

25 UNION ST SOUTH, CONCORD, NC 28025

DOWNTOWN CONCORD RETAIL SPACE FOR LEASE



NORTHSTATE
PROPERTY ADVISORS

PROPERTY INFORMATION



PARCEL ID	56209709990000
CITY	Concord
STATE	North Carolina
COUNTY	Cabarrus
ZONING	CC
STOREFRONT	Street-Level Frontage
AVAILABLE SF	3,166
BATHROOMS	2
RENT	Call
LEASE TYPE	Modified Gross
AVAILABLE	Now

25 Union St South

Downtown Concord Retail Space

Available for lease, this 3,166 SF retail space sits in the heart of Downtown Concord, NC. With street-level frontage on Union Street, the space offers a flexible/open layout suited for boutique retail, dining, service, or showroom use, all steps from Concord's shops, restaurants, and community events.

SCHEDULE A TOUR

Scan the QR Code to schedule a property showing of 25 Union Street South and see the space in person.

-  Prime frontage on Union St South in Downtown Concord
-  Zoned CC for retail and commercial use
-  3,166 SF retail space
-  Suited for boutique retail, restaurant, service, or showroom use
-  Strong foot traffic from downtown shops, dining, and events
-  Nearby public parking, rear parking lot with building access.



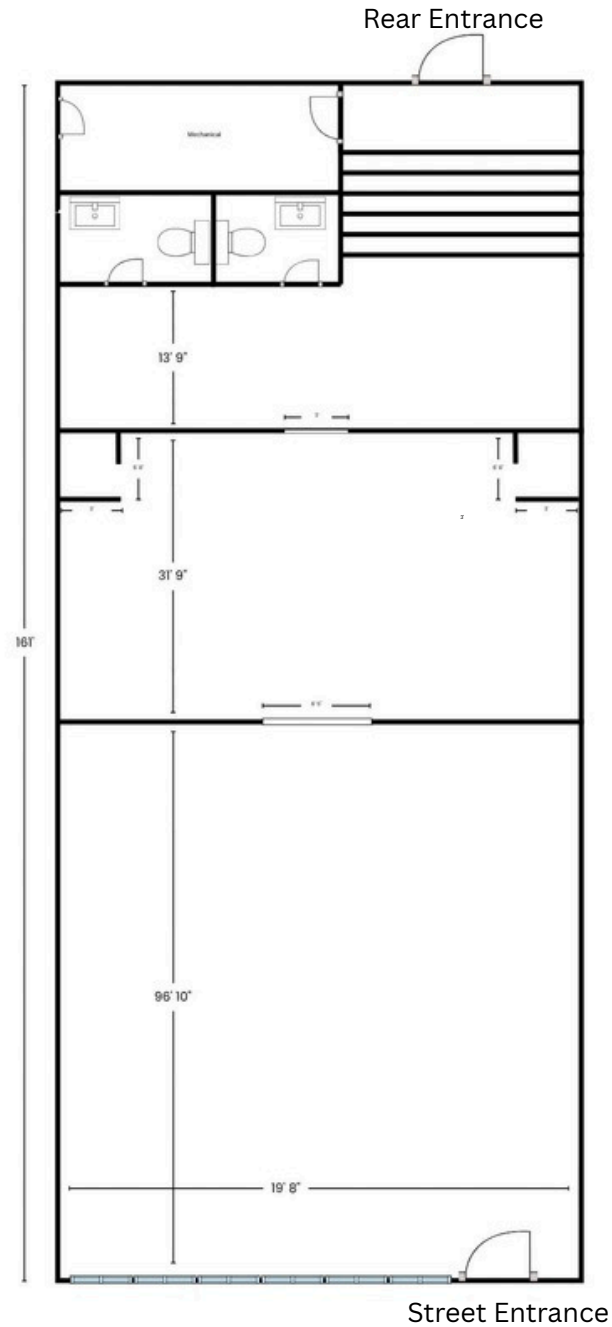
INTERIOR PHOTOS



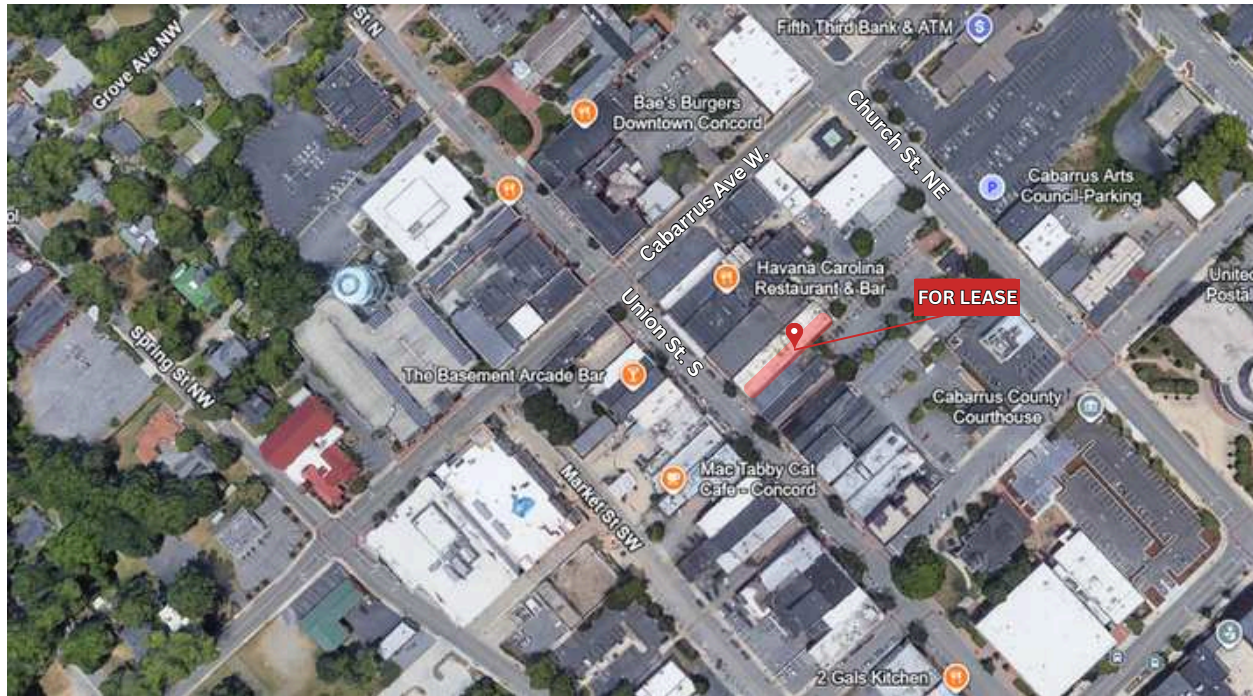
EXTERIOR PHOTOS



FLOOR PLAN



LOCATION OVERVIEW



& Many More

Prime Downtown Concord Location

Located in the heart of historic Downtown Concord, this property offers a central setting surrounded by locally owned shops, restaurants, and arts and entertainment destinations. Downtown's distinctive architecture and walkable streets create an inviting environment for businesses, customers, and employees alike. The recently completed Union Street streetscape features widened sidewalks, outdoor dining areas, public art, and updated lighting and landscaping, enhancing the downtown experience. Free public parking options throughout the district provide added convenience, while urban walking trails connect downtown with nearby neighborhoods and greenways. Together, these amenities offer tenants an opportunity to establish their business within a downtown that combines historic character with continued investment in its public spaces.

DEMOGRAPHICS

BASIC DEMOGRAPHICS

DEMOGRAPHIC	CONCORD, NC
Estimated Population	115,000+
Median Age	Approximately 37 years
Median Household Income	Approximately \$90,000
Bachelor's Degree or Higher	40.9%
Median Home Value	Approximately \$366,000
Population Age 65+	12%

Downtown Concord Retail & Commercial Location

- **Prime Union Street Address:** Located at 25 Union Street South in the heart of Downtown Concord's shopping, dining, and entertainment district.
- **Traffic Exposure:** Union Street carries approximately 5,800 vehicles per day according to 2024 AADT data.
- **Walkable Customer Base:** Surrounded by local retailers, restaurants, offices, and civic destinations that bring people downtown throughout the day and evening.
- **Courthouse Proximity:** Located near the Cabarrus County Courthouse and other government offices, adding weekday activity to the area.
- **Revitalized Streetscape:** Recent improvements include wider sidewalks, landscaping, lighting, social district and space for outdoor activity.
- **Convenient Visitor Parking:** Downtown Concord offers free public parking in nearby lots and decks.

25 Union Street South combines Union Street visibility with a walkable downtown setting. With approximately 5,800 vehicles passing daily and shopping, dining, courthouse, and office activity nearby, the property offers a compelling location for retail, food and beverage, or service users.

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