



FOR LEASE

## 2nd Floor Creative Office Opportunity

19 Union St North  
Concord, NC 28025

**1,560 SF**

AVAILABLE

**\$22.00**

SF/YR



### Mortice Commercial Real Estate

126 Arlington Ave SE  
Concord, NC 28025  
704 684-1958  
[www.morticecre.com](http://www.morticecre.com)

### Steven Tice, CCIM

Principal/Broker  
704 794-2294 (Mobile)  
[tice@morticecre.com](mailto:tice@morticecre.com)  
Lic# NC 168957

# Property Overview



**1,560 SF**  
AVAILABLE SF



**\$22**  
ASKING RATE SF/YR



**1915**  
YEAR BUILT



**0.08**  
LOT SIZE



**1,560 SqFt**  
BUILDING SQFT



**56208861620000**  
PARCEL ID



**CC**  
ZONING TYPE



**Cabarrus**  
COUNTY



**35.4107205,  
-80.5818545**  
COORDINATES



**2**  
LEVELS

## EXECUTIVE SUMMARY

- Elevate your business with a full-floor opportunity in the heart of Downtown Concord. Located at 19 Union Street North, this entire second-floor suite offers a rare combination of character, functionality, and modern comfort.
- Designed for productivity and flexibility, the space accommodates up to six private offices, many featuring custom built-ins and thoughtful finishes that create a polished, professional environment. Natural light pours in throughout the day, enhancing both energy and ambiance.

## PROPERTY HIGHLIGHTS

- Two bathrooms, including one with a shower
- A full kitchen, ideal for team use or client hospitality
- Clean, modern finishes throughout
- A private, full-floor presence ideal for professional or creative users

## ACCESSIBILITY



### TRANSIT

Corban Ave & Church St	<b>0.2 mi</b>
Corban Ave & Georgia St	<b>0.4 mi</b>
Crowell Dr & Cabarrus Ave	<b>0.4 mi</b>



### AIRPORTS

Charlotte Douglas International Airport	<b>24.9 mi</b>
Charlotte-Monroe Executive Airport	<b>27.1 mi</b>
Concord-Padgett Regional Airport	<b>7.7 mi</b>



### HIGHWAYS

US Hwy 29	<b>1.0 mi</b>
US Hwy 49	<b>3.0 mi</b>
I-85	<b>4.0 mi</b>

## Space Available

19

\$22.00 SF/Yr

SF AVAILABLE

**1,560 SF**

TERM

3 – 5 Yrs

TYPE

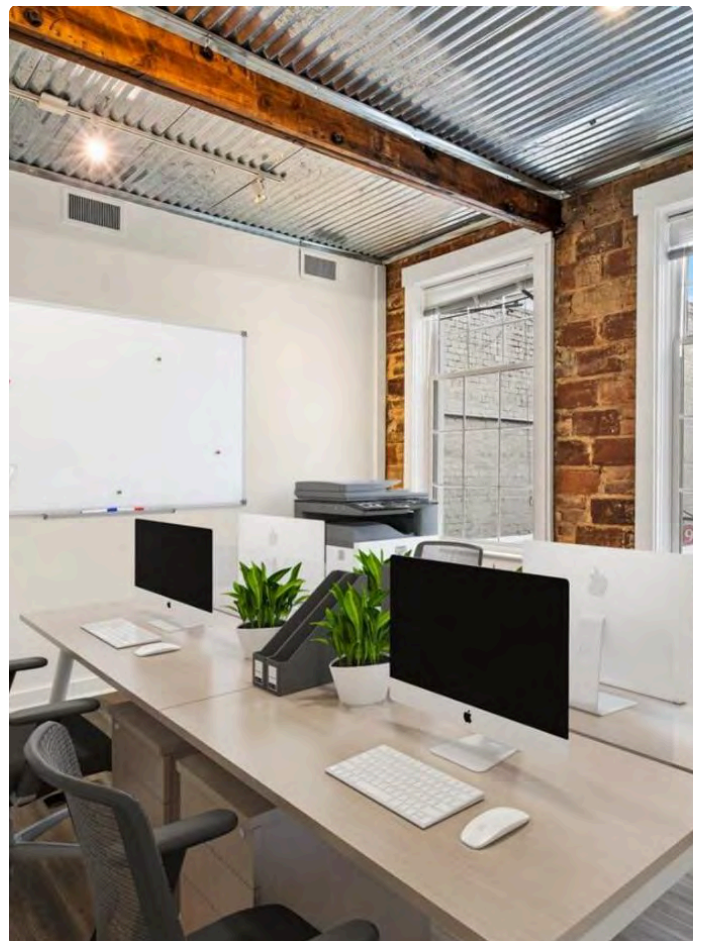
MG

USE

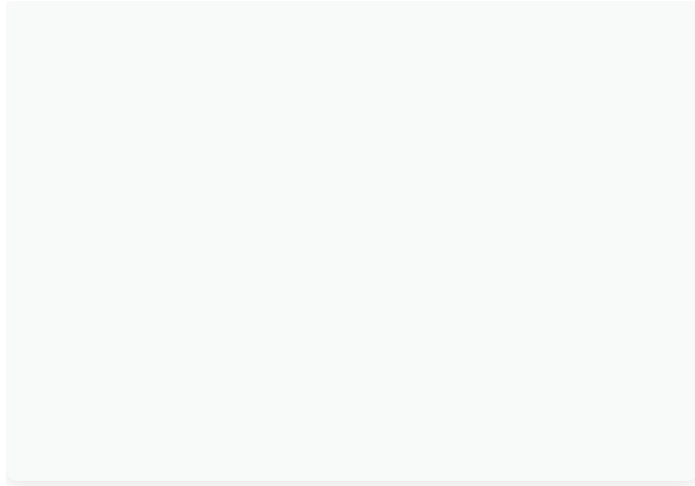
Office



# Photo Gallery



# Market Overview



POPULATION <b>94,130</b>	AREA <b>61.8 sq mi</b>
ELEVATION <b>705 ft</b>	COUNTY <b>Cabarrus County</b>
INCORPORATED <b>1796</b>	STATE <b>North Carolina</b>

(/ kon-KORD/) Concord, North Carolina, continues to emerge as one of the most dynamic and business-friendly communities in the Charlotte MSA. Anchored by a steadily growing population of more than 200,000 residents in Cabarrus County and supported by a diverse employment base, Concord offers a strategic location with direct access to Interstate 85, Highway 29, and Highway 49. Major employers such as Eli Lilly, Corning, Amazon, and Atrium Health are driving sustained economic growth, while proximity to Charlotte Douglas International Airport enhances regional and national connectivity. This combination of accessibility, workforce strength, and corporate investment positions Concord as an ideal environment for businesses looking to expand or establish a presence.

Downtown Concord, in particular, has experienced a remarkable transformation, fueled by significant public and private investment. The recently completed streetscape project has introduced wider sidewalks, enhanced lighting, and inviting public spaces, complementing the energy created by the social district and a growing residential base, including the Novi apartment community. Anchored by the Cabarrus County Courthouse and surrounded by a vibrant mix of retail, dining, office, and cultural amenities, downtown has become a true destination. With increasing foot traffic, a strong sense of community, and ongoing momentum, Concord offers a compelling opportunity for businesses to be part of a thriving and evolving commercial landscape.

## DEMOGRAPHIC SNAPSHOT

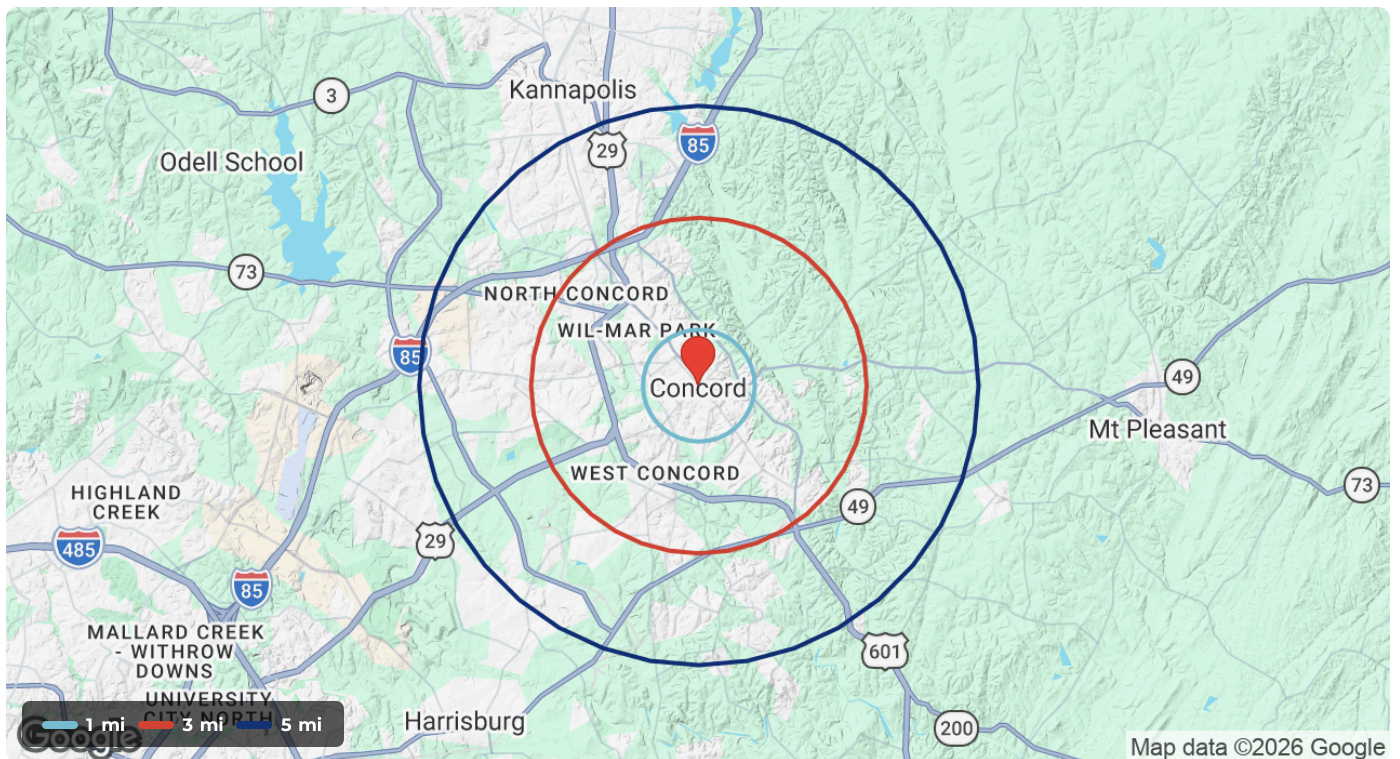
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	<b>10,942</b>	Population	<b>42,567</b>	Population	<b>95,232</b>
Median HH Income	<b>\$57,011</b>	Median HH Income	<b>\$65,592</b>	Median HH Income	<b>\$73,825</b>
Households	<b>4,070</b>	Households	<b>16,780</b>	Households	<b>36,593</b>

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,809	34,739	62,522
2010 Population	9,828	36,510	75,785
2025 Population	10,942	42,567	95,232
2030 Population	11,857	45,350	101,350
2025-2030 Growth Rate	1.62 %	1.27 %	1.25 %
2025 Daytime Population	10,961	48,504	93,733

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,825	13,382	23,883	less than \$15,000	403	1,235	2,417
2010 Total Households	3,517	14,281	28,685	\$15,000-\$24,999	334	1,251	2,205
2025 Total Households	4,070	16,780	36,593	\$25,000-\$34,999	296	1,208	2,573
2030 Total Households	4,459	18,006	39,262	\$35,000-\$49,999	654	2,431	4,960
2025 Avg. Household Size	2.52	2.47	2.56	\$50,000-\$74,999	946	3,198	6,354
2025 Owner Occupied Housing	1,793	9,346	22,350	\$75,000-\$99,999	581	2,110	4,767
2030 Owner Occupied Housing	1,943	10,186	24,351	\$100,000-\$149,999	333	2,845	6,314
2025 Renter Occupied Housing	2,277	7,434	14,243	\$150,000-\$199,999	138	917	2,870
2030 Renter Occupied Housing	2,516	7,820	14,911	\$200,000 or greater	385	1,585	4,133
2025 Vacant Housing	507	1,330	2,257	<b>Median HH Income</b>	<b>\$57,011</b>	<b>\$65,592</b>	<b>\$73,825</b>
2025 Total Housing	4,577	18,110	38,850	<b>Average HH Income</b>	<b>\$86,785</b>	<b>\$94,056</b>	<b>\$100,499</b>





PRESENTED BY

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