



FOR LEASE

Novi Lofts – Suite A2

26 Union St S
concord, NC 28025

1,573 SF | **\$30.00**
AVAILABLE | SF/YR

 MORTICE
COMMERCIAL REAL ESTATE

Mortice Commercial Real Estate
126 Arlington Ave SE
Concord, NC 28025
704 684-1958
www.morticecre.com

Steven Tice, CCIM
Principal/Broker
704 794-2294 (Direct)
tice@morticecre.com
Lic# NC 168957

Property Overview



1,573 SF
AVAILABLE SF



\$30
ASKING RATE SF/YR



2022
YEAR BUILT



0.390
LOT SIZE



94,924
BUILDING SQFT



5620 87 9814
PARCEL ID



CC
ZONING



Cabarrus
COUNTY



84
FRONTAGE



35.409852,-80.581122
COORDINATES

EXECUTIVE SUMMARY

Suite A2 is part of the Novi Lofts mixed-use development—89 apartments along with two ground-level retail spaces, and a unique rooftop concept.

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.

PROPERTY HIGHLIGHTS

- **1,573 SF street-level storefront** with prime frontage on Union Street
- Located within **Novi Lofts**, delivering **89 built-in residential units** directly above the space
- Positioned in the heart of **downtown Concord's Social District**, allowing patrons to walk with beverages and extend their stay
- **Outdoor seating available**, creating a natural draw and expanding usable customer space
- Surrounded by Concord's **revitalized streetscape** with widened sidewalks, improved lighting, and strong pedestrian flow
- Ideal for **restaurant, café, boutique retail, or specialty food concepts** seeking visibility and energy
- Benefits from **consistent foot traffic** generated by nearby dining, retail, and downtown events
- Walkable to the courthouse, city offices, Novi Flats and Novi Rise, plus surrounding historic neighborhoods, and multiple parking decks supporting daytime and evening traffic

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	0.1 mi
Corban Ave & Georgia St	0.3 mi
Crowell Dr & Cabarrus Ave	0.4 mi



AIRPORTS

Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	27.0 mi
Concord-Padgett Regional Airport	7.8 mi



HIGHWAYS

US Hwy 29	1.0 mi
US Hwy 601	2.0 mi
NC Hwy 49	3.0 mi
I-85	4.0 mi



Space Available

A2

\$30 SF/Yr

SF AVAILABLE

1,573 SF

TERM

Negotiable

TYPE

NNN

USE

Restaurant, retail

This shell space is ideally suited for a restaurant/food concept or boutique retail use. Ownership is not interested in coffee or hair salon uses

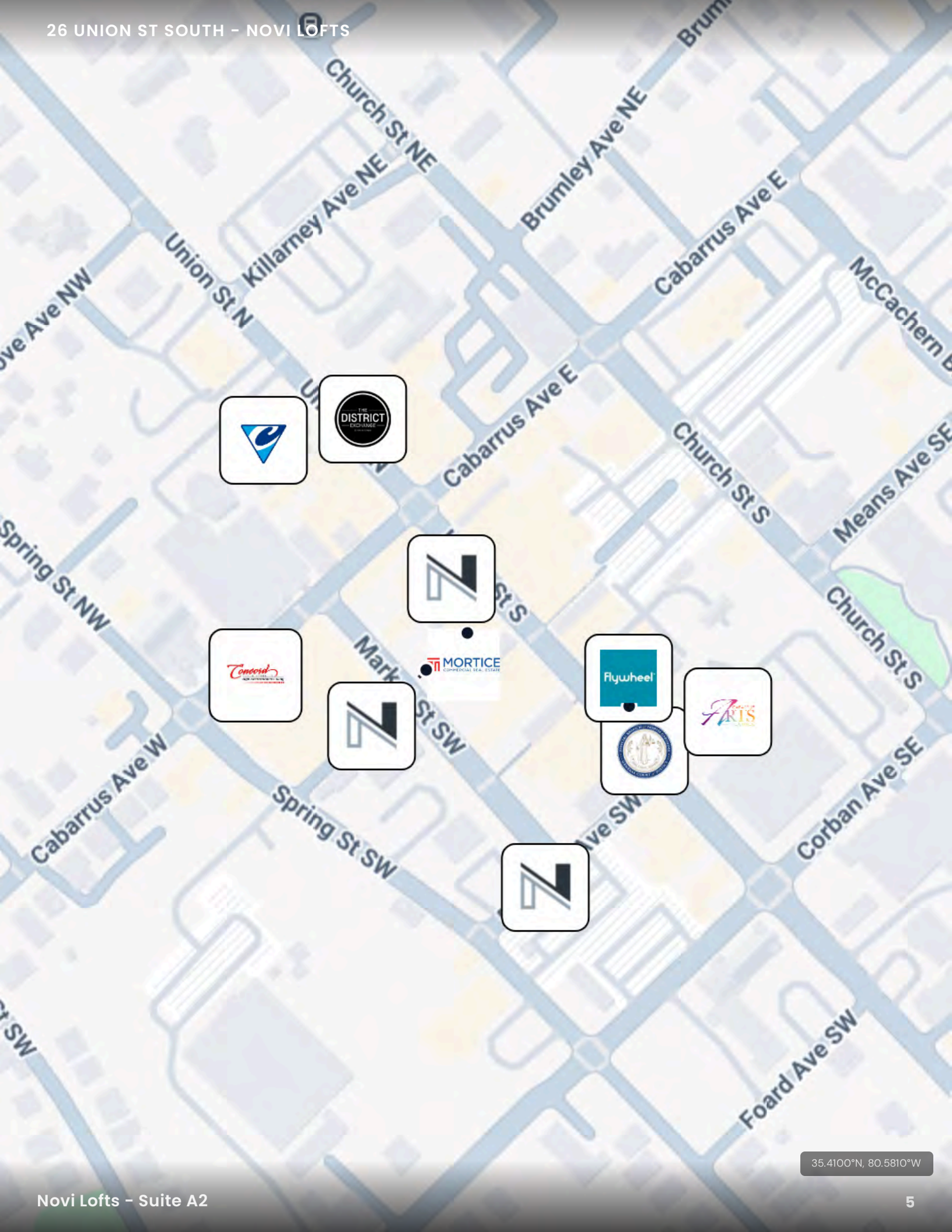
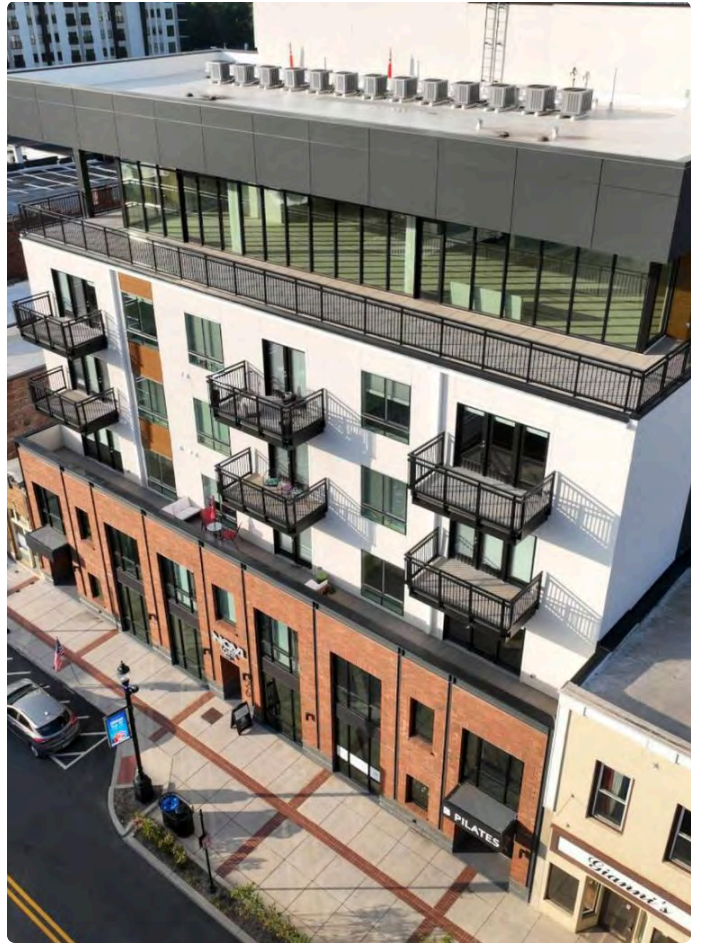


Photo Gallery



Market Overview



POPULATION
112400

AREA
61.8 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

Market Overview: concord, NC

(/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

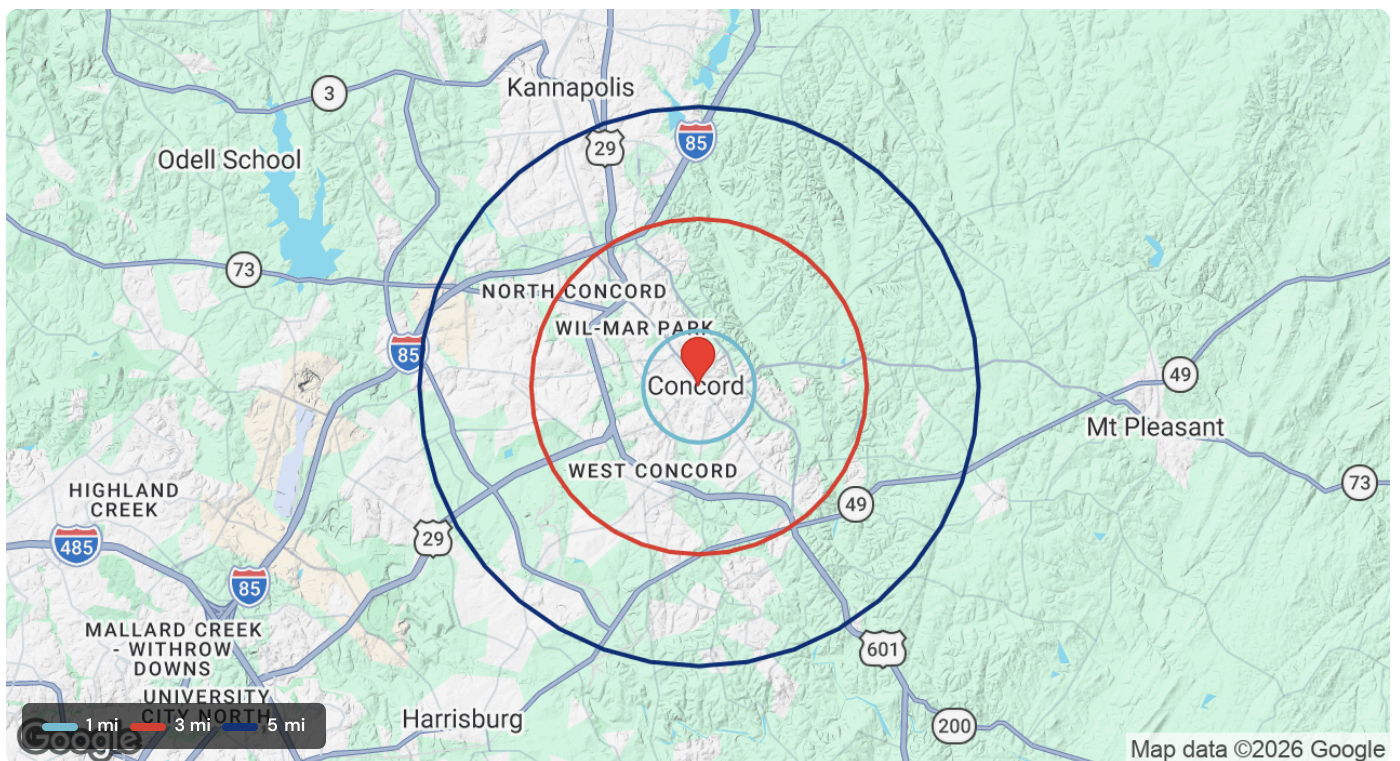
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	10,942	Population	42,567	Population	95,232
Median HH Income	\$57,011	Median HH Income	\$65,592	Median HH Income	\$73,825
Households	4,070	Households	16,780	Households	36,593

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	Median HH Income	\$57,011	\$65,592	\$73,825
2025 Total Housing	4,577	18,110	38,850	Average HH Income	\$86,785	\$94,056	\$100,493





PRESENTED BY

Novi Lofts – Suite A2

26 Union St S, concord, NC, 28025



Steven Tice, CCIM

Principal/Broker

704 794-2294

tice@morticecre.com

Lic# NC 168957

Mortice Commercial Real Estate

126 Arlington Ave SE

Concord, NC 28025

704 684-1958

www.morticecre.com

DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MORTICE COMMERCIAL REAL ESTATE and it should not be made available to any other person or entity without the written consent of MORTICE COMMERCIAL REAL ESTATE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MORTICE COMMERCIAL REAL ESTATE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MORTICE COMMERCIAL REAL ESTATE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MORTICE COMMERCIAL REAL ESTATE has not verified, and will not verify, any of the information contained herein, nor has MORTICE COMMERCIAL REAL ESTATE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE MORTICE COMMERCIAL REAL ESTATE ADVISOR FOR MORE DETAILS.