

# CONCORD MILLS SHOPS

8660 Concord Mills Blvd, Concord, NC 28027

## EXECUTIVE SUMMARY



## LOCATION OVERVIEW

Very close proximity to Concord Mills, 1.4M SF outlet mall and retail shopping destination and directly in front of Lowe's Home Improvement

## PROPERTY HIGHLIGHTS

- Excellent visibility from Concord Mills Boulevard with easy access to Interstate 85
- New Construction: 2,008 SF available inline.
- Traffic Counts: Concord Mills Blvd - 25,000 AADT, Derita Road - 10,000 AADT

## DEMOGRAPHICS

|                         | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------|-----------|-----------|-----------|
| 2020 Population Density | 6,411     | 52,674    | 138,824   |
| 2020 Daytime Population | 5,744     | 25,592    | 65,543    |
| 2020 Average HH Income  | \$104,472 | \$112,498 | \$100,655 |

## EXCLUSIVE AGENT(S)

MOLLY PRINCE SARN • molly.prince@tscg.com • 704.335.5455



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## SITE PLAN



| SUITE | TENANT NAME      | SPACE SIZE | SUITE | TENANT NAME        | SPACE SIZE |
|-------|------------------|------------|-------|--------------------|------------|
| 1     | Viva Chicken     | 3,159 SF   | 7     | Sports Clips       | 1,294 SF   |
| 2     | SilverLake Ramen | 1,815 SF   | 8     | Freecoat Nails     | 1,800 SF   |
| 3     | Available        | 2,008 SF   | 9     | Jersey Mike's Subs | 1,600 SF   |
| 4     | Sleep Number     | 3,000 SF   | 10    | Tijuana Flats      | 2,400 SF   |
| 5     | Jason's Deli     | 5,000 SF   | 11    | Mattress Firm      | 5,304 SF   |
| 6     | Famous Toastery  | 3,420 SF   | 12    | Lodge Cast Iron    | 5,345 SF   |

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