

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



BVBELK
PROPERTIES

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

Executive Summary

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.



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Gross Leasable Area: 74,440 SF

Lot Size: 10.23 AC

Location: Intersection of
Copperfield Blvd, Branchview Road
& Lake Concord Road.

Year Built: 1990





Traffic Counts

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



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Available Inline Spaces for Lease:

B (2) 1,000 SF ●

H-2 (9) 2,400 SF ●

F (6) 8,640 SF ●

- 5k SF Pad site available for build-to-suit



Available build-to-suit 5k Sq Ft pad site next to K&W



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Demographics

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.4476/-80.5996

349 Copperfield Blvd NE
Concord, NC 28025

1 mi radius 3 mi radius 5 mi radius 10 mi radius

POPULATION				
	2020 Estimated Population	2025 Projected Population	2010 Census Population	2000 Census Population
	3,409	41,961	95,973	239,888
	3,768	47,562	108,258	264,423
	3,242	39,670	86,171	200,239
	3,234	34,941	77,199	150,954
	2.1%	2.7%	2.6%	2.0%
	0.3%	1.0%	1.2%	2.9%
	40.1	35.1	36.6	37.2
HOUSEHOLDS				
	2020 Estimated Households	2025 Projected Households	2010 Census Households	2000 Census Households
	1,424	16,021	36,600	88,816
	1,547	17,687	40,213	95,677
	1,367	15,309	33,287	74,972
	1,310	13,744	30,218	57,720
	1.7%	2.1%	2.0%	1.5%
	0.4%	0.8%	1.1%	2.7%
	59.0%	55.5%	60.5%	67.8%
	27.5%	28.3%	24.5%	19.2%
	5.7%	3.3%	3.2%	4.3%
	0.3%	0.4%	0.4%	0.4%
	7.6%	12.5%	11.3%	8.3%
	10.7%	16.2%	15.1%	11.4%
RACE AND ETHNICITY				
	2020 Estimated White	2020 Estimated Black or African American	2020 Estimated Asian or Pacific Islander	2020 Estimated American Indian or Native Alaskan
	59.0%	27.5%	5.7%	0.3%
	27.5%	5.7%	0.3%	7.6%
	10.7%	16.2%	15.1%	11.4%
INCOME				
	2020 Estimated Average Household Income	2020 Estimated Median Household Income	2020 Estimated Per Capita Income	2020 Estimated Elementary (Grade Level 0 to 8)
	\$73,712	\$71,625	\$74,416	\$86,461
	\$55,228	\$56,048	\$60,390	\$71,109
	\$31,144	\$27,563	\$28,509	\$32,078
EDUCATION (AGE 25+)				
	2020 Estimated Some High School (Grade Level 9 to 11)	2020 Estimated High School Graduate	2020 Estimated Some College	2020 Estimated Associates Degree Only
	9.1%	6.0%	5.8%	4.1%
	5.1%	8.8%	8.1%	6.7%
	30.2%	27.8%	27.7%	26.4%
	22.3%	25.6%	24.5%	22.5%
	8.7%	9.1%	9.7%	10.6%
	17.4%	15.6%	15.9%	19.6%
	7.2%	7.1%	8.4%	10.1%
BUSINESS				
	2020 Estimated Total Businesses	2020 Estimated Total Employees	2020 Estimated Employee Population per Business	2020 Estimated Residential Population per Business
	1,176	2,812	4,667	8,238
	15,143	28,205	47,348	81,948
	12.9	10.0	10.1	9.9
	2.9	14.9	20.6	29.1