



30 Union

30 Union St South
Concord, NC 28025

Steven Tice, CCIM

Principal/Broker

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Space Available For Lease

Ground Floor

- 3,549 +/- SF
- Zoned CC
- Turnkey Space
- \$23 PSF NNN



30 Union

COMPANY DISCLAIMER

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PROPERTY OVERVIEW

30 Union St South

Position your business in the heart of Concord's revitalized and walkable downtown at 30 Union Street South. This highly visible property sits fronting the dynamic downtown street scape, the growing Social District, and destination anchors like the Davis Theatre, The District Exchange, and Novi Apartments.

30 Union offers a rare combination of turnkey historic character and modern opportunity. With excellent street frontage and strong daily foot traffic, 30 Union South is ideal for boutique retail, creative office, gallery, or specialty service concepts looking to be part of downtown's next chapter.

Join a thriving community of retailers, restaurants, and professionals who are transforming Union Street into one of the region's most dynamic main streets. Whether you're a new brand ready to launch or an established business seeking greater visibility, 30 Union Street South provides the location and energy to help you grow.



30 Union St South

Concord NC 28025



PROPERTY HIGHLIGHTS

- **3,549 +/- SF turnkey space.**
- **Natural light floods the rear of the building**
- **3 Private Offices**
- **2 Restrooms**
- **Restored tin ceiling**
- **Ceiling fans throughout**
- **Wired for sound (space was renovated for a yoga studio)**
- **Beautiful yellow-pine floors**
- **Ability to activate outdoor seating**
- **Located at central cross walk**

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

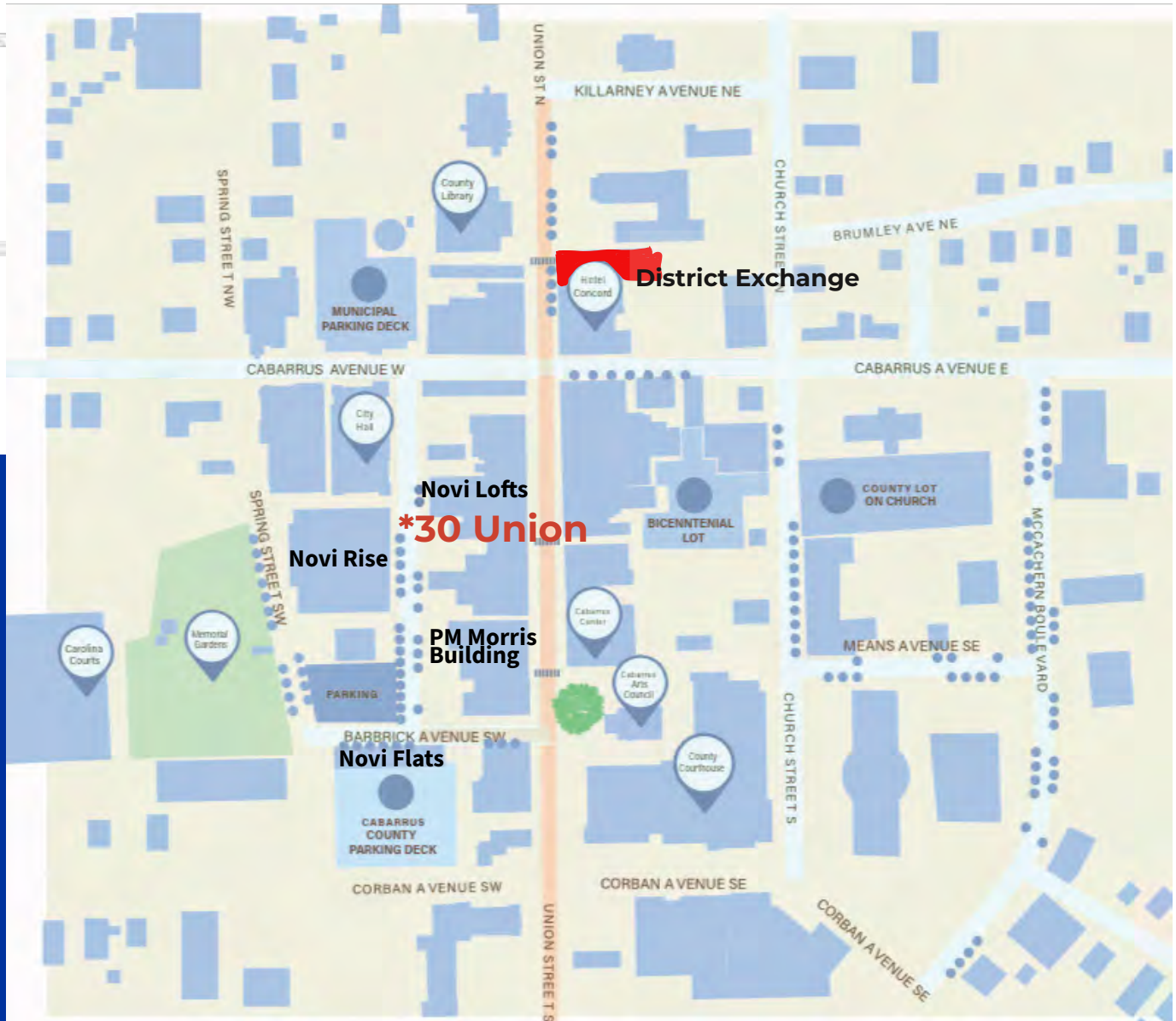


Floor Plan

30 UNION ST N - MAIN 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

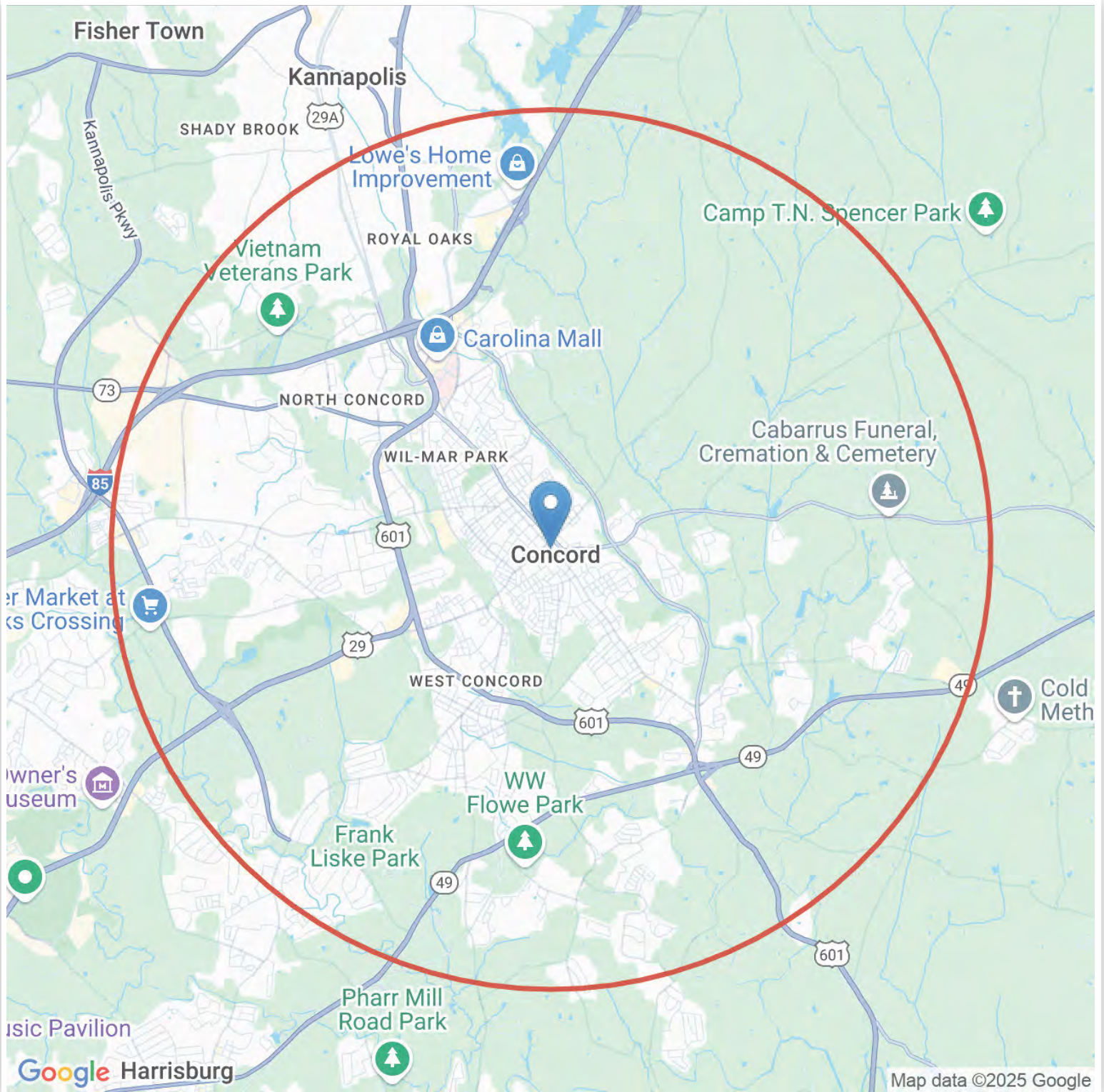


The District Exchange
Micro-Retail &
Food/Entertainment
Destination

30 Union

30 Union St South, Concord, NC, 28025

LOCATION/STUDY AREA MAP (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

1,715
Manufacturing
Employees

8,760
Retail Trade
Employees

3,243
Eating &
Drinking
Employees

1,545
Finance/Ins/Real
Estate Emp

4.7%

Unemployment Rate

INCOME



\$68,305
Median Household 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



95,272

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

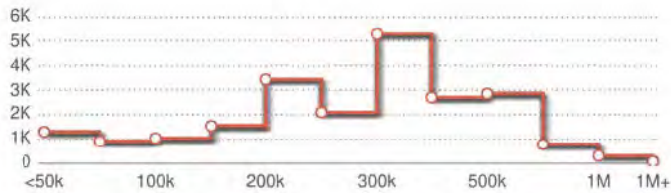
60.79%

Ages 18
to 65

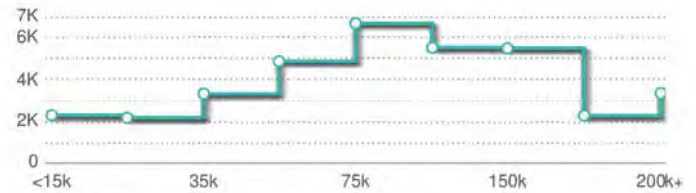
15.5%

Aged 66+

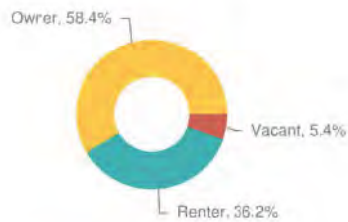
HOME VALUE



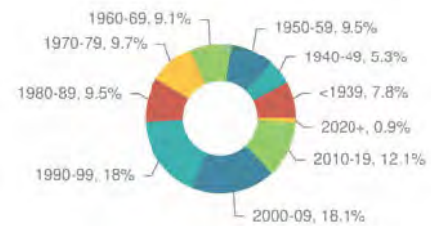
HOUSEHOLD INCOME



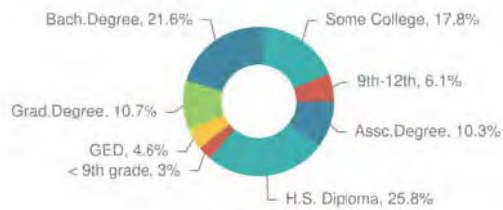
HOME OWNERSHIP



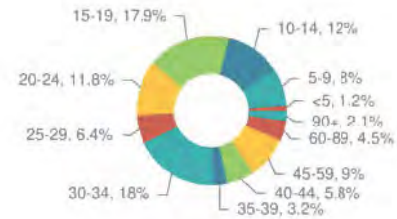
HOUSING: YEAR BUILT



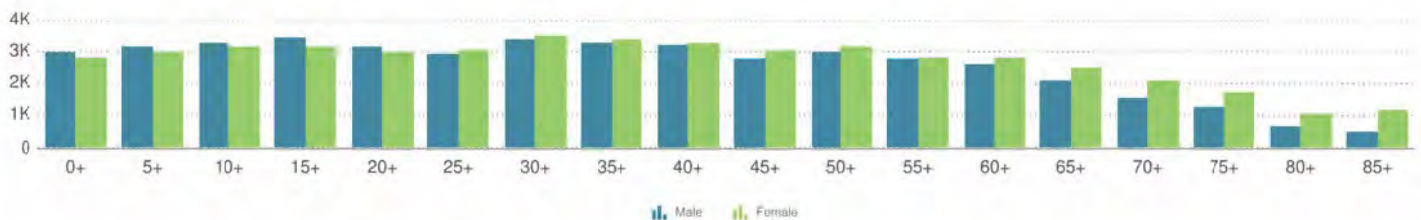
EDUCATIONAL ATTAINMENT



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

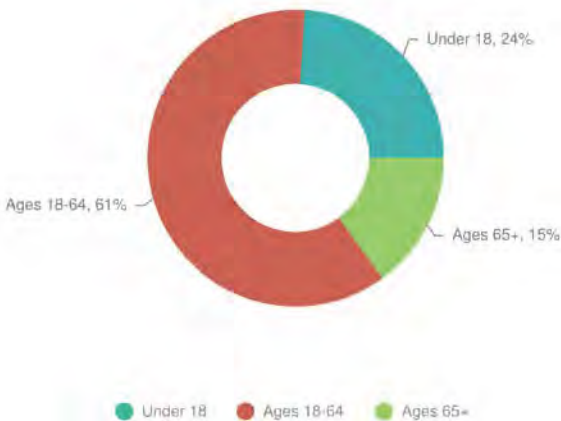


LifeMode Group: Family Landscapes
Middleburg
3,193 Households
Household Percentage: 8.88%
Average Household Size: 2.75
Median Age: 36.1
Median Household Income: \$59,800

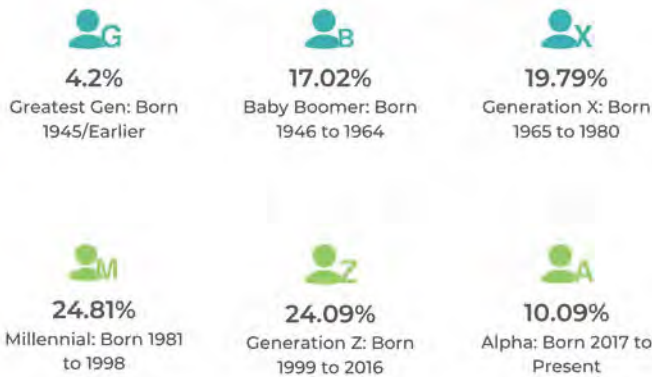
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

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

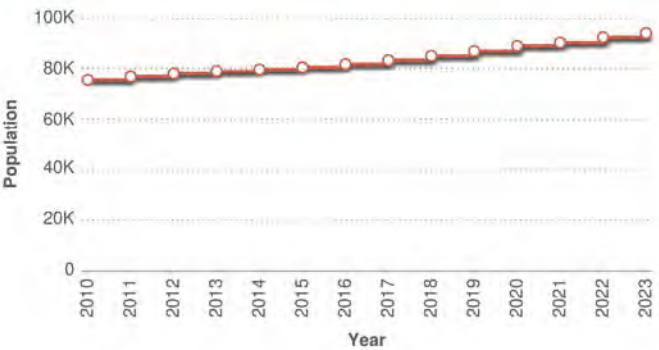
POPULATION BY AGE



POPULATION BY GENERATION



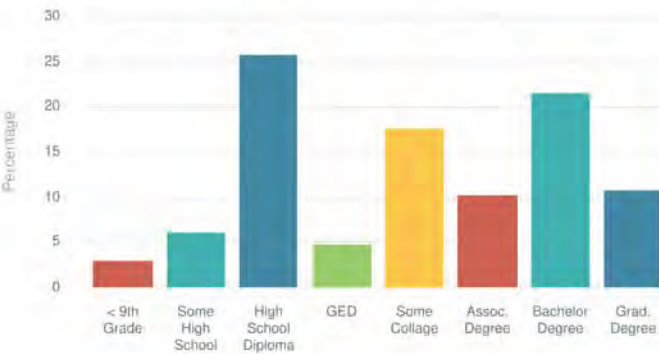
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION





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