



BOUTIQUE SPACE FOR LEASE

70 Union Street South

Concord, NC 28025

1,924 SF
AVAILABLE

\$24.50
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



1,924 SF
AVAILABLE SF



\$24.50
ASKING RATE SF/YR



1900
YEAR BUILT



0.398
LOT SIZE



22,717
BUILDING SQFT



5620972478
PARCEL ID



CC
ZONING



Cabarrus
COUNTY



128
FRONTAGE



35.408883,-80.579783
COORDINATES

EXECUTIVE SUMMARY

Positioned at the prominent corner of Union Street South and Barbrick Avenue in the heart of Downtown Concord, this distinctive jewel box retail space offers an exceptional opportunity for a boutique clothing, homegoods, or specialty retailer.

Expansive storefront windows wrap the corner, providing excellent visibility, abundant natural light, and an inviting opportunity for creative merchandise displays. Inside, beautiful hardwood floors, soaring ceilings, exposed brick walls, and distinctive architectural details create a warm, sophisticated retail environment.

The space is move-in ready, featuring two dressing rooms, a renovated restroom, and ample storage. Its thoughtful layout and existing finishes allow a retailer to establish a presence with minimal upfront improvements.

Surrounded by Downtown Concord's growing collection of independent shops, restaurants, and local destinations, 70 Union Street South offers a unique opportunity to join the city's vibrant downtown retail community.

PROPERTY HIGHLIGHTS

- **Prime Corner Location** – Prominent positioning at Union Street South and Barbrick Avenue SW
- **Jewel Box Storefront** – Expansive display windows with excellent visibility from two streets
- **Turnkey Retail Space** – Move-in ready with attractive existing finishes
- **Distinctive Interior** – Hardwood floors, soaring ceilings, exposed brick, and architectural character
- **Retail-Ready Layout** – Two existing dressing rooms, renovated restroom, and ample storage
- **Natural Light** – Large storefront windows create a bright, inviting shopping environment
- **Ideal Retail Uses** – Particularly well suited for boutique apparel, homegoods, accessories, and specialty retail
- **Downtown Location** – Situated within Concord's established downtown shopping and dining district

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	309 ft
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

Concord Parkway North	1.7 mi
US 601; NC 73 Truck	1.7 mi
I-85	3.0 mi

Space Available

70 Union St South

\$24.50 SF/Yr

SF AVAILABLE

1,924 SF

TERM

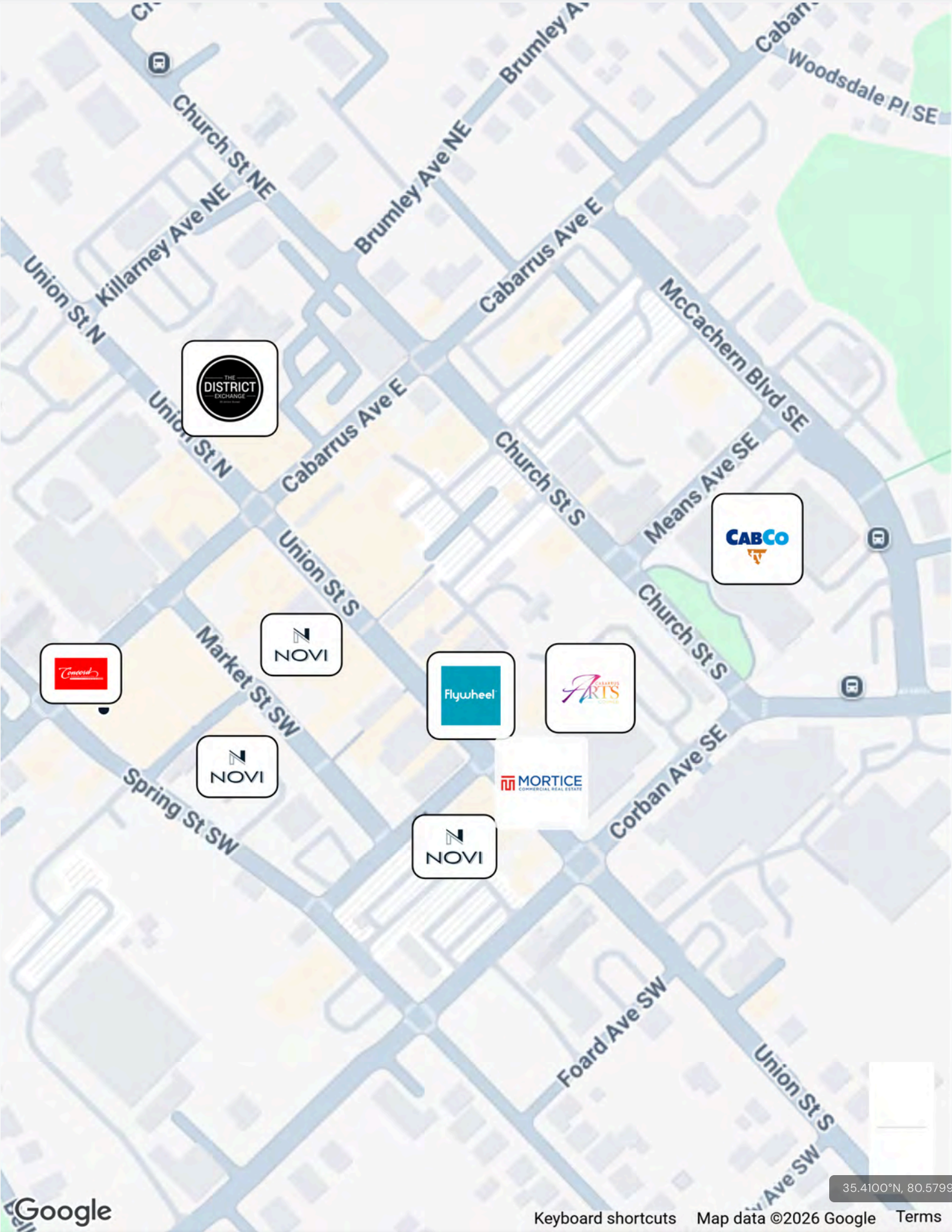
3 – 5 Yrs

USE

Retail

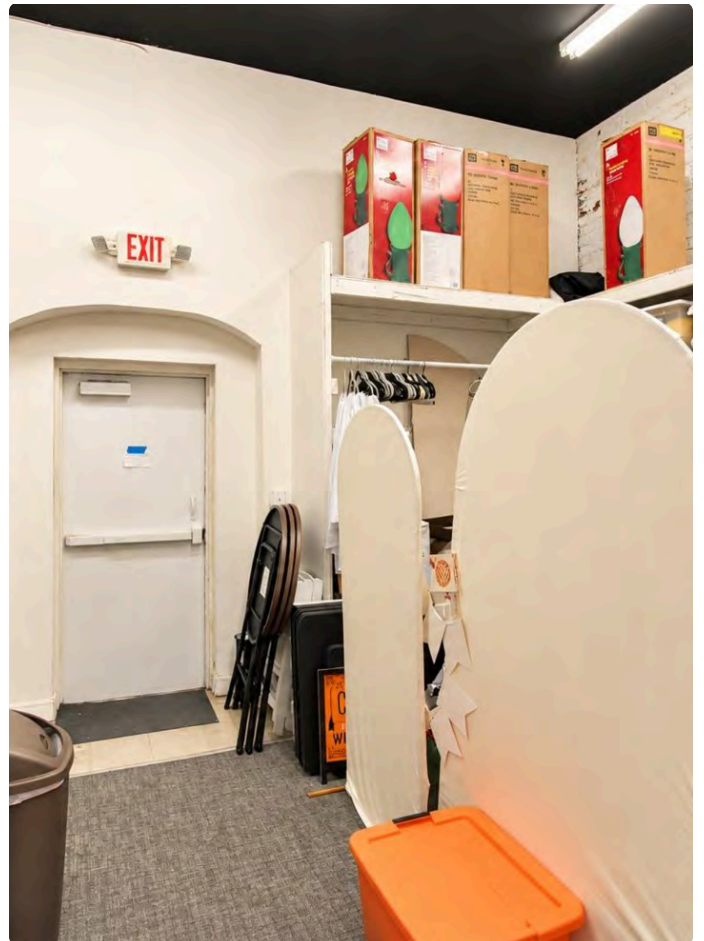
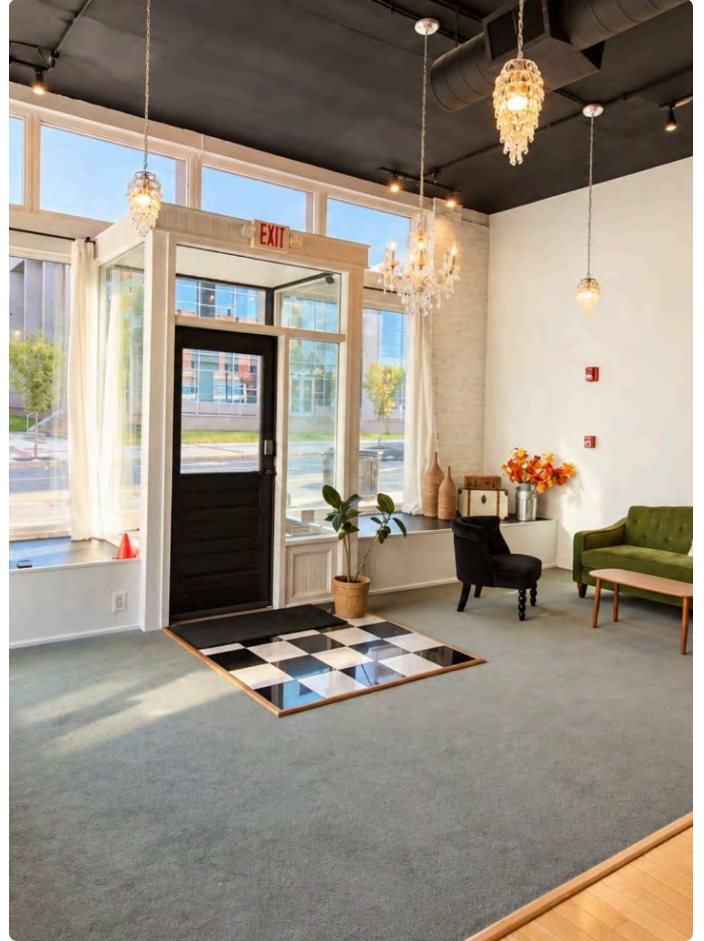
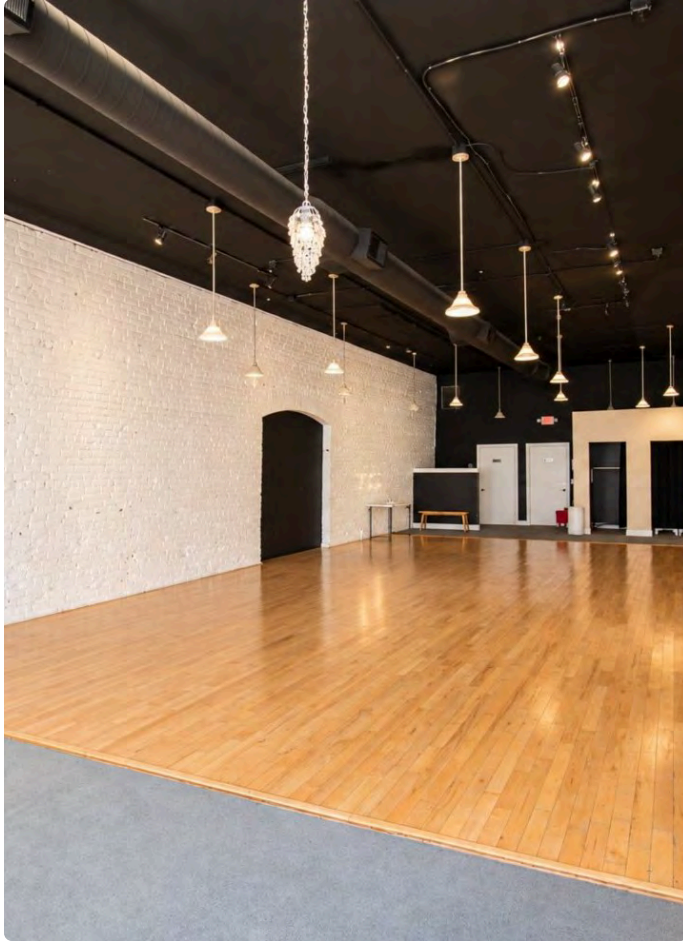
A jewel box retail space in the heart of Downtown Concord! Located at the prominent corner of Union Street South and Barbrick Avenue, this turnkey space features expansive display windows, soaring ceilings, hardwood floors, and exposed brick walls. With two dressing rooms, a renovated restroom, and ample storage, the space is ideally suited for a boutique clothing, homegoods, or specialty retail store.





35.4100°N, 80.5799°W

Photo Gallery

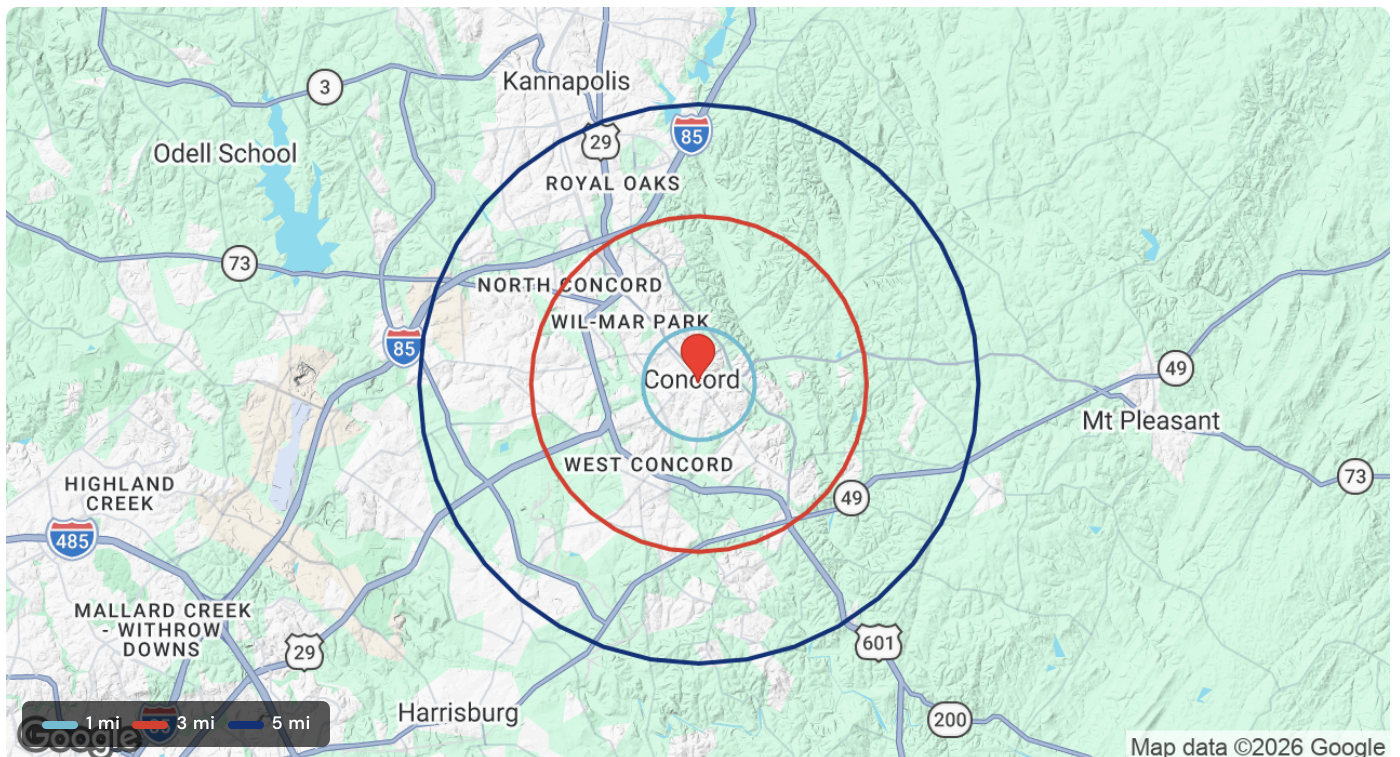




Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,830	35,050	61,895
2010 Population	8,671	36,971	75,017
2026 Population	10,117	43,994	95,455
2031 Population	10,828	46,867	102,053
2026-2031 Growth Rate	1.37 %	1.27 %	1.35 %
2026 Daytime Population	10,187	49,448	92,516

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	3,502	13,510	23,605	less than \$15,000	482	1,589	3,146
2010 Total Households	3,139	14,462	28,341	\$15,000-\$24,999	313	1,377	2,333
2026 Total Households	3,763	17,384	36,779	\$25,000-\$34,999	235	1,249	2,653
2031 Total Households	4,076	18,649	39,702	\$35,000-\$49,999	387	1,656	3,242
2026 Avg. Household Size	2.5	2.46	2.55	\$50,000-\$74,999	790	3,487	6,789
2026 Owner Occupied Housing	1,697	9,873	22,649	\$75,000-\$99,999	635	2,574	5,730
2031 Owner Occupied Housing	1,810	10,646	24,451	\$100,000-\$149,999	352	2,751	5,764
2026 Renter Occupied Housing	2,066	7,511	14,130	\$150,000-\$199,999	170	1,058	3,003
2031 Renter Occupied Housing	2,266	8,003	15,251	\$200,000 or greater	399	1,643	4,119
2026 Vacant Housing	476	1,307	2,269	Median HH Income	\$63,949	\$69,245	\$75,720
2026 Total Housing	4,239	18,691	39,048	Average HH Income	\$89,745	\$93,361	\$100,627



Market Overview



POPULATION
105,240

AREA
60.3 sq mi

ELEVATION
705 ft

COUNTY
Cabarrus County

INCORPORATED
1796

STATE
North Carolina

Market Overview: Concord, NC

Concord (/ kon-KORD/) is one of the fastest-growing and most dynamic cities in the Charlotte region, with a population exceeding 110,000 and continued strong residential and commercial expansion. As the county seat of Cabarrus County, Concord serves as a key economic hub, supported by major employers such as Atrium Health Cabarrus, Eli Lilly, Amazon, and Concord Mills. Its strategic location along I-85 provides direct access to Charlotte and the broader metro area, making it an attractive destination for businesses seeking both local engagement and regional reach.

Downtown Concord has undergone a remarkable transformation, driven by significant public and private investment. Recent enhancements, including widened sidewalks, improved streetscapes, and the introduction of a social district, have created a vibrant, walkable environment filled with restaurants, retail, and community gathering spaces. With continued momentum from new residential developments and ongoing economic growth, downtown Concord offers a unique opportunity for businesses to be part of a thriving and evolving district.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	10,117
Median HH Income	\$63,949
Households	3,763

3-MILE RADIUS

Population	43,994
Median HH Income	\$69,245
Households	17,384

5-MILE RADIUS

Population	95,455
Median HH Income	\$75,720
Households	36,779

Source: ESRI / ArcGIS Business Analyst



PRESENTED BY

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