



FOR LEASE

The District Exchange

22 Union St North

389 SF
AVAILABLE

\$84.83
SF/YR



Mortice Commercial Real Estate

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

Steven Tice, CCIM

Principal/Broker

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Lic# NC 168957

Property Overview



389 SF
AVAILABLE SF



\$84.83
ASKING RATE SF/YR



1934
YEAR BUILT



0.28
LOT SIZE



20,179 SqFt
BUILDING SQFT



5620 88 8311
PARCEL ID



Center City
ZONING TYPE



Cabarrus
COUNTY



61.00 Ft
FRONTAGE

EXECUTIVE SUMMARY

- Downtown Concord is entering an exciting new era, and The District Exchange at 22 Union Street North has quickly become part of its heart and soul.

Now celebrating its first year, The District Exchange has evolved into a vibrant shopping, dining, and gathering destination in the center of a burgeoning downtown. Anchored by Crane Coffee, First-N-Flights, and Bae's Burgers, the beautifully reimagined building brings together local makers, retailers, food, and entertainment under one roof.

Step inside and discover a curated mix of entrepreneurs and independent businesses, all set against the backdrop of the building's distinctive architecture and inviting common spaces. With 17 turnkey retail spaces and two food and beverage spaces, The District Exchange offers small businesses the opportunity to be part of an established destination while benefiting from the energy and traffic created by its complementary mix of tenants.

Open seven days a week, The District Exchange has become more than a marketplace—it is a place to shop, eat, meet, linger, and experience Downtown Concord.

PROPERTY HIGHLIGHTS

- Premier Downtown Concord shopping, dining, and gathering destination
- Anchored by Crane Coffee, First-N-Flights, and Bae's Burgers
- Established destination with a successful first year of operation
- 17 turnkey retail spaces plus two food and beverage spaces
- Curated mix of local retailers, makers, creators, and food concepts
- Beautifully reimagined historic building with distinctive architecture
- Built-in customer traffic from complementary businesses and shared common areas
- Open seven days a week
- Located at 22 Union Street North in the heart of Downtown Concord
- Surrounded by Downtown Concord's growing mix of restaurants, retail, entertainment, and residential activity
- Ideal opportunity for entrepreneurs seeking a storefront presence without the expense and commitment of a traditional standalone retail space
- Collaborative environment designed to help independent businesses grow

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	0.2 mi
Corban Ave & Georgia St	0.4 mi
Crowell Dr & Cabarrus Ave	0.4 mi



AIRPORTS

Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	27.1 mi
Concord-Padgett Regional Airport	7.8 mi



HIGHWAYS

Concord Parkway North	1.7 mi
US 601; NC 73 Truck	1.7 mi
Warren C. Coleman Boulevard North	1.7 mi
Warren C. Coleman Boulevard North	1.7 mi

Photo Gallery



Space Available

100

\$84.83 SF/Yr

SF AVAILABLE

389 SF

TERM

Negotiable

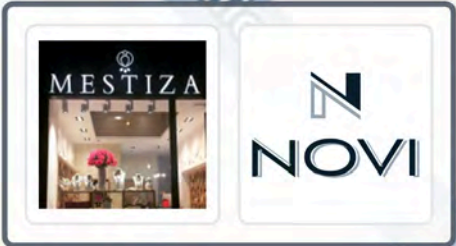
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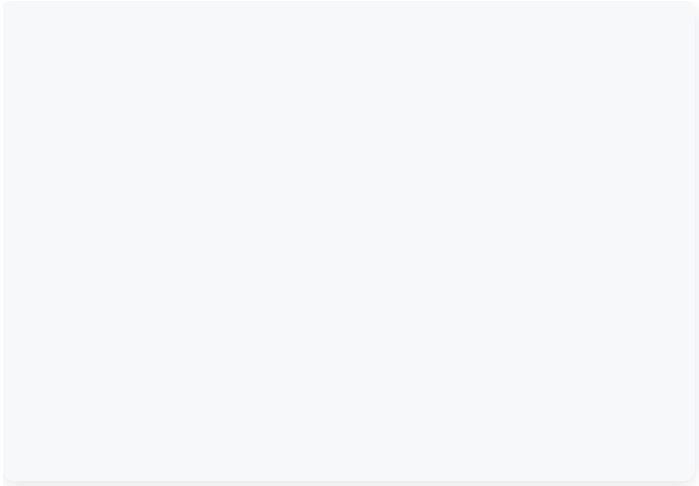
Retail

Union Street-facing prime retail space at the front of the District Exchange. Space is stubbed for a sink in the closet. Rent includes all utilities, including internet.



35.4099°N, 80.5806°W

Market Overview



COUNTY
Cabarrus

Concord (/kon-KORD/) is the most populous city in Cabarrus County, North Carolina, United States, and its county seat. The city had a population of 105,240 at the 2020 census. Concord is the second-most populous city in the Charlotte metropolitan area, the tenth-most populous city in North Carolina, and the 287th-most populous city in the U.S.

The city was a winner of the All-America City Award in 2004. Located near the center of Cabarrus County in the Piedmont region, it is 20 miles (32 km) northeast of Uptown Charlotte. Concord is home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills.

DEMOGRAPHIC SNAPSHOT

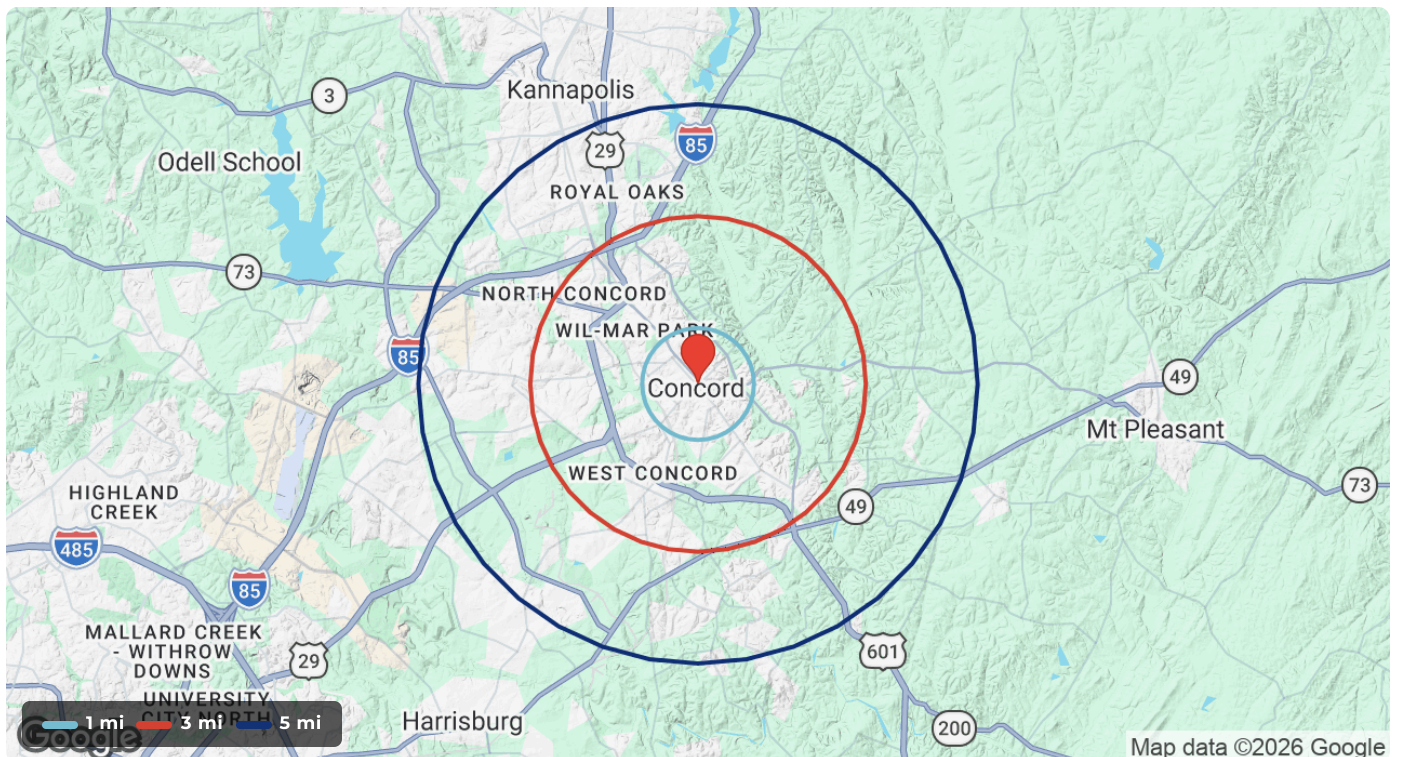
1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,389	Population	43,307	Population	96,694
Median HH Income	\$60,390	Median HH Income	\$68,792	Median HH Income	\$75,622
Households	4,321	Households	17,134	Households	37,424

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION				1 MILE	3 MILE	5 MILE
2000 Population				10,901	34,722	62,821
2010 Population				9,951	36,406	76,111
2026 Population				11,389	43,307	96,694
2031 Population				12,136	46,241	103,310
2026-2031 Growth Rate				1.28 %	1.32 %	1.33 %
2026 Daytime Population				11,430	50,252	94,088

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,907	13,353	24,004	less than \$15,000	544	1,589	3,202
2010 Total Households	3,614	14,222	28,811	\$15,000-\$24,999	371	1,357	2,380
2026 Total Households	4,321	17,134	37,424	\$25,000-\$34,999	310	1,235	2,699
2031 Total Households	4,655	18,435	40,380	\$35,000-\$49,999	456	1,650	3,303
2026 Avg. Household Size	2.47	2.46	2.54	\$50,000-\$74,999	1,064	3,450	6,932
2026 Owner Occupied Housing	1,848	9,566	22,957	\$75,000-\$99,999	706	2,542	5,756
2031 Owner Occupied Housing	1,970	10,318	24,765	\$100,000-\$149,999	336	2,705	5,856
2026 Renter Occupied Housing	2,473	7,568	14,467	\$150,000-\$199,999	157	1,002	3,134
2031 Renter Occupied Housing	2,686	8,118	15,615	\$200,000 or greater	377	1,605	4,162
2026 Vacant Housing	514	1,320	2,290	Median HH Income	\$60,390	\$68,792	\$75,622
2026 Total Housing	4,835	18,454	39,714	Average HH Income	\$82,022	\$92,910	\$100,675





PRESENTED BY

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