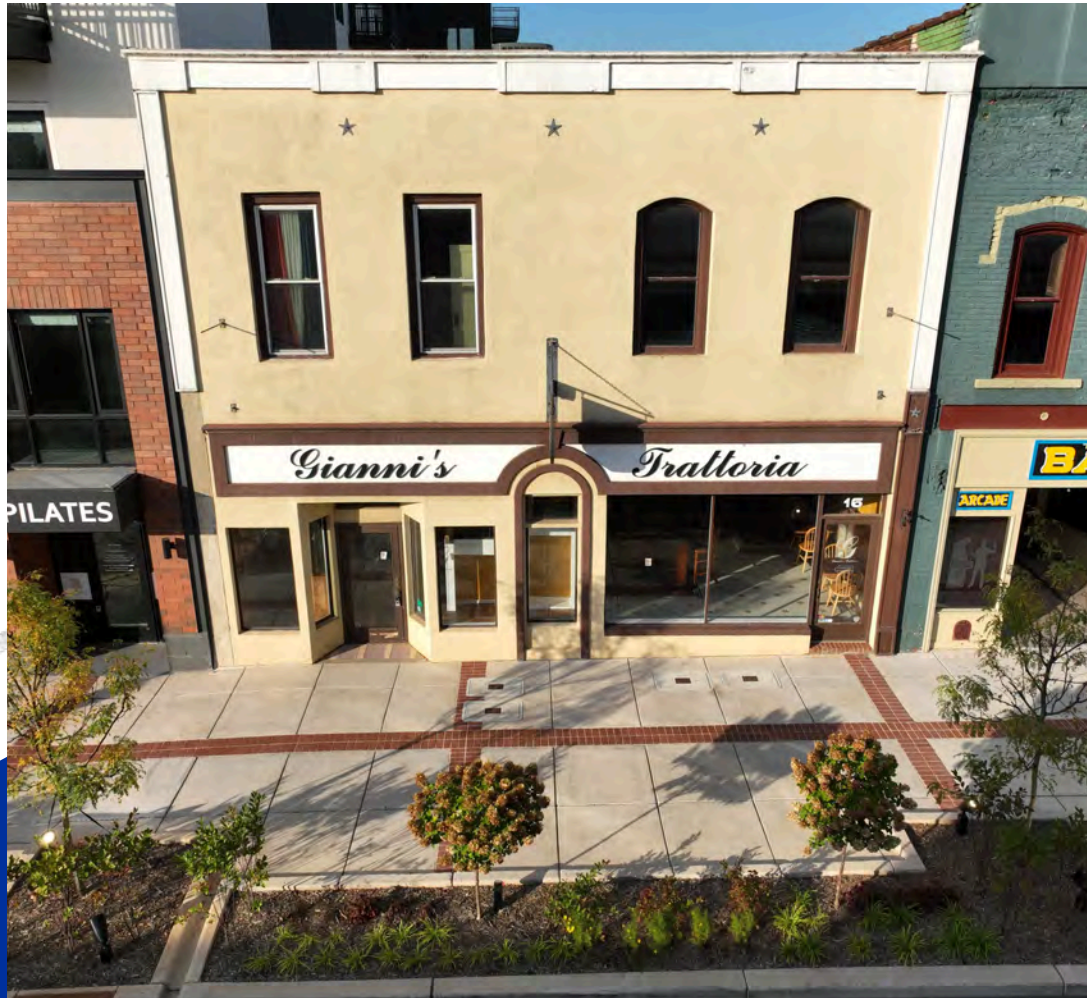




16 & 20 Union

*16 & 20 Union St South
Concord, NC 28025*

Steven Tice, CCIM

Principal/Broker

Contact:

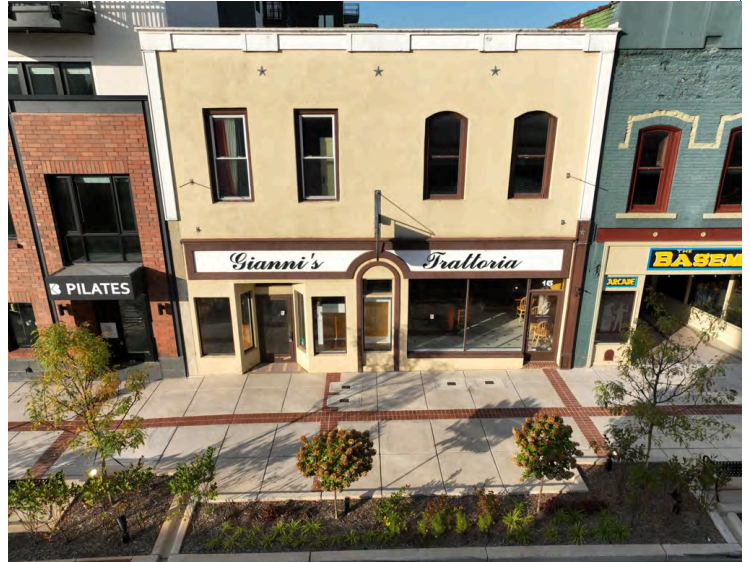
Phone : (704) 684-1958/(704) 794-2294 Direct

License : NC 168957 SC 125723

Email : tice@morticecre.com

Space Available For Lease

- 3,600 +/- SF
- 2nd Generation Restaurant
- Outdoor Seating Option
- Two Floors + Bonus Basement
- \$24 PSF NNN



16 & 20 Union

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

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PROPERTY OVERVIEW

16 & 20 Union

Bring your concept to the heart of Concord's revitalized downtown in this second-generation restaurant space. Featuring 3,600 +/- SF across two levels, plus a bonus basement for storage, this property is tailored for food & beverage success.

The space is full of history, from the vintage tile, the classic bar, and accents that could be restored to their former glory for a charming, unique space. The location in the downtown also allows for outdoor dining, at no additional cost to you.

An ideal setting for an neighborhood or upscale restaurant that serves the local community while drawing patrons from the surrounding region. With strong pedestrian activity, nearby residential growth, and complementary businesses and attractions like the Davis Theater, this space is ready for its next culinary destination.



16 & 20 Union St South

Concord NC 28025



PROPERTY HIGHLIGHTS

2nd Generation Restaurant

- **3,600 +/- SF over two floors**
- **Ability to activate outdoor seating**
- **Prime location on Union Street**
- **Unique bar and accents throughout**
- **2nd floor bar/taps in place**
- **2nd floor kitchen area in place(former pizzeria upstairs)**
- **Small stage in place for live music**
- **Facade grants are available**
- **Part of downtown social district**

PROPERTY PHOTOS



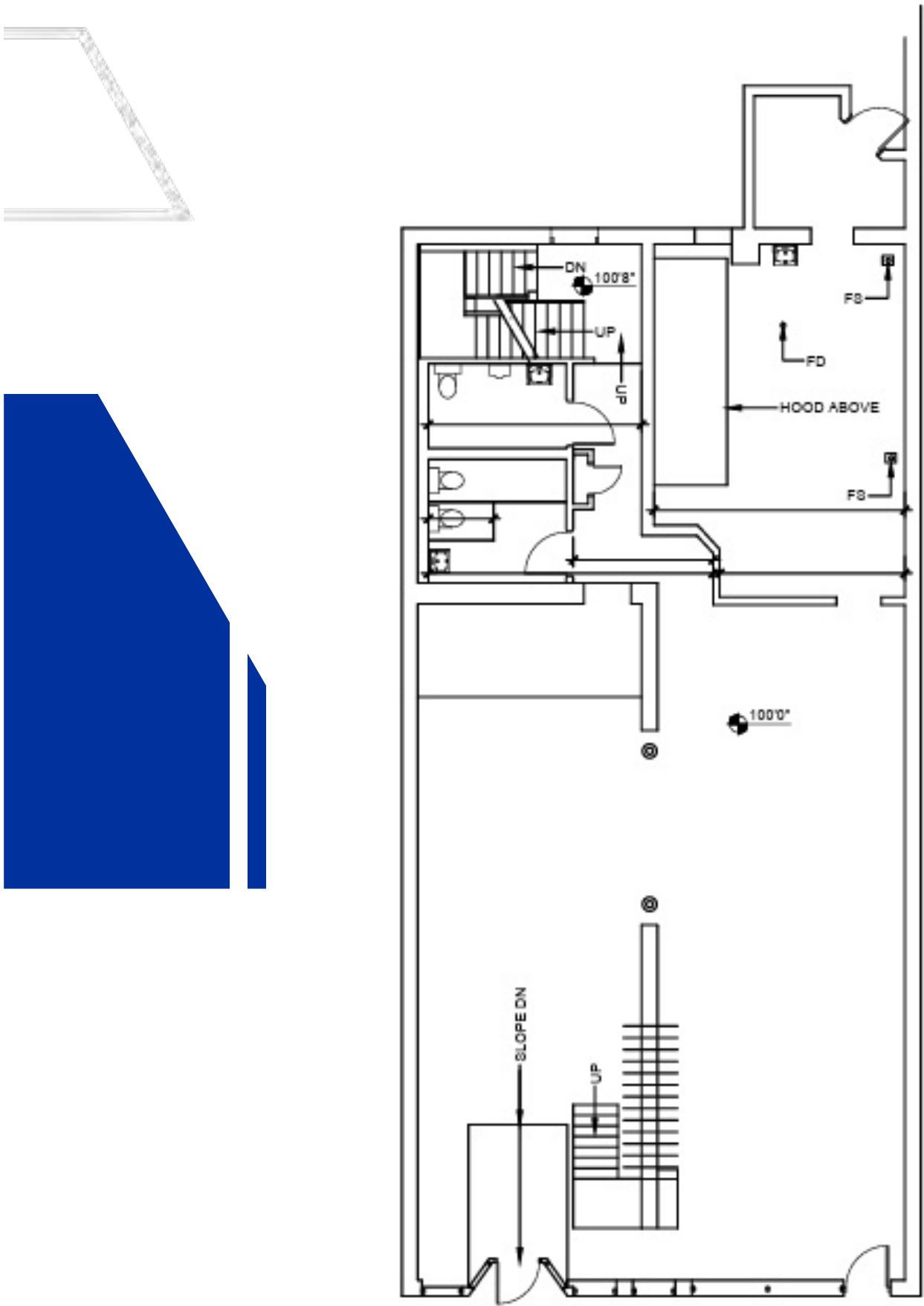
PROPERTY PHOTOS



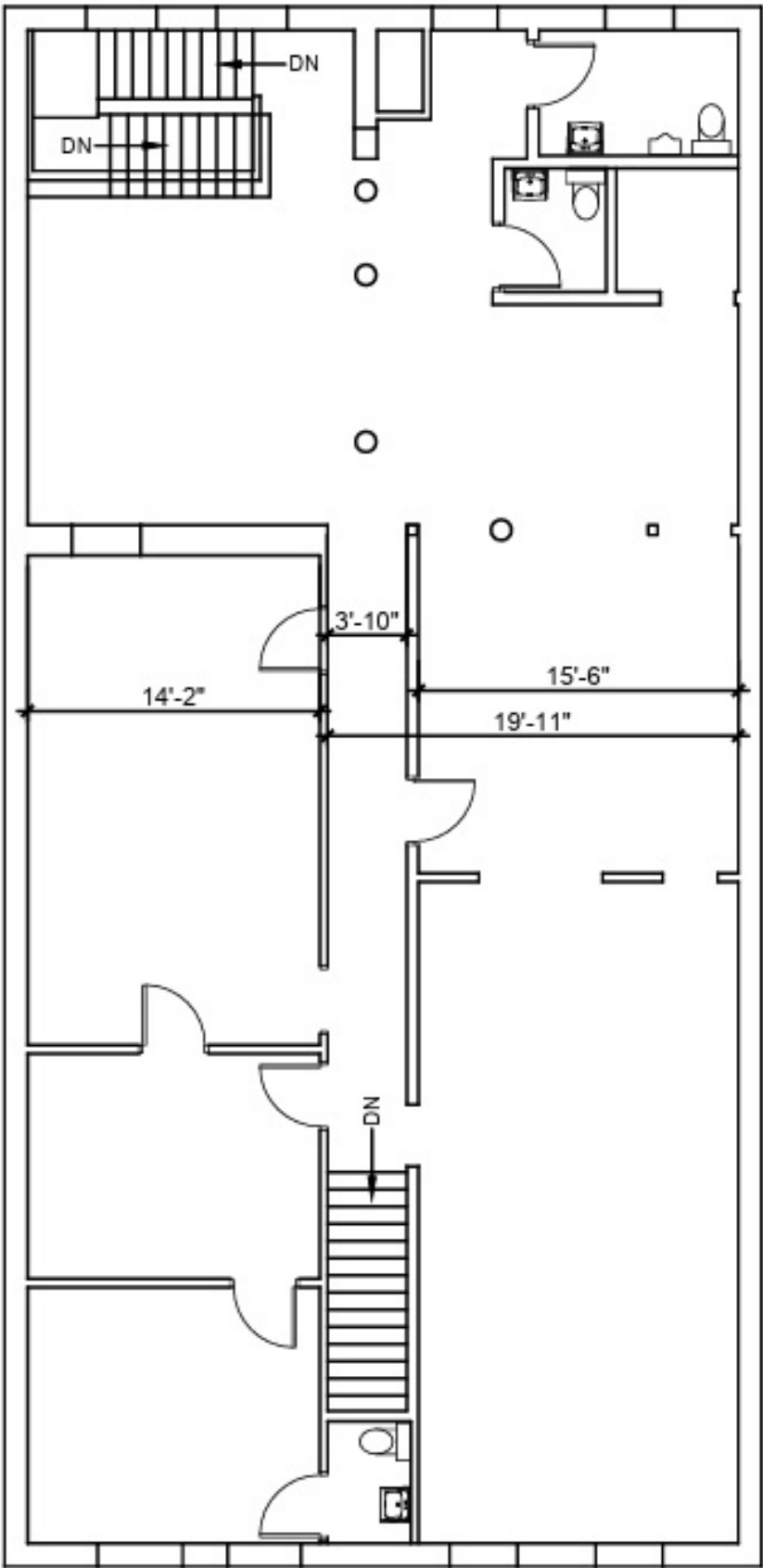
PROPERTY PHOTOS



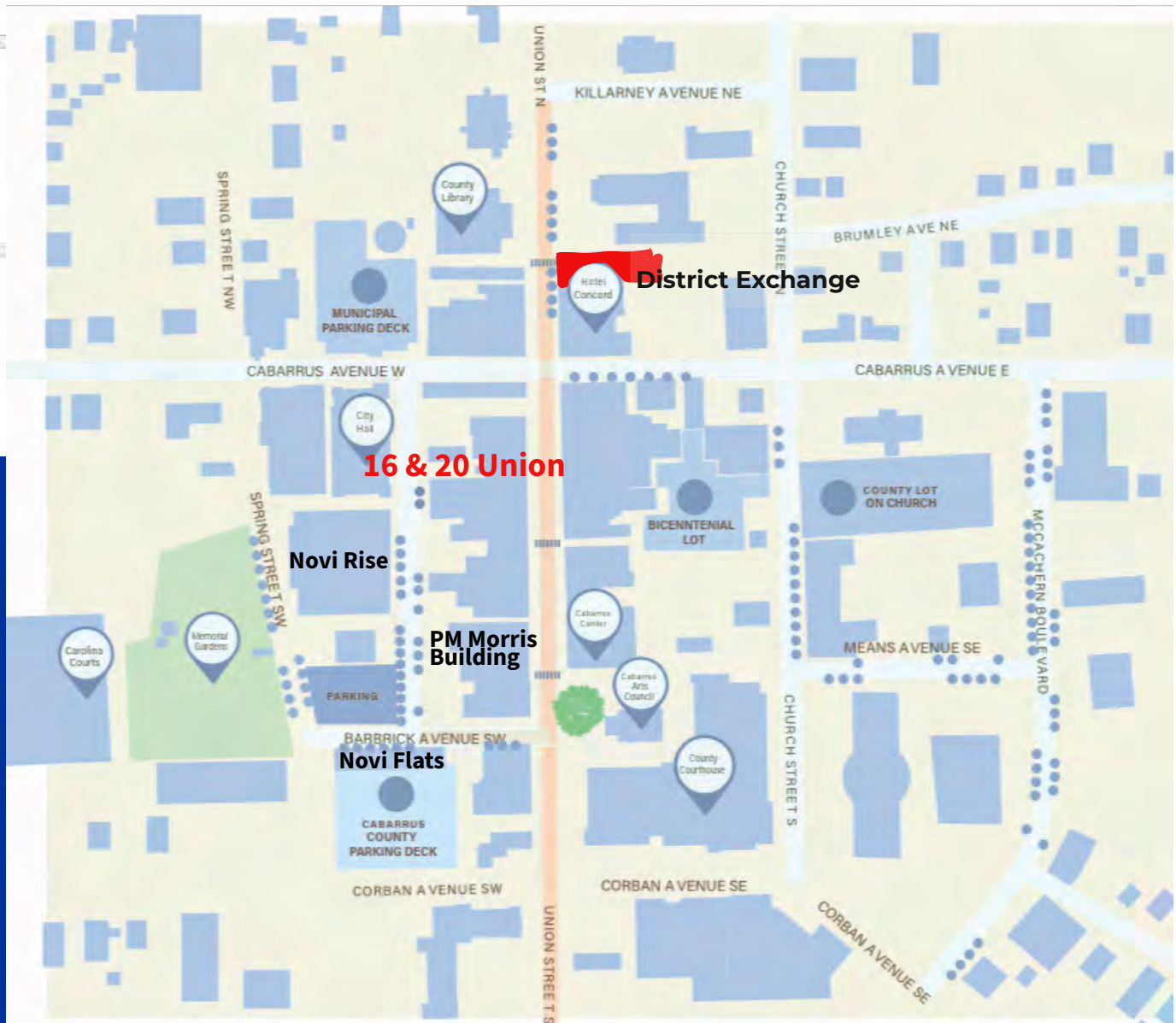
Floor Plan - First Floor



Floor Plan - 2nd Floor



DOWNTOWN SPOTLIGHT



Recent Investments In Downtown Concord



Novi Flats
48 Apartments
\$11.2 Million
Investment



Novi Rise
167 Apartments
\$38.5 Million
Investment



Novi Lofts
89 Apartments
\$20.3 Million
Investment



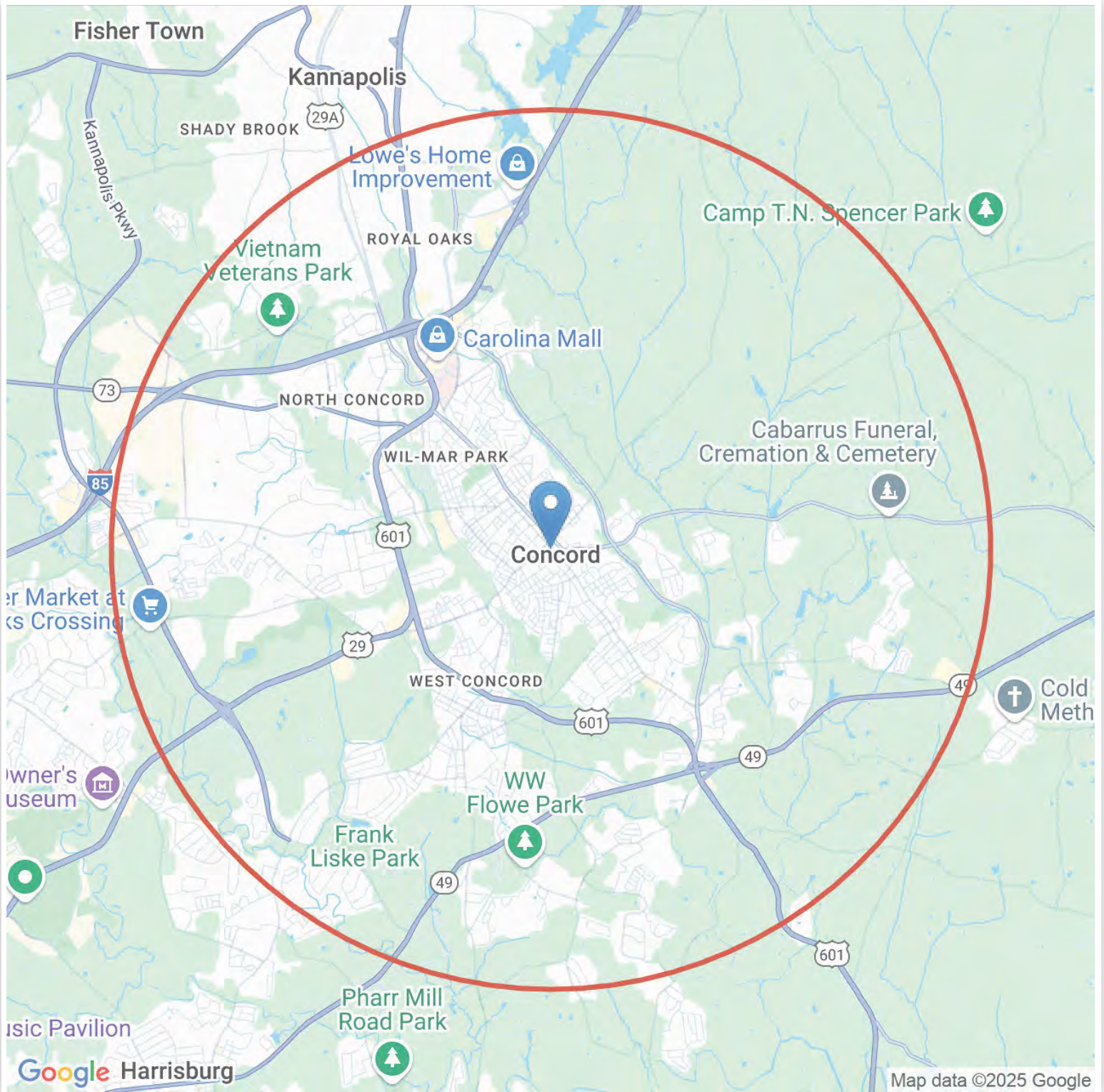
PM Morris Building
14 Apartments
Charros Mexican
Restaurant



The District Exchange
Micro-Retail &
Food/Entertainment
Destination

16 & 20 Union

16 & 20 Union St South, Concord, NC, 28025
LOCATION/STUDY AREA MAP (RING: 5 MILE RADIUS)



16 & 20 Union

16 & 20 Union St South, Concord, NC, 28025

INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

95,272

Population

37.5 Median Age



2.6

Average Household Size

33,719

Total Households

EDUCATION



6.14%

No High School Diploma



10.75%

High School Graduate



17.75%

Some College

21.57%

Bachelor's/Grad

BUSINESS



3,602

Total Businesses



39,283

Total Employees

EMPLOYMENT

8,760

Retail Trade Employees

1,715

Manufacturing Employees

3,243

Eating & Drinking Employees

1,545

Finance/Ins/Real Estate Emp

4.7%

Unemployment Rate



\$68,305

Median Household Income

INCOME



\$36,420

Per Capita Income



\$174,415

Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (18.54%) ■

The smallest group : \$15,000 - \$24,999 (6.05%) ■

Indicator	Value(%)	
< \$15,000	6.38	■
\$15,000 - \$24,999	6.05	■
\$25,000 - \$34,999	9.24	■
\$35,000 - \$49,999	13.53	■
\$50,000 - \$74,999	18.54	■
\$75,000 - \$99,999	15.34	■
\$100,000 - \$149,999	15.25	■
\$150,000 - \$199,999	6.35	■
\$200,000+	9.31	■

Community Profile



95,273
Population
Total

1.62%
Population
Growth

2.6
Average
HH Size

37.5
Median
Age

73.7
Diversity
Index

\$68,305
Median HH
Income

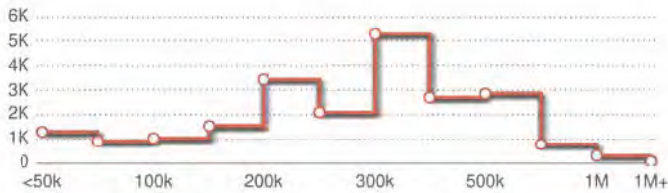
\$316,859
Median Home
Value

23.71%
Under 18

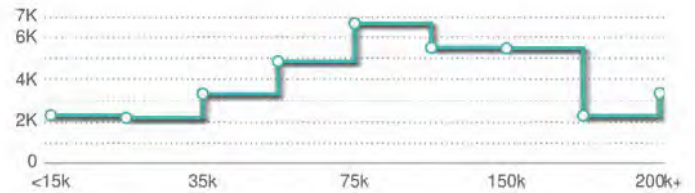
60.79%
Ages 18
to 65

15.5%
Aged 66+

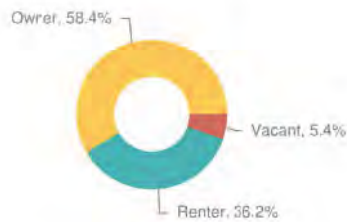
HOME VALUE



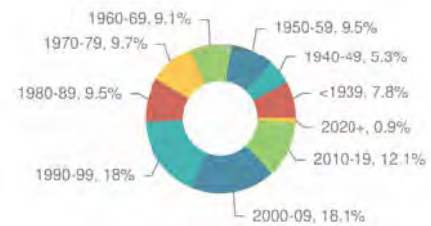
HOUSEHOLD INCOME



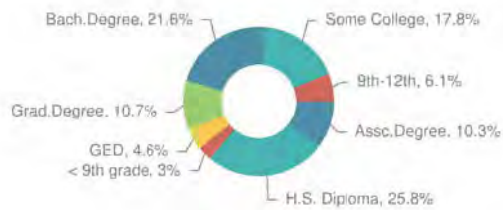
HOME OWNERSHIP



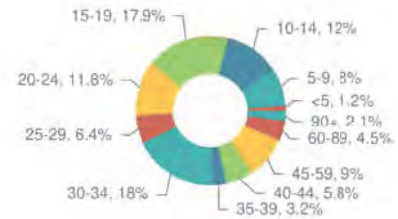
HOUSING: YEAR BUILT



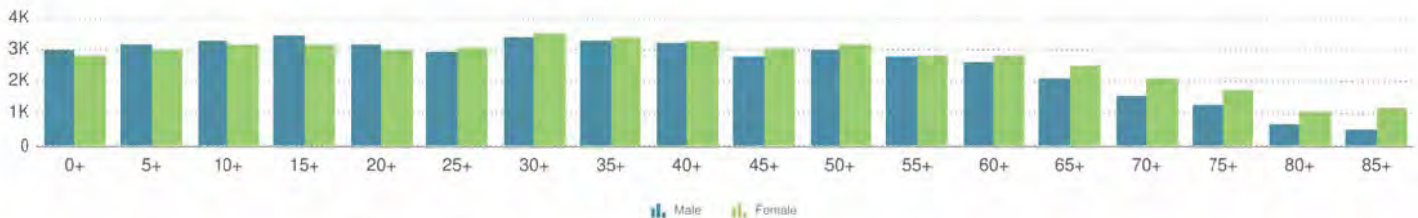
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



LifeMode Group: Sprouting Explorers
Up and Coming Families
3,637 Households
Household Percentage: 10.11%
Average Household Size: 3.12
Median Age: 31.4
Median Household Income: \$72,000



LifeMode Group: Middle Ground
Hometown Heritage
3,351 Households
Household Percentage: 9.31%
Average Household Size: 2.66
Median Age: 32.4
Median Household Income: \$28,200



LifeMode Group: Family Landscapes
Middleburg
3,193 Households
Household Percentage: 8.88%
Average Household Size: 2.75
Median Age: 36.1
Median Household Income: \$59,800

16 & 20 Union

16 & 20 Union St South, Concord, NC, 28025

INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

95,272

Population

35,975

Households

37.5

Median Age

2.6

Avg Size Household

\$68,305

Median Household
Income

\$316,859

Median Home Value

81

Wealth Index

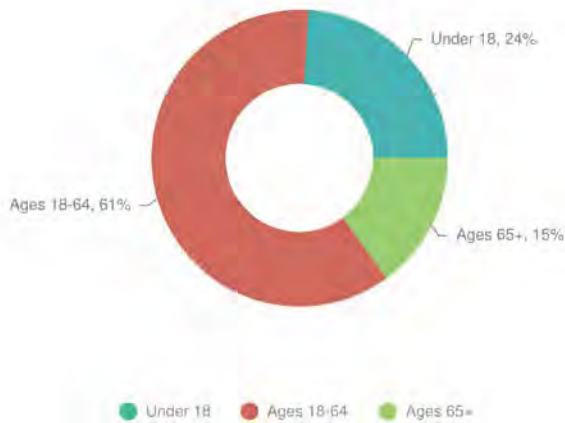
86

Housing Affordability

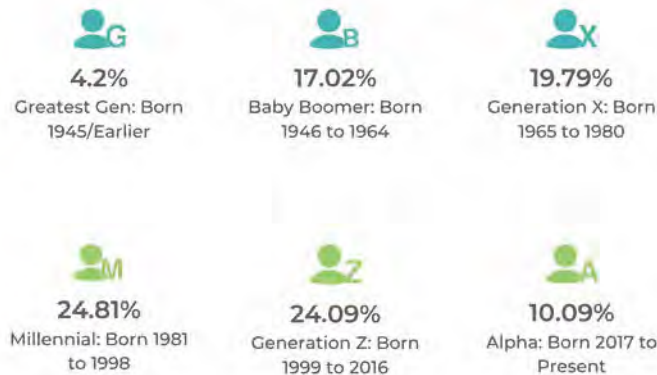
73.7

Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION



HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

1.62%

2024-2029
Forecasted
Growth Rate

1.57%



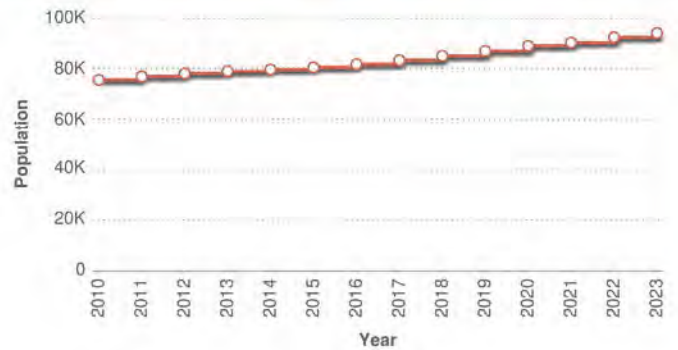
Household
Population

101,582



Population
Density

1,314



DAYTIME POPULATION



92,335

2024 Total Daytime Population



48,584

2024 Daytime Pop: Residents



43,751

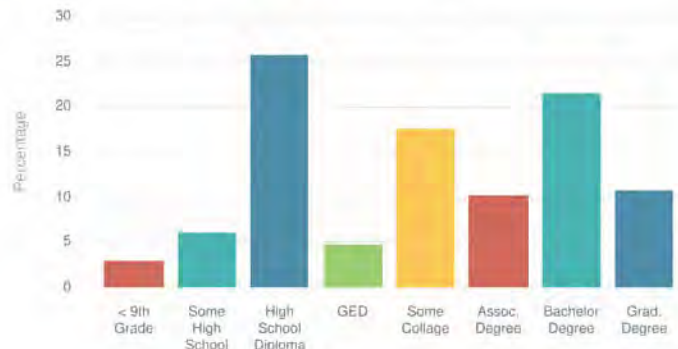
2024 Daytime Pop: Workers



1,176

2024 Daytime Pop Density

POPULATION BY EDUCATION





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