

6001 Gateway Center Drive

Great Location w/frontage on Hwy 73 at
Kannapolis Pkwy just North of Afton Ridge
Highly Visible/20,000 VPD



Retail & Office Space for LEASE

Location, location, location... This property is ideally located in the dynamic and fast growing NW Cabarrus neighborhoods with multi-million dollar properties and tremendous planned growth. This area is lacking many services including financial institutions, lawyers, dentists, chiropractors, insurance agents, retail sales and food industries. We have a great end cap that is ideal for coffee and sandwich shop with outdoor bistro style seating. All retail space fronts Hwy 73 and has great visibility and ample parking.

Several Keyman office
spaces also available

starting at
\$595/month.



Available Space:

Retail Bays: 1131, 1263, 1294 & 1294 w/
outdoor patio seating area.

Leasing Price: \$18 to \$20/sq ft Mod Gross

Keyman Offices: From \$595 to \$995/mo. in-
cludes dedicated phone, utilities, copier & fax
and use of conference room.

Zoning: C-2 Commercial

Best Use: Commercial Retail, Business or Office

County: Cabarrus **City:** Concord

Utilities: Water, Sewer, Electric, Gas, Phone and
Cable Onsite

Directions: I-85N to Exit 53, West on Kannapo-
lis Parkway, Right on Hwy 73, Bldg on Left.

Contact: **Ed McAfee**
Vice President and Broker
Member Charlotte Region
Commercial Board of Realtors

37 Union Street South
Concord, NC 28025

704.796.7460

ed@locusrealestateadvisors.com

www.locusrealestateadvisors.com



Gold Plaza

Concord, NC



RETAIL SPACE



GOLD PLAZA

Flexible Rates & Terms

- Over 60% pre-leased. Owner occupied. Excellent location at the intersection of Hwy 73 and Kannapolis Parkway.
- 4 bays ranging in size from 1131 to 1294 square feet. Can be combined.
- Excellent tenant signage and visibility.

Demographics

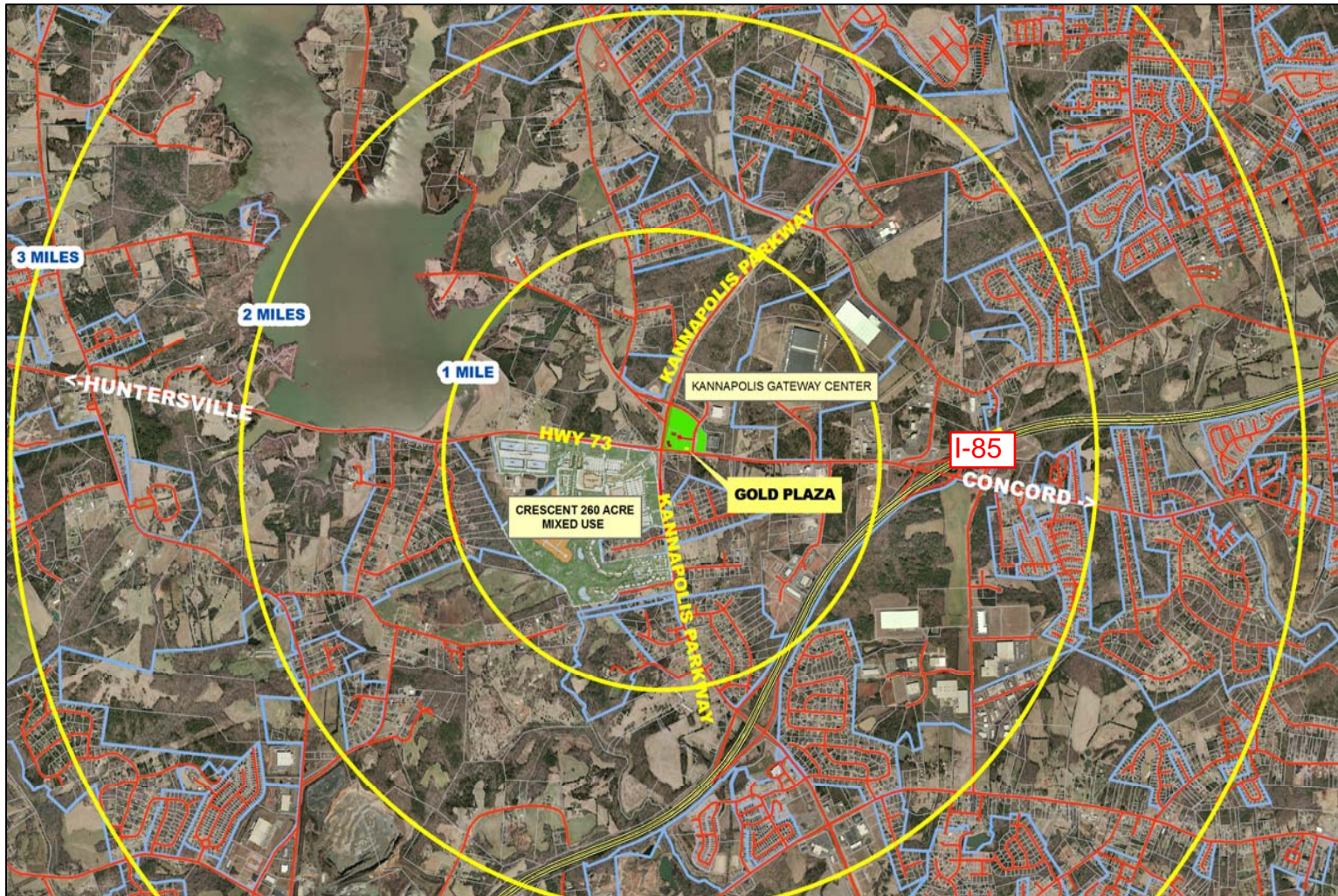
- One of the Highest Growth Areas in Cabarrus County.
- 19,164 VPD on Hwy 73 and 16,815 VPD on Kannapolis Parkway.
- Over 6,000 Trade Area Residents.
- Explosive growth area.

	1 Mile	2 Miles	3 Miles
Households*	1,656	4,684	6,938
Median HH* Income	\$63,976	\$62,604	\$50,877
'07—'12 Growth*	13.77%	12.94%	12.37%



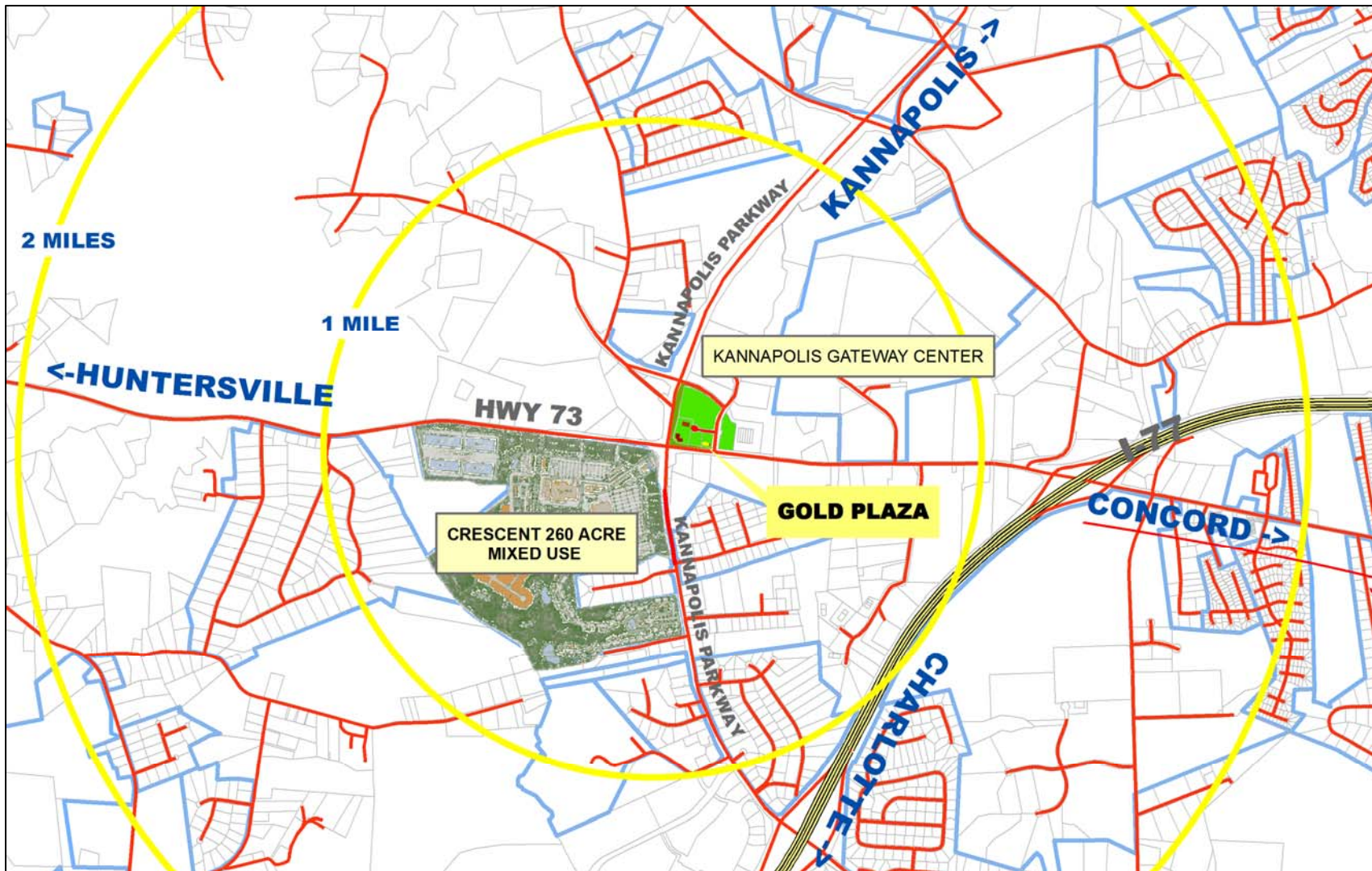
*2007 Estimates by Claritas

Location Counts



- Excellent Location At the Intersection of Hwy 73 and Kannapolis Parkway
- Over 4,900 Square Feet of Quality Retail Shoppes Available.
- Full Service Key Man Offices

A Cross Roads For Residential Growth



Excellent Residential Growth

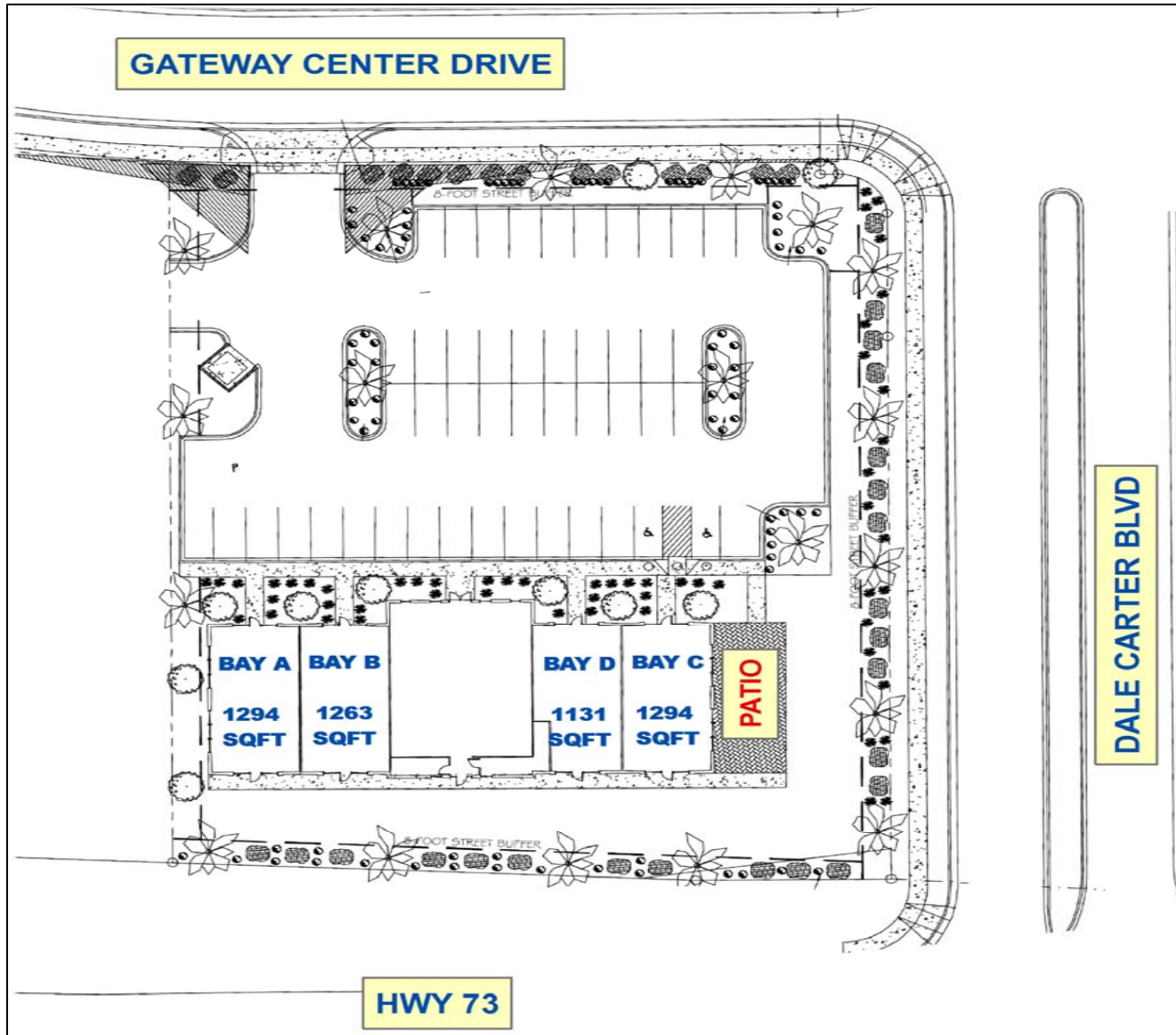
Description	1.00 - 2.00 miles		2.00 - 3.00 miles		3.00 - 4.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
Households						
2012 Projection	1,884		5,290		7,796	
2007 Estimate	1,656		4,684		6,938	
2000 Census	1,325		3,786		5,707	
1990 Census	946		2,162		3,858	
Growth 2007 - 2012	13.77%		12.94%		12.37%	
Growth 2000 - 2007	24.98%		23.72%		21.57%	
Growth 1990 - 2000	40.06%		75.12%		47.93%	
2007 Est. Households by Household Income	1,656		4,684		6,938	
Income Less than \$15,000	86	5.19	334	7.13	667	9.61
Income \$15,000 - \$24,999	107	6.46	316	6.75	702	10.12
Income \$25,000 - \$34,999	151	9.12	458	9.78	833	12.01
Income \$35,000 - \$49,999	253	15.28	688	14.69	1,216	17.53
Income \$50,000 - \$74,999	414	25.00	1,085	23.16	1,467	21.14
Income \$75,000 - \$99,999	285	17.21	692	14.77	861	12.41
Income \$100,000 - \$149,999	249	15.04	720	15.37	818	11.79
Income \$150,000 - \$249,999	102	6.16	319	6.81	315	4.54
Income \$250,000 - \$499,999	8	0.48	59	1.26	48	0.69
Income \$500,000 or more	2	0.12	15	0.32	11	0.16
2007 Est. Average Household Income	\$73,936		\$76,628		\$64,171	
2007 Est. Median Household Income	\$63,976		\$62,604		\$50,877	
2007 Est. Per Capita Income	\$28,123		\$27,629		\$24,940	
2007 Est. Households by Household Type	1,656		4,684		6,938	
Family Households	1,290	77.90	3,684	78.65	4,971	71.65
Nonfamily Households	366	22.10	1,000	21.35	1,967	28.35
2007 Est. Group Quarters Population	18		88		182	

High Income

Description	1.00 - 2.00 miles		2.00 - 3.00 miles		3.00 - 4.00 miles	
	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
2007 Est. Households by Household Size*	1,656		4,684		6,938	
1-person household	311	18.78	795	16.97	1,610	23.21
2-person household	575	34.72	1,572	33.56	2,391	34.46
3-person household	352	21.26	942	20.11	1,272	18.33
4-person household	294	17.75	923	19.71	1,106	15.94
5-person household	89	5.37	318	6.79	392	5.65
6-person household	28	1.69	90	1.92	110	1.59
7 or more person household	6	0.36	44	0.94	58	0.84
2007 Est. Average Household Size	2.63		2.76		2.55	
2007 Est. Household Type, Presence Own Children*	1,656		4,684		6,938	
Single Male Householder	158	9.54	383	8.18	726	10.46
Single Female Householder	153	9.24	411	8.77	883	12.73
Married-Couple Family, own children	538	32.49	1,645	35.12	1,931	27.83
Married-Couple Family, no own children	598	36.11	1,504	32.11	2,121	30.57
Male Householder, own children	32	1.93	85	1.81	135	1.95
Male Householder, no own children	24	1.45	74	1.58	136	1.96
Female Householder, own children	55	3.32	236	5.04	377	5.43
Female Householder, no own children	44	2.66	140	2.99	271	3.91
Nonfamily, Male Householder	38	2.29	130	2.78	225	3.24
Nonfamily, Female Householder	16	0.97	75	1.60	132	1.90

*In contrast to Claritas Demographic Estimates, "smoothed" data items are Census 2000 tables made consistent with current year estimated and 5 year projected base counts.

Rental Rates That Are More Then Competitive



- 4 Bay Sizes to Range from 1,131 to 1,294 Square Feet.
- Rental Rates Range Between \$21 and \$24, NNN.
- CAM, Taxes, and Insurance Is Estimated to be \$2.75 Per Square Foot.

Quality Construction and Appointments

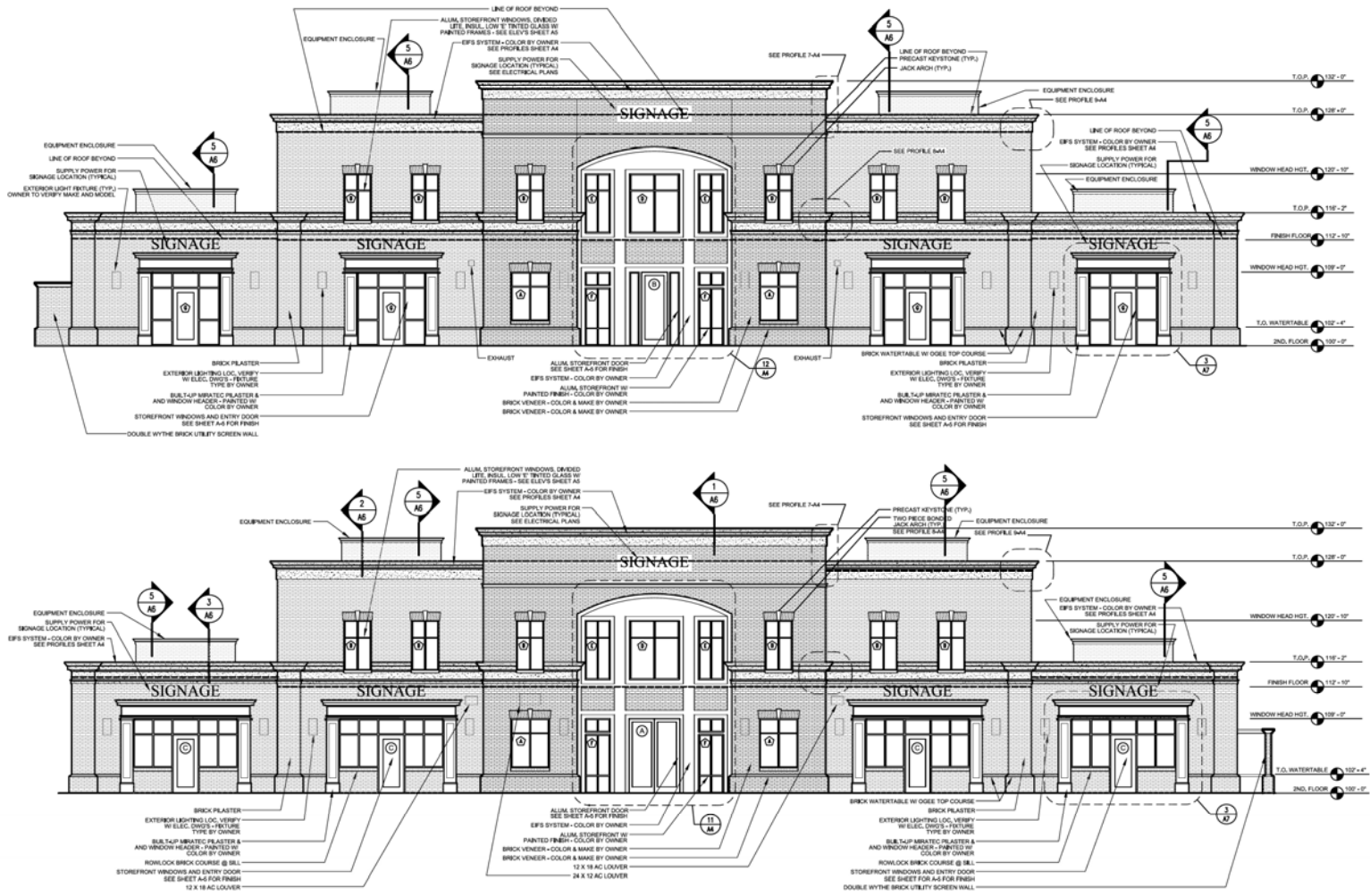


- Excellent Signage – Both sides of Bay.
- CMU Bearing Wall and Structural Steel Framing.

- Classic Stucco Accents.
- Four Sided Brick Veneer.



Quality Construction



Attention To Detail

