

# 1940 KANNAPOLIS HWY

CONCORD, NC 28027

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Available SF:

Lease Rate:

Currently Occupied |  
Inquire if Interested

## PROPERTY OVERVIEW

Check out this exciting leasing opportunity at 1940 KANNAPOLIS HWY, located in the heart of Concord, NC. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Concord. Reach out to our team for further information and arrange a showing.

Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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COMMERCIAL PROPERTY

209 Powell Place  
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ADDITIONAL PHOTOS



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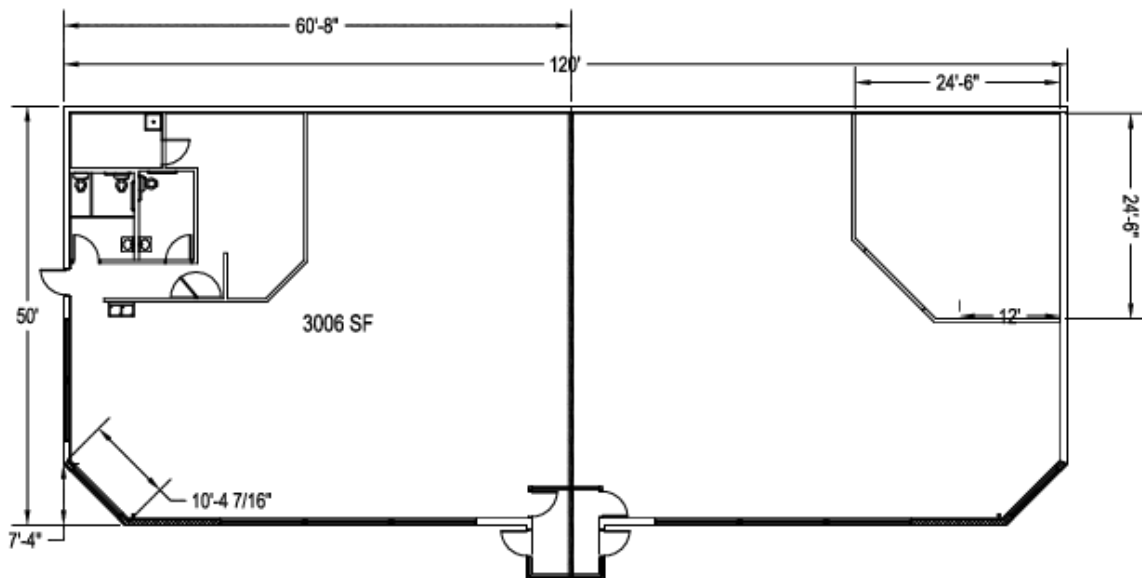
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## FLOOR PLANS



#467 Concord, NC

Proposed Floor Plan

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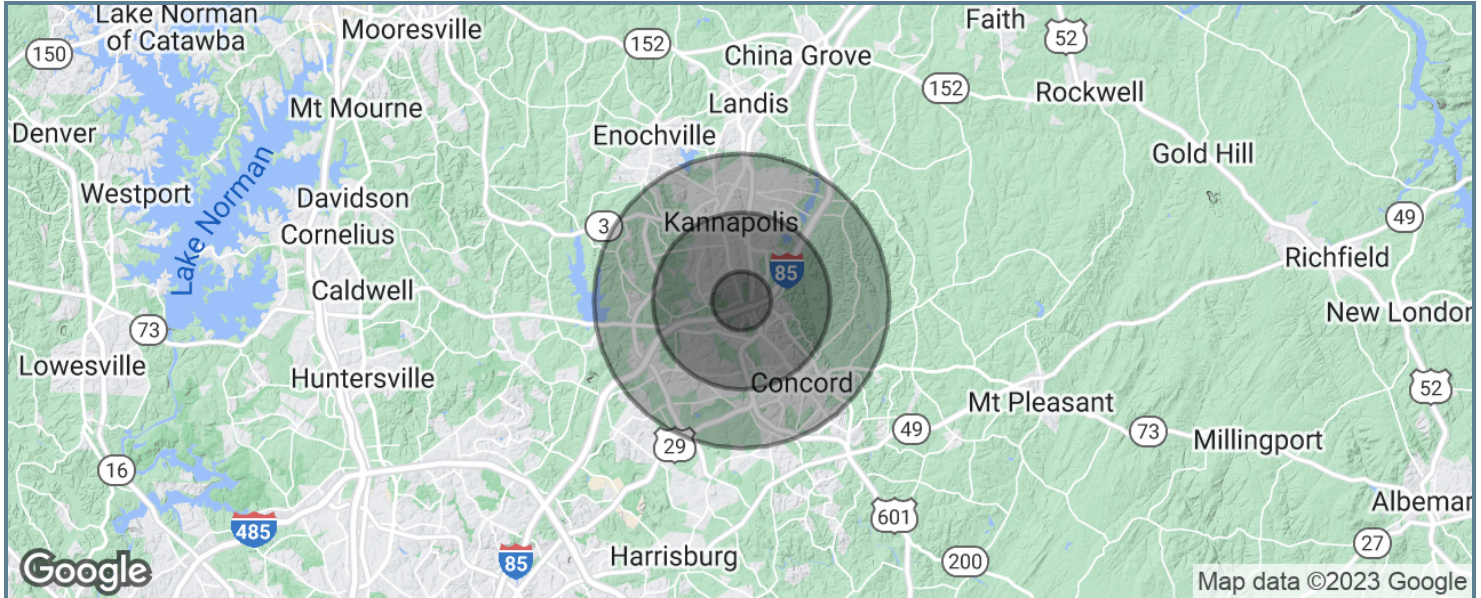
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,589	42,770	92,122
Median age	33.1	35.4	35.9
Median age (Male)	30.7	33.3	33.9
Median age (Female)	34.3	37.1	37.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,441	17,334	36,051
# of persons per HH	2.3	2.5	2.6
Average HH income	\$49,719	\$54,982	\$57,258
Average house value	\$169,630	\$191,224	\$203,797

\* Demographic data derived from 2020 ACS - US Census

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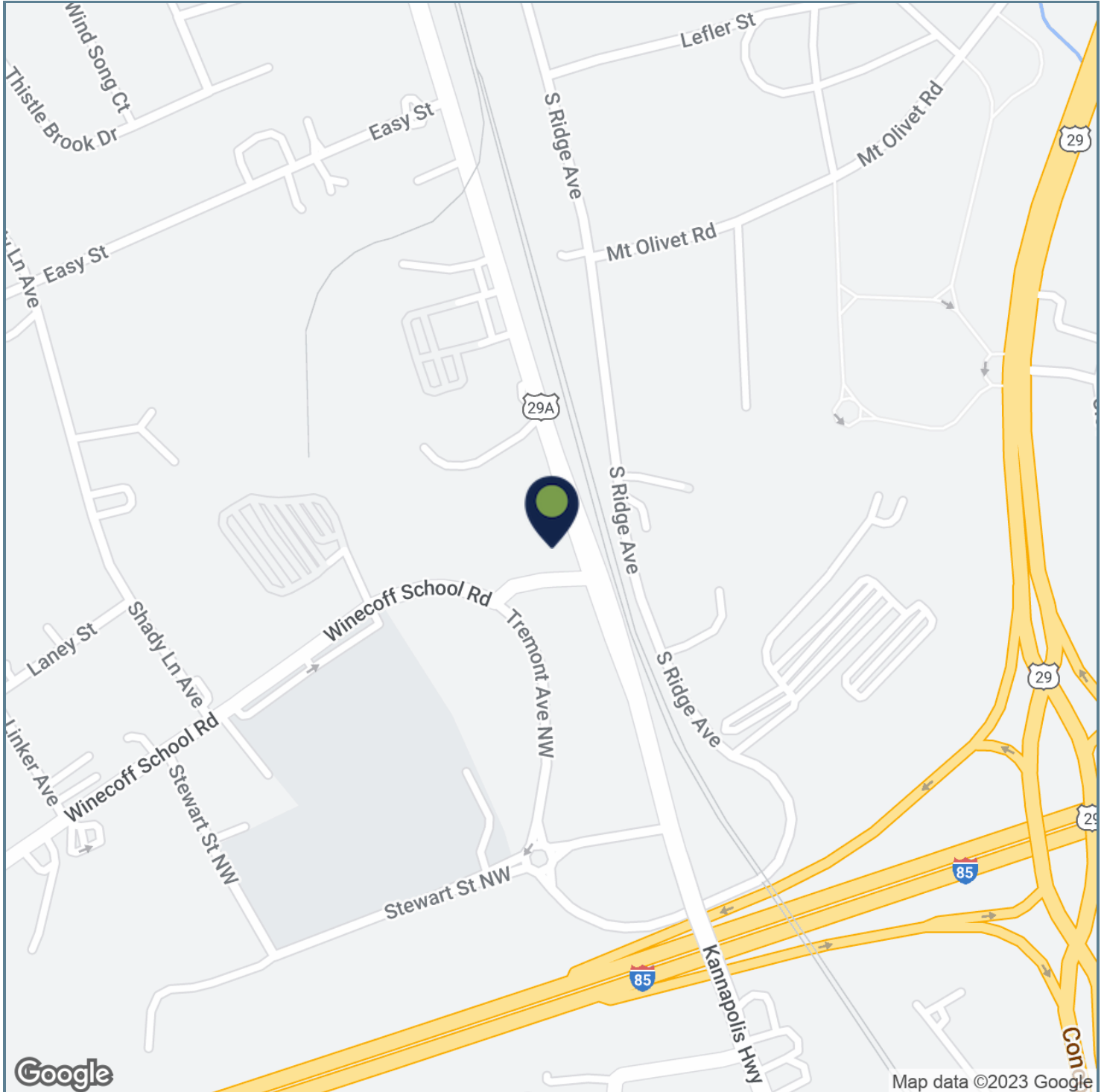
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LOCATION MAPS



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