For Lease: 1,000-8,640 SF of Retail Space + 1 Built-to-Suit Pad Site Copperfield Centre Shopping Center

349 Copperfield Blvd, Concord, NC



204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

DPERTIES

Executive S u m m a r y

Copperfield Centre is

located just 1/3 mile from Carolinas Medical Center Northeast Hospital at the busy intersection of Copperfield Blvd, Lake Concord Rd, and Branchview Road. Copperfield Center is located in the area's leading medical, medical office, and dining corridor, less than 1/2 mile from Carolina Mall (550k Sq Ft).

Copperfield is anchored by K&W Cafeteria & a newly-remodeled Gold's Gym. The former Fallas Discount Store junior anchor space (8,640 SF) just became available.

The remainder of Copperfield Centre is occupied by a mix of national and local tenants including the UPS Store, CosmoProf, High Life, Once Upon a Child, Anne's Dress Shop, White's Furniture, and several restaurants.

Several dining options occupy the center's outparcels: Zaxby's, Longhorn Steakhouse, and Mykonos Grill in addition to Bank of N.C.

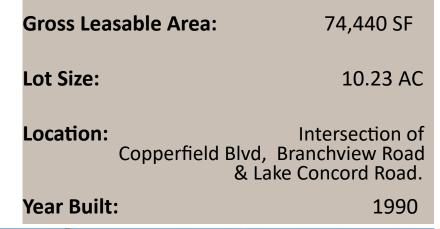
In 2018 & 2019, the property received a number of cosmetic improvements including fascia & parking lot improvements + new common area & parking lot LED lighting & refurbished signage.

Great visibility from I-85, easy ingress and egress, and ample parking characterize this high-traffic retail property.















Belk

ROPERTIES

Traffic Counts

Copperfield Blvd	18,000 vehicles/day
Branchview Dr	18,000 vehicles/day
I-85	86,000 vehicles/day







					Dem
Calculated us Lat/Lon: 35	Calculated using Weighted Block Centrold from Block Groups Lat/Lon: 35.4476/-80.5996				ograp
349 (349 Copperfield Blvd NE	1 mi radius	3 mi radius	5 mi radius	pic:
Con	Concord, NC 28025				S
	2020 Estimated Population	3,409	41,961	95,973	239,888
N	2025 Projected Population	3,768	47,562	108,258	264,423
	2010 Census Population	3,242	39,670	86,171	200,239
V7	2000 Census Population	3,234	34,941	77,199	150,954
NdC	Projected Annual Growth 2020 to 2025	2.1%	2.7%	2.6%	2.0%
Ъ	Historical Annual Growth 2000 to 2020	0.3%	1.0%	1.2%	2.9%
	2020 Median Age	40.1	35.1	36.6	37.2
	2020 Estimated Households	1,424	16,021	36,600	88,816
SO	2025 Projected Households	1,547	17,687	40,213	95,677
101	2010 Census Households	1,367	15,309	33,287	74,972
IS	2000 Census Households	1,310	13,744	30,218	57,720
nol	Projected Annual Growth 2020 to 2025	1.7%	2.1%	2.0%	1.5%
ł	Historical Annual Growth 2000 to 2020	0.4%	0.8%	1.1%	2.7%
	2020 Estimated White	59.0%	55.5%	60.5%	67.8%
	2020 Estimated Black or African American	27.5%	28.3%	24.5%	19.2%
	2020 Estimated Asian or Pacific Islander	5.7%	3.3%	3.2%	4.3%
HAIG	2020 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%	0.4%
	2020 Estimated Other Races	7.6%	12.5%	11.3%	8.3%
	2020 Estimated Hispanic	10.7%	16.2%	15.1%	11.4%
ЭИ	2020 Estimated Average Household Income	\$73,712	\$71,625	\$74,416	\$86,461
NOC	2020 Estimated Median Household Income	\$55,228	\$56,048	\$60,390	\$71,109
NI	2020 Estimated Per Capita Income	\$31,144	\$27,563	\$28,509	\$32,078
	2020 Estimated Elementary (Grade Level 0 to 8)	9.1%	6.0%	5.8%	4.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.1%	8.8%	8.1%	6.7%
	2020 Estimated High School Graduate	30.2%	27.8%	27.7%	26.4%
	2020 Estimated Some College	22.3%	25.6%	24.5%	22.5%
DA)	2020 Estimated Associates Degree Only	8.7%	9.1%	9.7%	10.6%
3	2020 Estimated Bachelors Degree Only	17.4%	15.6%	15.9%	19.6%
	2020 Estimated Graduate Degree	7.2%	7.1%	8.4%	10.1%
S	2020 Estimated Total Businesses	1,176	2,812	4,667	8,238
SEN	2020 Estimated Total Employees	15,143	28,205	47,348	81,948
ISN	2020 Estimated Employee Population per Business	12.9	10.0	10.1	9.6
3	2020 Estimated Residential Population per Business	2.9	14.9	20.6	29.1