



Novi Lofts

*26 Union St South
Concord, NC 28025*

Steven Tice, CCIM

Principal/Broker

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Spaces Available For Lease

Ground Floor

- 1,573 +/- SF
- Outdoor Seating
- Cold Dark Shell
- \$25 PSF NNN

7th Floor

- 2,092 +/- SF Interior
- Bonus 1,023 +/-
Covered Patio
- Cold Dark Shell
- \$25 PSF NNN



Novi Lofts

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PROPERTY OVERVIEW

Novi Lofts

Discover two premier opportunities within Novi Lofts, Concord's newest mixed-use landmark in the heart of the downtown:

7th Floor Restaurant / Event Space

A stunning 2,092 SF interior space paired with 1,023 SF of mostly covered balcony/patio, offering skyline views. Perfect for a signature restaurant, cocktail lounge, or event venue, this top-floor destination blends indoor-outdoor experiences in a vibrant setting. With its open layout, it could also transform into a one-of-a-kind creative office environment.

Ground Floor Union Street Space

A 1,573 SF storefront facing bustling Union Street with planned outdoor seating. This highly visible location is ideal for retail, boutique, or office use, positioned to capture daily foot traffic from Concord's revitalized downtown streetscape, Social District, and growing residential base.

Together, these spaces combine prime visibility, unmatched atmosphere, and flexible use — offering the perfect platform to showcase your business at the center of Concord's growth story.



26 Union St South

Concord NC 28025



PROPERTY HIGHLIGHTS

Ground Floor

- **1,573 +/- SF Ground floor office/retail**
- **Ability to activate outdoor seating**
- **Prime location on Union Street**

7th Floor

- **2,902 +/- SF 7th Floor restaurant/cocktail/Event Space**
- **Plus bonus 1,023 +/- SF balcony/patio area**
- **Potential for Concord's only rooftop concept**
- **Be the toast and the talk of the town**

PROPERTY PHOTOS



PROPERTY PHOTOS



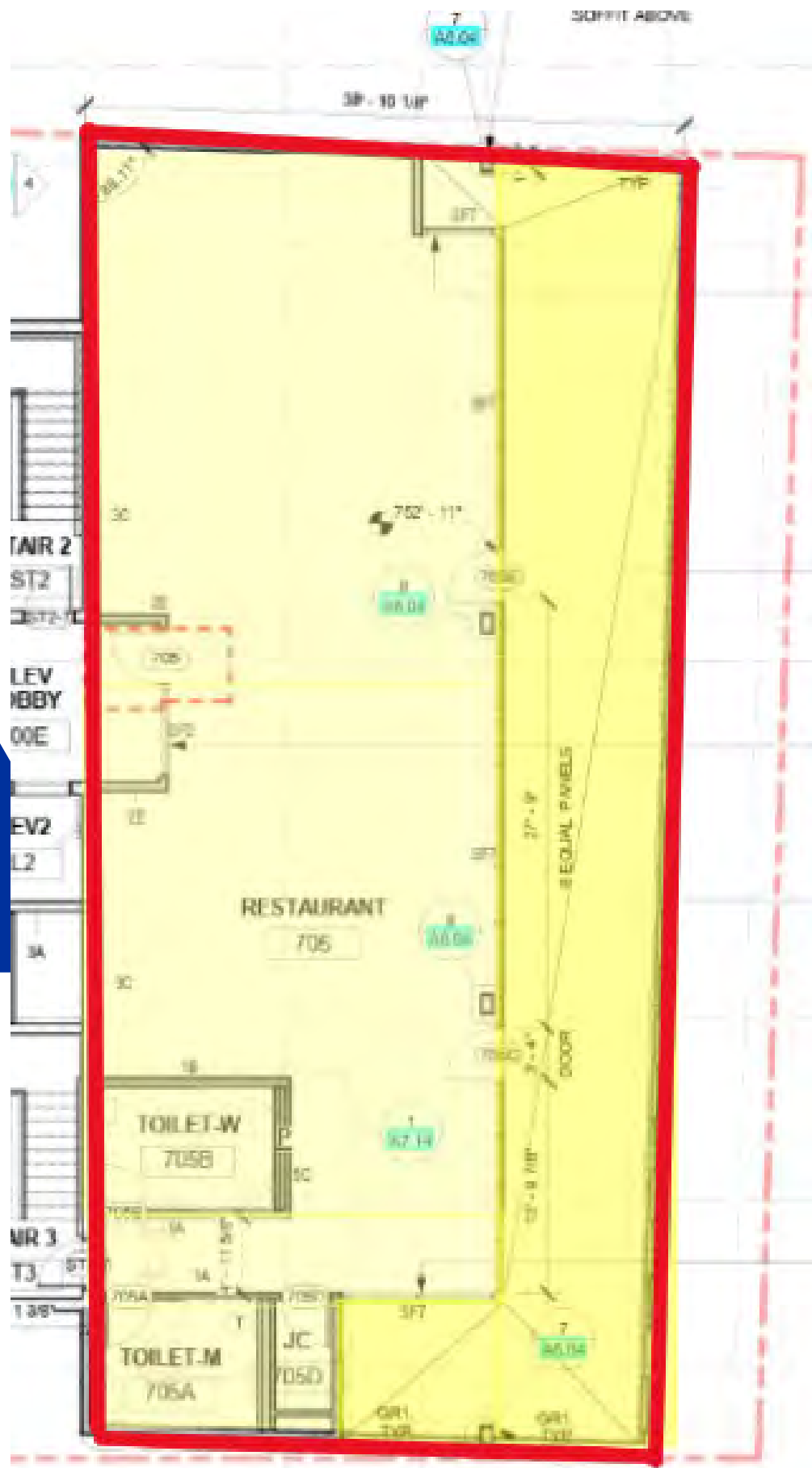
PROPERTY PHOTOS



Floor Plan - Ground Floor



Floor Plan - 7th Floor



DOWNTOWN SPOTLIGHT



Recent Investments In Downtown Concord



Novi Flats
48 Apartments
\$11.2 Million
Investment



Novi Rise
167 Apartments
\$38.5 Million
Investment



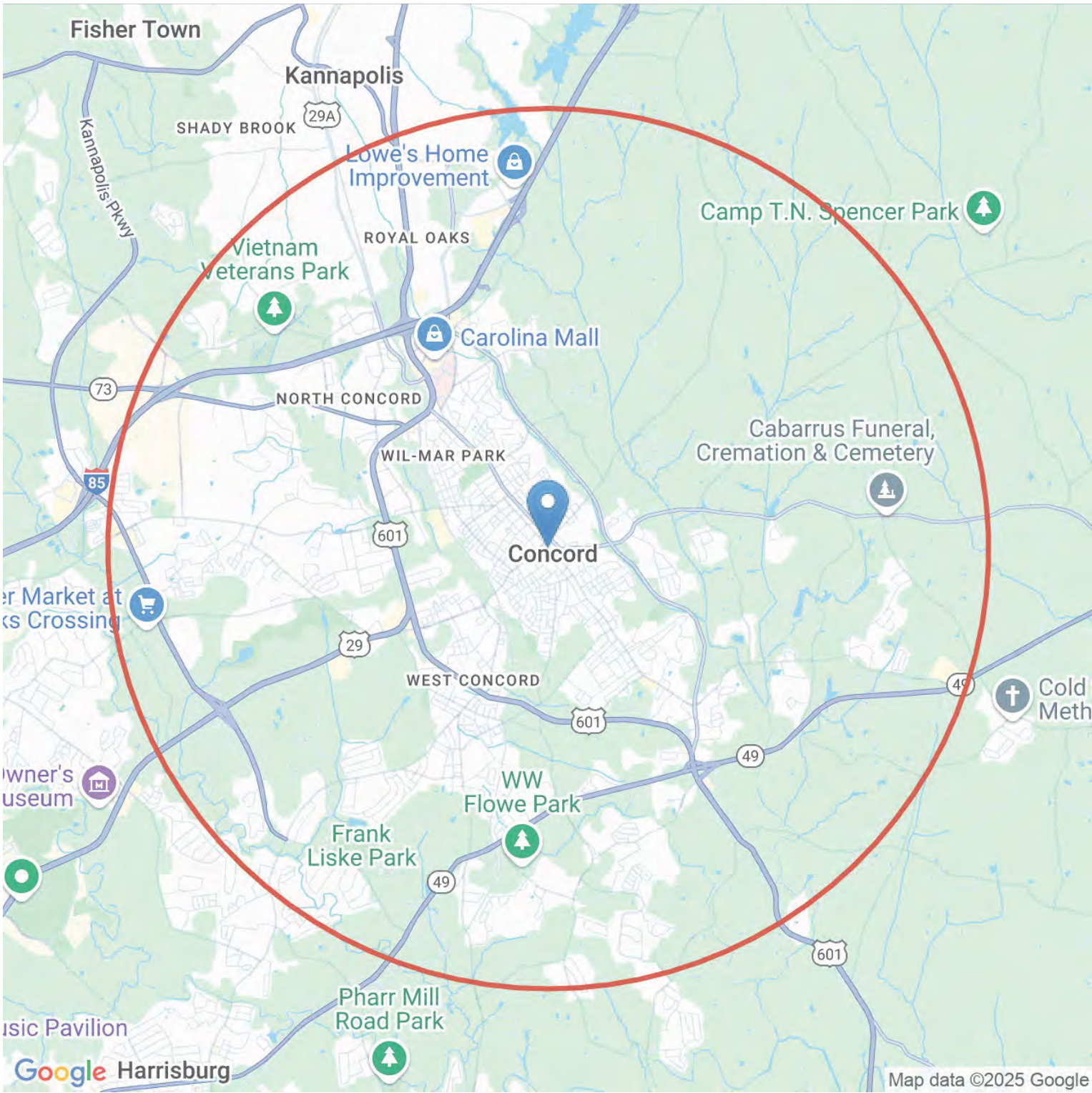
Novi Lofts
89 Apartments
\$20.3 Million
Investment



PM Morris Building
14 Apartments
Charros Mexican
Restaurant



The District Exchange
Micro-Retail &
Food/Entertainment
Destination



KEY FACTS



EDUCATION



BUSINESS



EMPLOYMENT



INCOME



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

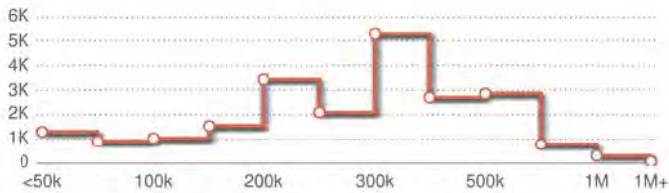
\$316,859
Median Home
Value

23.71%
Under 18

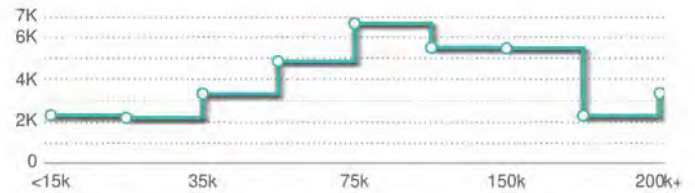
60.79%
Ages 18
to 65

15.5%
Aged 66+

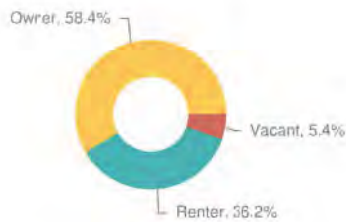
HOME VALUE



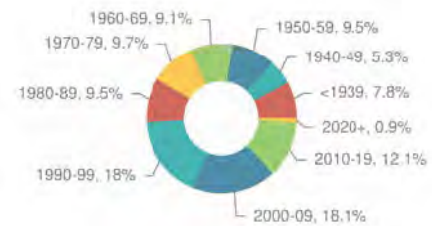
HOUSEHOLD INCOME



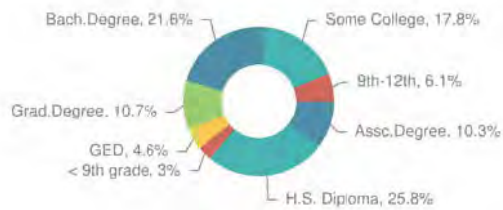
HOME OWNERSHIP



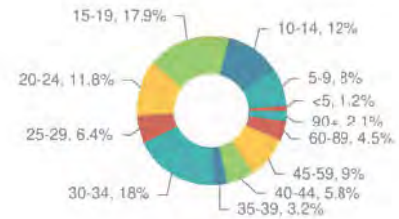
HOUSING: YEAR BUILT



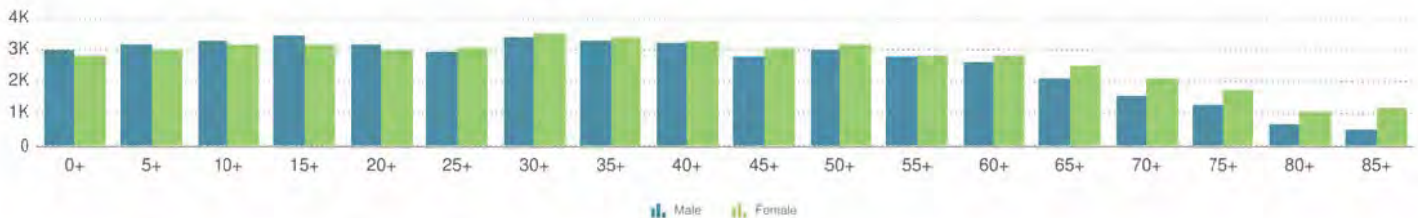
EDUCATIONAL ATTAINMENT



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

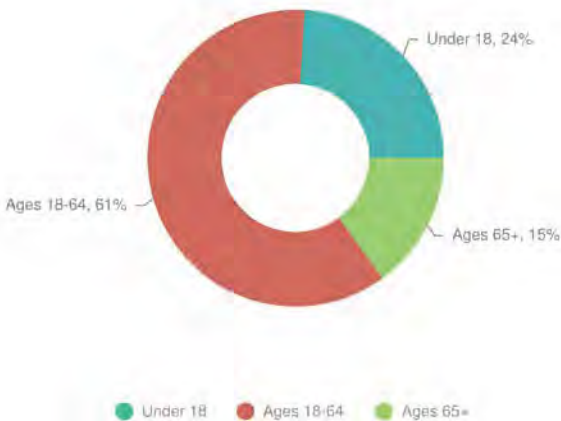


LifeMode Group: Family Landscapes
Middleburg
3,193 Households
Household Percentage: 8.88%
Average Household Size: 2.75
Median Age: 36.1
Median Household Income: \$59,800

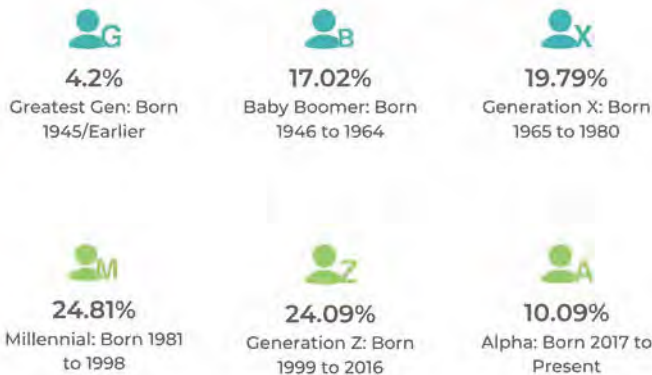
POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

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

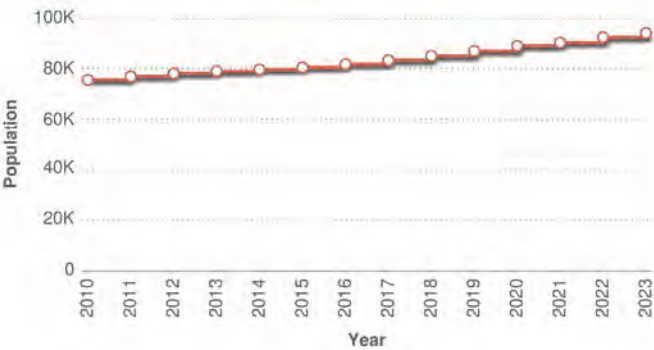
POPULATION BY AGE



POPULATION BY GENERATION



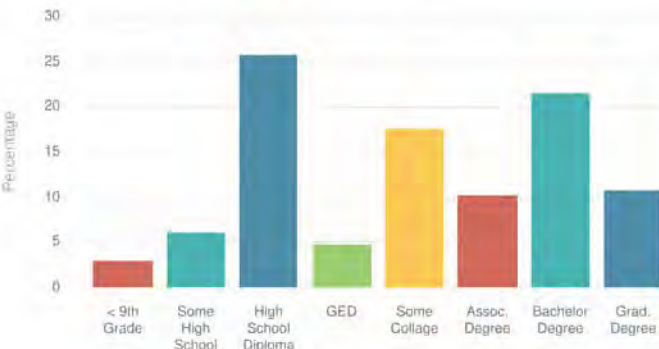
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION





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