



FOR LEASE

PM Morris Building

56 Union St South

LEASE TYPE NNN WITH MINIMUM 5 YEAR TERM

5,000 SF

AVAILABLE

\$21.00

SF/YR



Mortice Commercial Real Estate

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

Steven Tice, CCIM

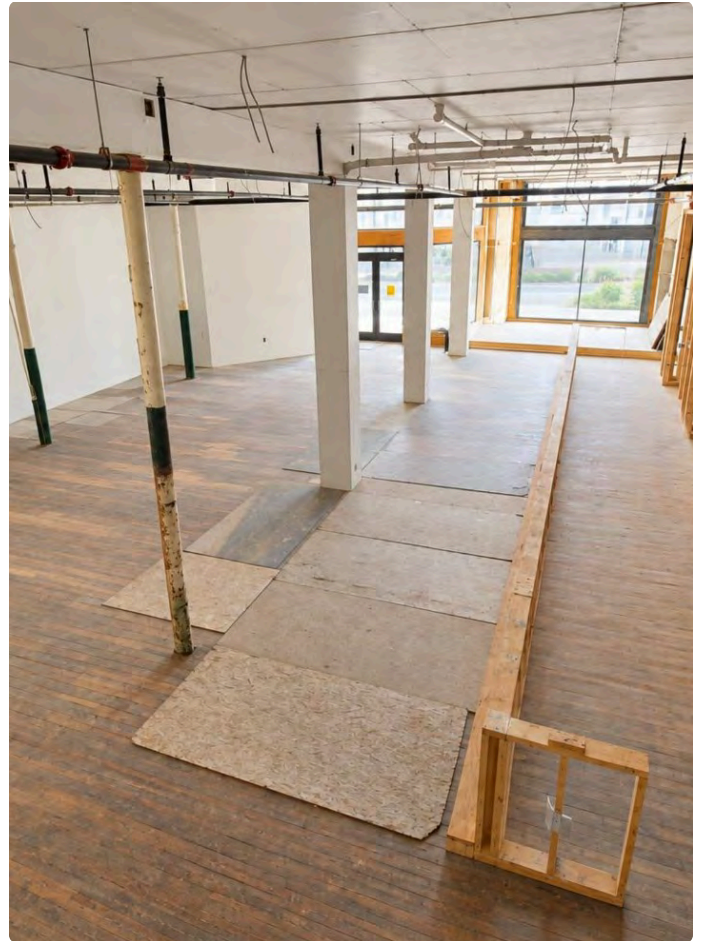
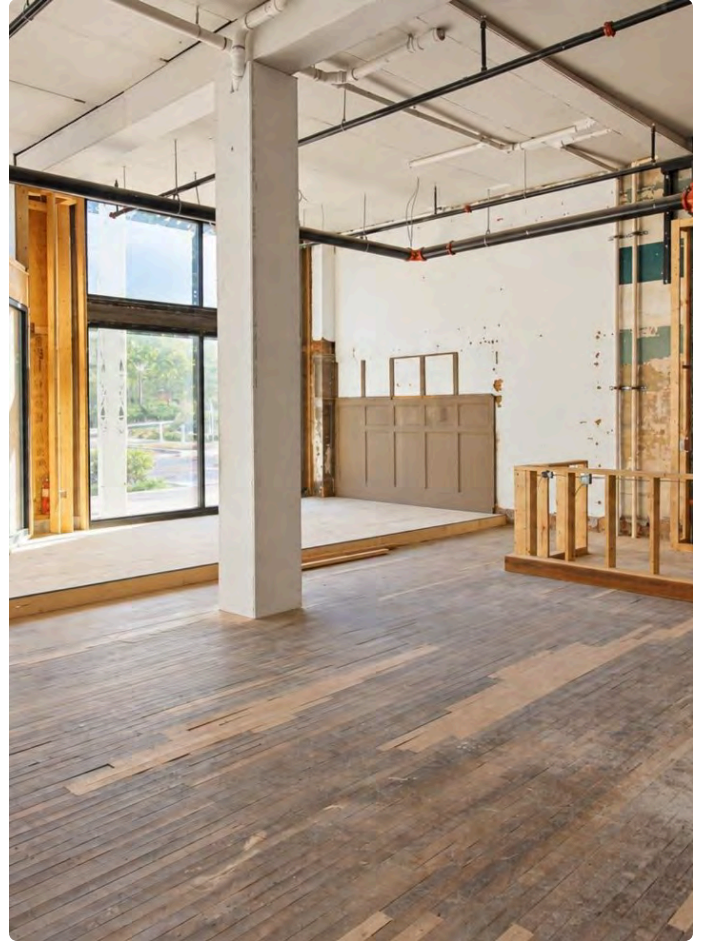
Principal/Broker

704 794-2294 (Direct)

tice@morticecre.com

Lic# NC 168957

Photo Gallery



Property Overview



5,000 SF
AVAILABLE SF



\$21
ASKING RATE SF/YR



1902
YEAR BUILT



0.446
LOT SIZE



31,234
BUILDING SQFT



5620971613
PARCEL ID



CC
ZONING



Cabarrus
COUNTY



106
FRONTAGE



35.40925,-80.58067
COORDINATES

EXECUTIVE SUMMARY

Bring your concept to the heart of Downtown Concord.

Located in the historic PM Morris Building at 56 Union Street South, this approximately 5,000 +/- SF space offers a unique opportunity for a **retail, recreation, or dining concept** seeking a distinctive downtown setting.

The space combines the character of a historic building with a significant head start on its next use. A previous upfit was well underway, with substantial infrastructure and construction work already completed. The building is fully sprinklered, has substantial sewer capacity, and approved plans are already in place. Those plans can be readily adapted to a new concept, potentially reducing design time and accelerating the path to construction and opening.

The main level is complemented by an approximately 700 SF mezzanine, additional basement storage, and outdoor seating areas. Access from both Union Street and Market Street provides additional flexibility, while the rear of the building offers opportunities for signage or a mural.

Positioned directly across from Cabarrus Courthouse Plaza and the Cabarrus Arts Council, surrounded by the continued residential and commercial growth of Downtown Concord, 56 Union offers the scale, infrastructure, and character to create a destination **shop, restaurant, or recreation-oriented business**.

PROPERTY HIGHLIGHTS

- ±5,000 SF main-level commercial space
- Ideal for Retail | Recreation | Dining
- ±700 SF mezzanine at no additional rent
- Additional basement storage at no additional rent
- Outdoor seating area available at no additional rent
- Fully sprinklered
- Existing sewer capacity to support a range of potential food and beverage uses
- Approved plans already in place and readily adaptable for a new concept, helping accelerate design and buildout
- Historic character including original hardwood floors and exposed brick
- Previous upfit was well underway, providing a substantial head start for the next tenant

ACCESSIBILITY



TRANSIT

Corban Ave & Church St	449 ft
Corban Ave & Georgia St	0.3 mi
Crowell Dr & Cabarrus Ave	0.4 mi



AIRPORTS

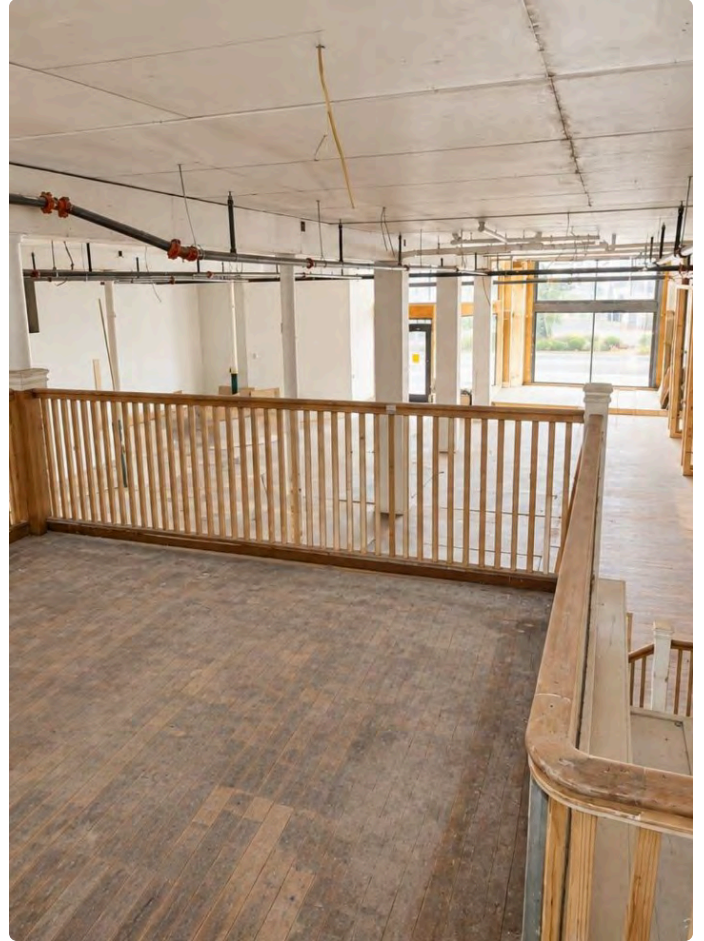
Charlotte Douglas International Airport	24.9 mi
Charlotte-Monroe Executive Airport	27.0 mi
Concord-Padgett Regional Airport	7.8 mi



HIGHWAYS

Concord Parkway North (US Hwy 29)	1.7 mi
NC Hwy 73	2.0 mi
I-85	4.0 mi

Photo Gallery



Space Available

56 Union St South

\$21.00 SF/Yr

SF AVAILABLE

5,000 SF

TERM

5 plus years

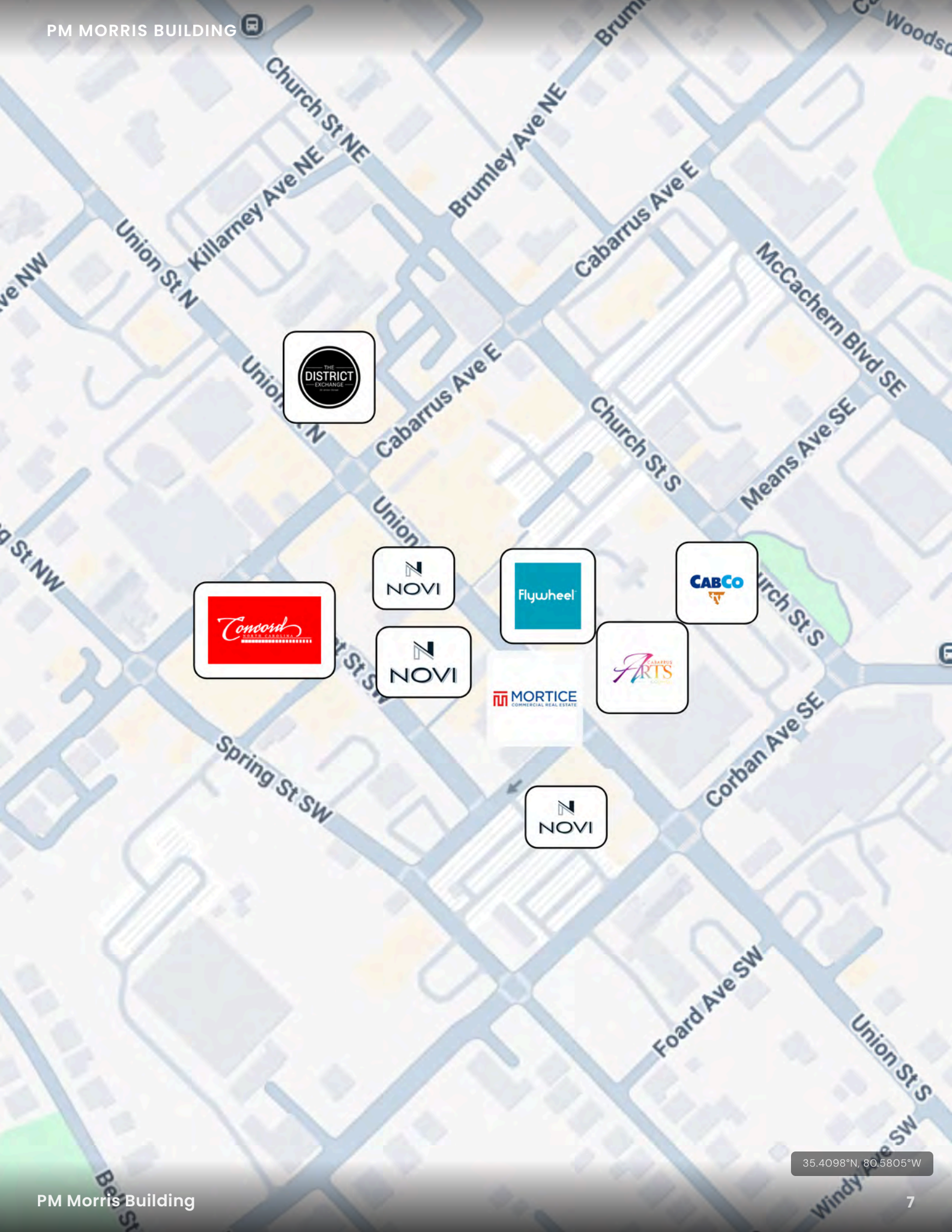
TYPE

NNN

USE

Retail | Recreation | Dining

Can be finished as a sports bar or restaurant, or easily pivoted to a retail or recreation-oriented concept.



35.4098°N, 80.5805°W

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	11,389
Median HH Income	\$60,390
Households	4,321

3-MILE RADIUS

Population	43,307
Median HH Income	\$68,792
Households	17,134

5-MILE RADIUS

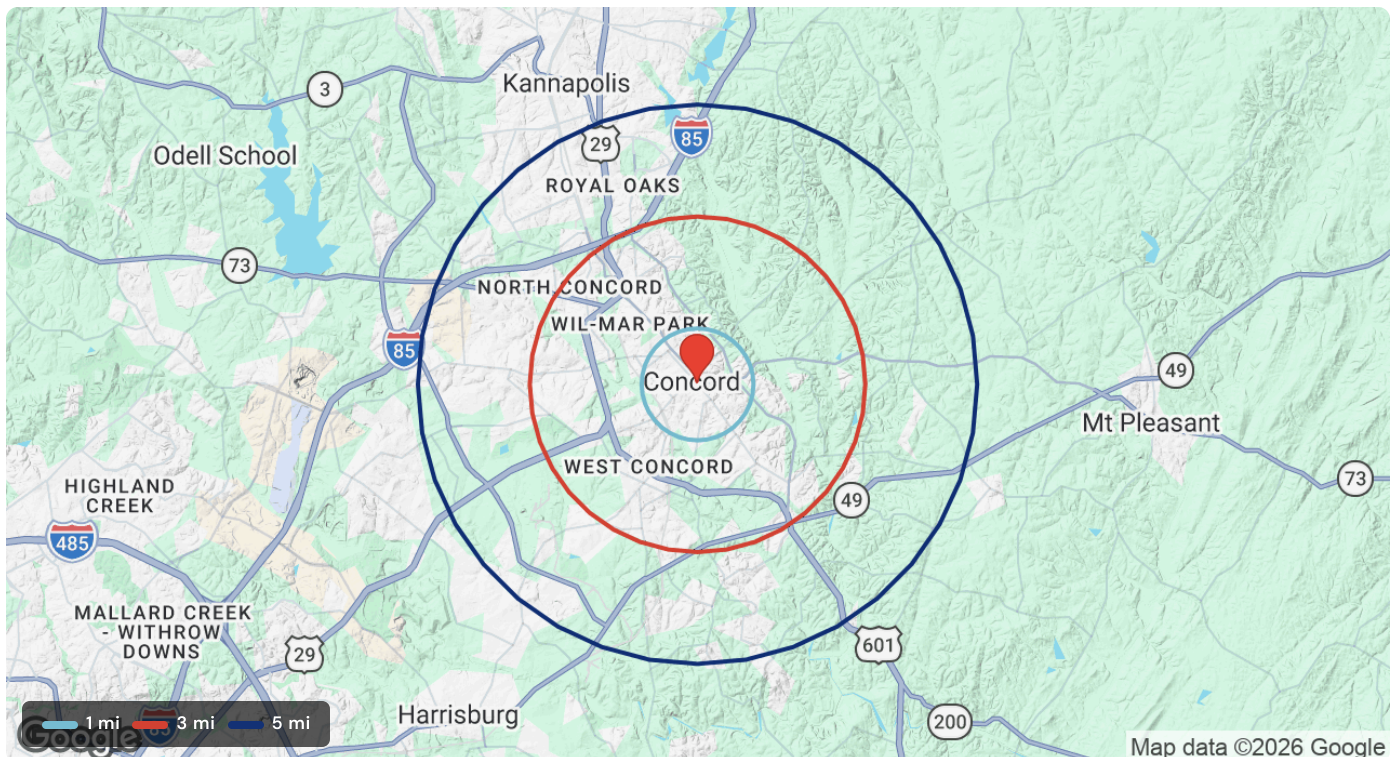
Population	96,694
Median HH Income	\$75,622
Households	37,424

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	\$100,679





PRESENTED BY

PM Morris Building

56 Union St South, 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.