

**For Lease: 16,034 SF of Retail/Flex/Restaurant Space**

**363 Concord Parkway South, Concord NC**



**BVBELK**  
PROPERTIES

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

## Property Overview

Great visibility on 3.34 AC lot. Suite #323 is fully sprinklered and has a partial kitchen built-out.

Was previously a Mexican bar/grill. Much kitchen equipment & furniture remains in the building & conveys!

Norse Fitness occupies the rear portion of the building.

Building was recently repainted.

Pylon sign with ample space for both tenants.



**BV BELK**  
PROPERTIES

Available for Lease:  
Suite 323 (former restaurant) 16,034 SF



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The property is served by two parking lots (side & rear of property)



## SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

# Demographic Summary 2020

Lat/Lon: 35.4052/-80.6106

RS1

**363 Concord Pkwy N  
Concord, NC 28027**

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

	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>POPULATION</b>				
2020 Estimated Population	4,656	47,274	101,141	301,448
2025 Projected Population	5,286	53,100	112,645	329,195
2010 Census Population	4,433	43,379	88,205	247,107
2000 Census Population	3,580	39,770	71,626	171,447
Projected Annual Growth 2020 to 2025	2.7%	2.5%	2.3%	1.8%
Historical Annual Growth 2000 to 2020	1.5%	0.9%	2.1%	3.8%
2020 Median Age	34.2	36.2	36.6	35.8
<b>HOUSEHOLDS</b>				
2020 Estimated Households	1,818	18,102	38,033	112,243
2025 Projected Households	1,991	19,642	40,959	119,889
2010 Census Households	1,717	16,528	33,066	91,171
2000 Census Households	1,297	15,065	26,965	63,859
Projected Annual Growth 2020 to 2025	1.9%	1.7%	1.5%	1.4%
Historical Annual Growth 2000 to 2020	2.0%	1.0%	2.1%	3.8%
<b>RACE AND ETHNICITY</b>				
2020 Estimated White	50.6%	58.9%	65.2%	62.8%
2020 Estimated Black or African American	26.8%	24.8%	20.8%	23.0%
2020 Estimated Asian or Pacific Islander	1.8%	3.0%	3.5%	5.8%
2020 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%	0.4%
2020 Estimated Other Races	20.1%	12.9%	10.1%	7.9%
2020 Estimated Hispanic	28.3%	17.3%	14.2%	10.9%
<b>INCOME</b>				
2020 Estimated Average Household Income	\$50,636	\$71,082	\$80,080	\$86,190
2020 Estimated Median Household Income	\$47,985	\$56,780	\$63,769	\$69,965
2020 Estimated Per Capita Income	\$19,785	\$27,404	\$30,221	\$32,175
<b>EDUCATION (AGE 25+)</b>				
2020 Estimated Elementary (Grade Level 0 to 8)	12.3%	5.9%	4.4%	3.5%
2020 Estimated Some High School (Grade Level 9 to 11)	8.2%	8.1%	6.9%	5.5%
2020 Estimated High School Graduate	29.4%	28.5%	25.6%	22.4%
2020 Estimated Some College	24.8%	23.4%	24.3%	23.0%
2020 Estimated Associates Degree Only	10.6%	8.9%	9.7%	10.4%
2020 Estimated Bachelors Degree Only	10.9%	16.4%	19.7%	23.5%
2020 Estimated Graduate Degree	3.9%	8.7%	9.4%	11.6%
<b>BUSINESS</b>				
2020 Estimated Total Businesses	219	2,648	4,535	9,426
2020 Estimated Total Employees	3,011	28,429	47,398	90,229
2020 Estimated Employee Population per Business	13.7	10.7	10.5	9.6
2020 Estimated Residential Population per Business	21.2	17.9	22.3	32.0