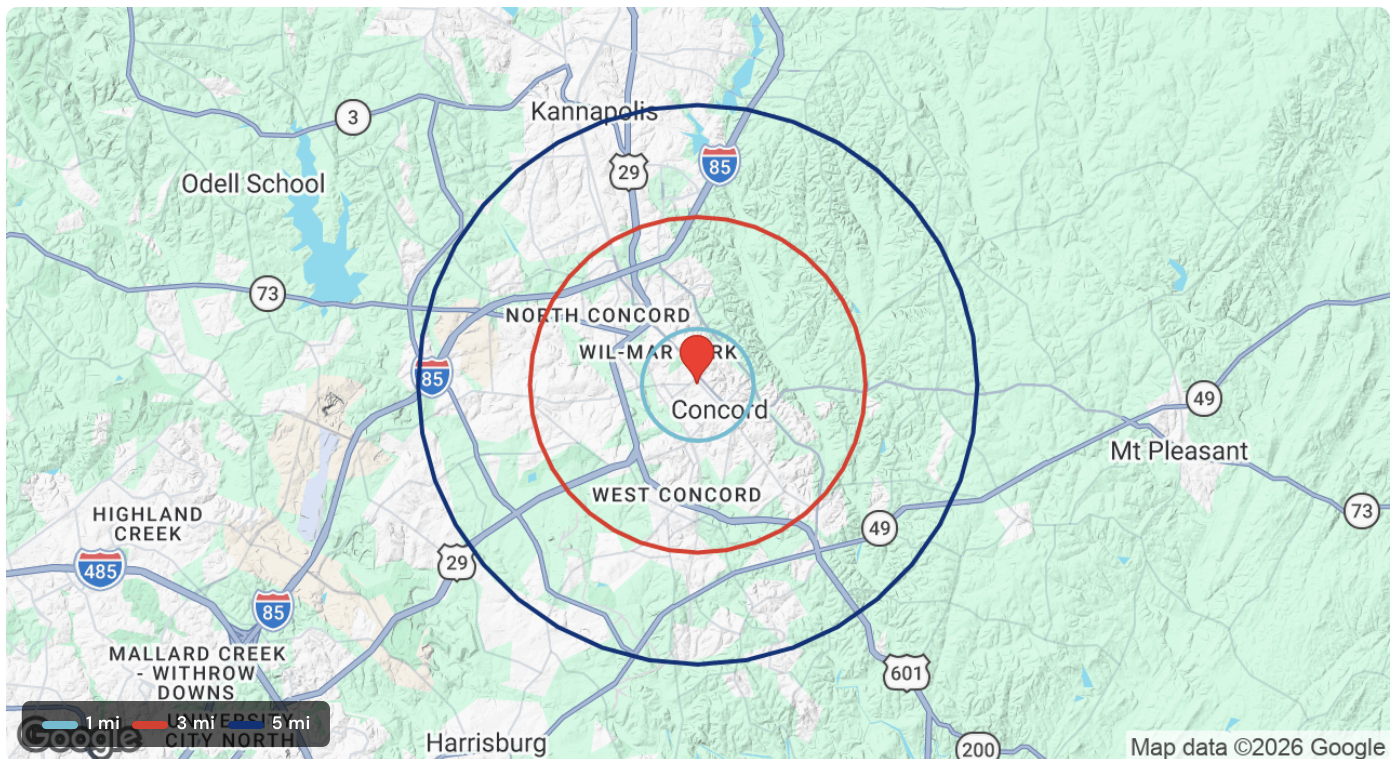
Population	102,321
Median HH Income	\$75,363
Households	39,797

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,478	36,858	66,503
2010 Population	9,964	38,643	80,531
2026 Population	11,309	46,428	102,321
2031 Population	12,071	49,685	109,287
2026-2031 Growth Rate	1.31 %	1.37 %	1.33 %
2026 Daytime Population	11,484	54,008	99,511

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,797	14,162	25,404	less than \$15,000	598	2,055	3,415
2010 Total Households	3,680	15,108	30,476	\$15,000-\$24,999	345	1,477	2,455
2026 Total Households	4,370	18,466	39,797	\$25,000-\$34,999	292	1,390	2,830
2031 Total Households	4,704	19,934	42,932	\$35,000-\$49,999	411	1,852	3,442
2026 Avg. Household Size	2.47	2.44	2.53	\$50,000-\$74,999	1,194	3,475	7,638
2026 Owner Occupied Housing	1,997	10,043	24,161	\$75,000-\$99,999	727	2,633	6,009
2031 Owner Occupied Housing	2,129	10,837	26,064	\$100,000-\$149,999	339	2,763	6,226
2026 Renter Occupied Housing	2,373	8,423	15,636	\$150,000-\$199,999	134	1,068	3,278
2031 Renter Occupied Housing	2,574	9,096	16,868	\$200,000 or greater	330	1,753	4,504
2026 Vacant Housing	514	1,406	2,515	Median HH Income	\$60,119	\$66,386	\$75,363
2026 Total Housing	4,884	19,872	42,312	Average HH Income	\$78,086	\$91,513	\$101,090





PRESENTED BY

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