

# #1 Tourist Attraction in NC Concord Mills/Speedway Blvd

## FOR LEASE



8,000 sf Retail or Office Flex-Space Available  
Below Market Rates \$20/sf, Key Man Offices \$595/mo.



57 Union Street South  
Concord, NC 28025

704.796.7460 • 704.721.3555 fax

ed@locusrealestateadvisors.com

Offered by: Ed McAfee, 704.796.7460



All information believed to be accurate but must be independently verified and is subject to change without notice.

# Lease Terms



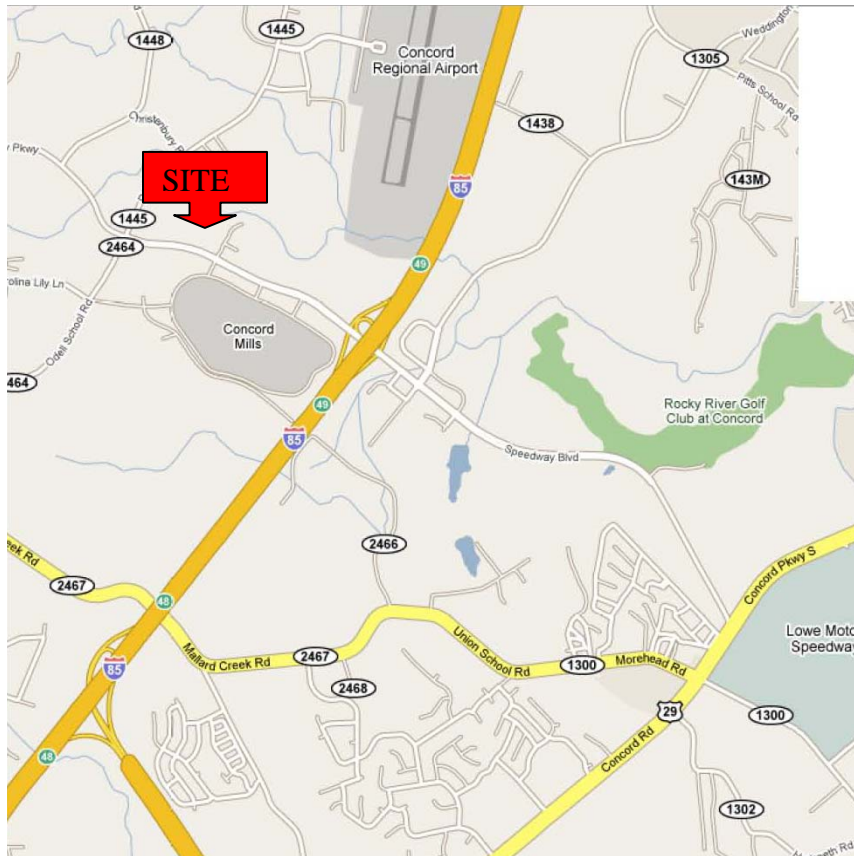
- Below market retail lease rates start @ \$20/sf, Office Space starts @ \$595/mo.
- Flex space from 1,200 sf to 8,000sf Available for Retail/Medical/Office
- Located opposite Concord Mills Mall contiguous with Lowe's & Super Wal-Mart
- 17 million visitors annually visit this area, good visibility and accessibility
- Signalized intersection at Concord Mills Blvd. allows easy ingress/egress
- Tenants will enjoy use of fitness facility, conference room, receptionist, internet with WIFI and VOIP phone service
- Long term qualified tenants desired for discounted lease rates



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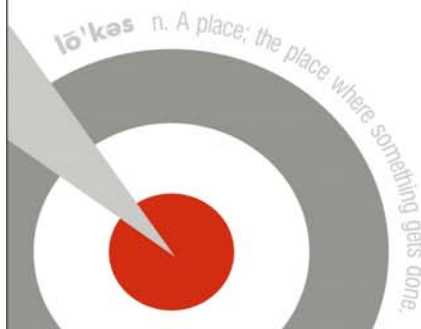


## Dynamic Signature Site

- 17 million visitors makes Concord Mills Mall the #1 tourist attraction in North Carolina
- Lowes Motor Speedway, Dirt Track and Drag strip provide intense traffic and tourism throughout the year
- Great Wolf Lodge has an indoor water park and will draw additional tourism to the area
- Rocky River Golf Club is a challenging public course
- Charlotte Metro's largest Regional Airport is in the back yard
- High \$ Rooftops at Christenbury & Highland Creek are nearby
- I-85 carries 91,000+ vehicles per day
- Site is situated between Lowes Home Improvement and Wal-Mart Superstore

Directions from Charlotte:

North on I-85 to Exit 49, Bruton Smith Blvd. Turn left, go East ½ mile, turn right at light onto Thunder Road and immediate left on Pit Stop Court, site is at the end on right.



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**SITE**



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