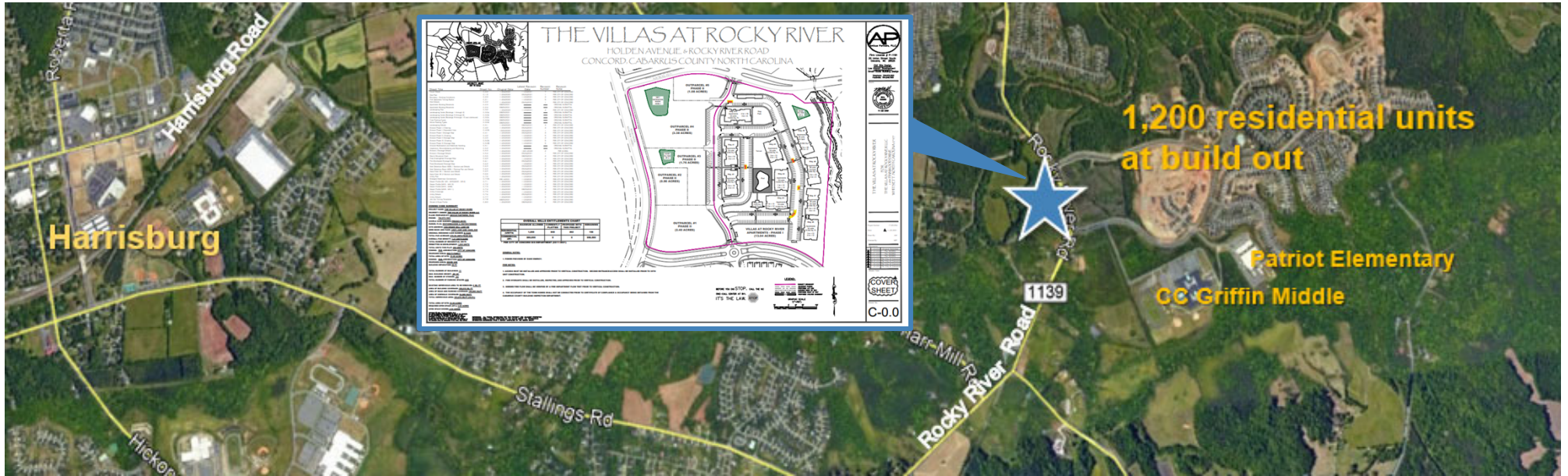
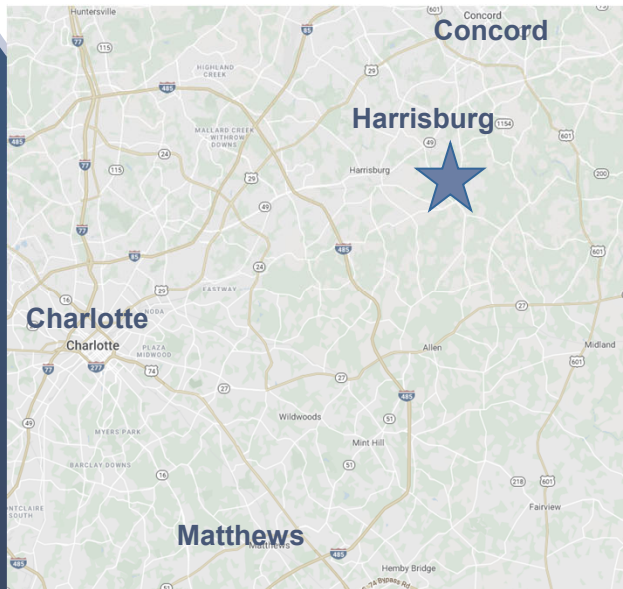


Commercial Land Outparcels Available

The Mills at Rocky River Road, Concord | Cabarrus County, NC



1,200 residential units at build out



Commercial Outparcels and Land for Sale, Lease, or Build to Suit
Available for office, retail and daycare uses adjacent to The Mills residential development, Rocky River Road in Concord, NC.

Property Highlights

- PUD Zoning supports a variety of commercial uses
- Strong residential growth
- Less than a 12- minute drive to I-485 and Harrisburg
- Excellent location for daycare, medical office, brewery, restaurants

KATHRYN L. GARNER, BROKER
8336 Lake Providence, Matthews, NC 28104
704-847-4035 office | 704-576-5184 mobile
kathy@kathygarner.com

KGL KATHRYN L. GARNER
www.kathygarner.com

Property Details

Property Address:	Rocky River Road, Concord Cabarrus County, NC 28025
Outparcels:	1+ Acre Parcels
Price:	Call for Pricing
Cross Streets:	Drake Mill Lane, SW and Holden Ave, SW
Lease Space:	From 1,000 SF
Market:	Charlotte
Submarket:	Concord
Corner Lot:	Yes
Tax Parcels:	5527 5338 830000, 5527 5218 310000, 5527 5157 990000, 5527 4323 160000
Utilities:	Water, Sewer, Electrical, Natural Gas
Ingress/Egress:	Drake Mill Lane and Holden Avenue
Best Use:	Office, Retail, Daycare, Medical Office
Zoning	PUD; Planned Unit Development District

Demographic & Income Summary (2022)

Drive Times:	5 Minutes	10 Minutes
Avg HH Income	\$131,150	\$117,709
Population	8,229	47,585
Households	2,496	15,869

Tapestry Segments



Workday Drive
6,490 households

40.9%
of Households



Up and Coming Families
2,239 households

14.1%
of Households

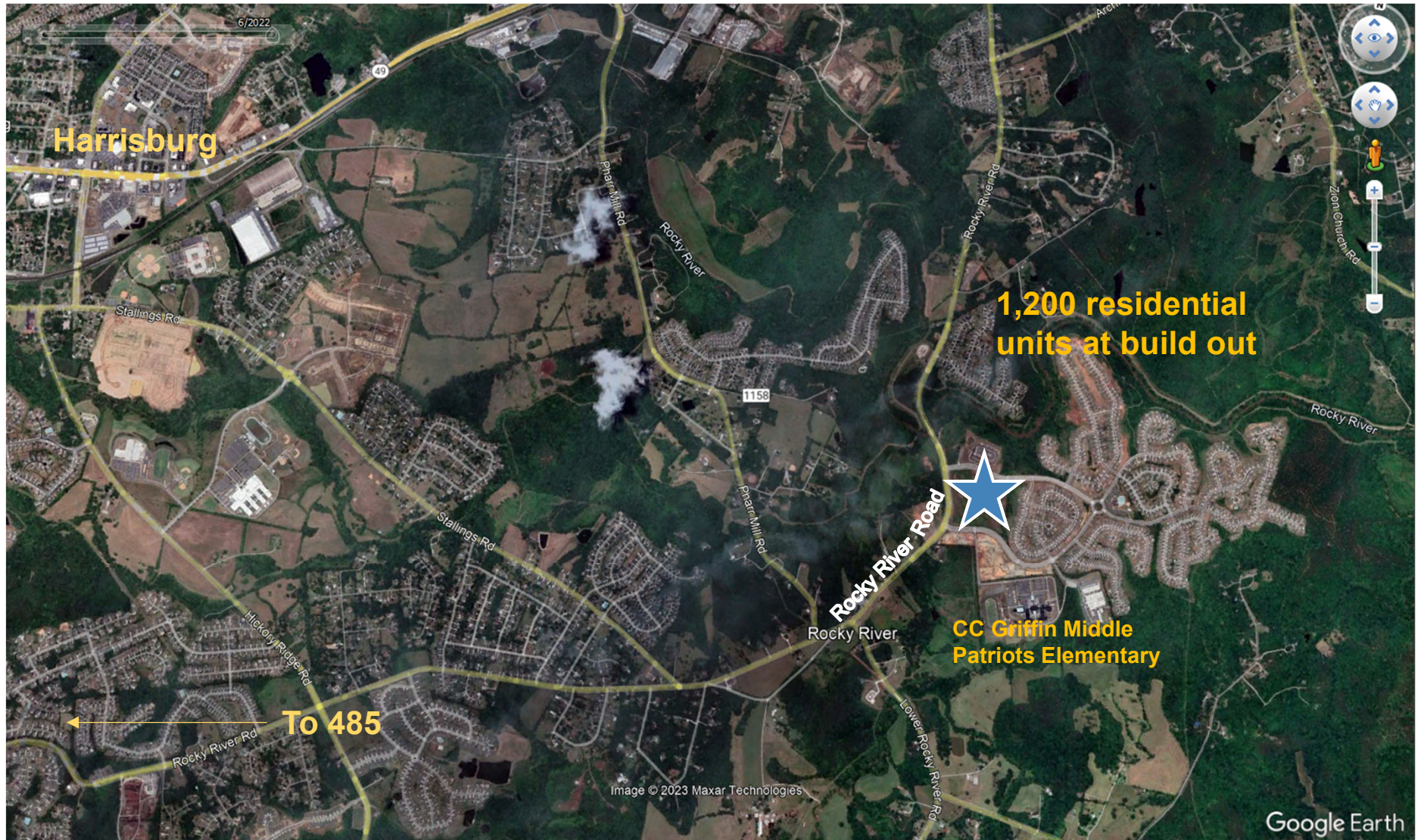


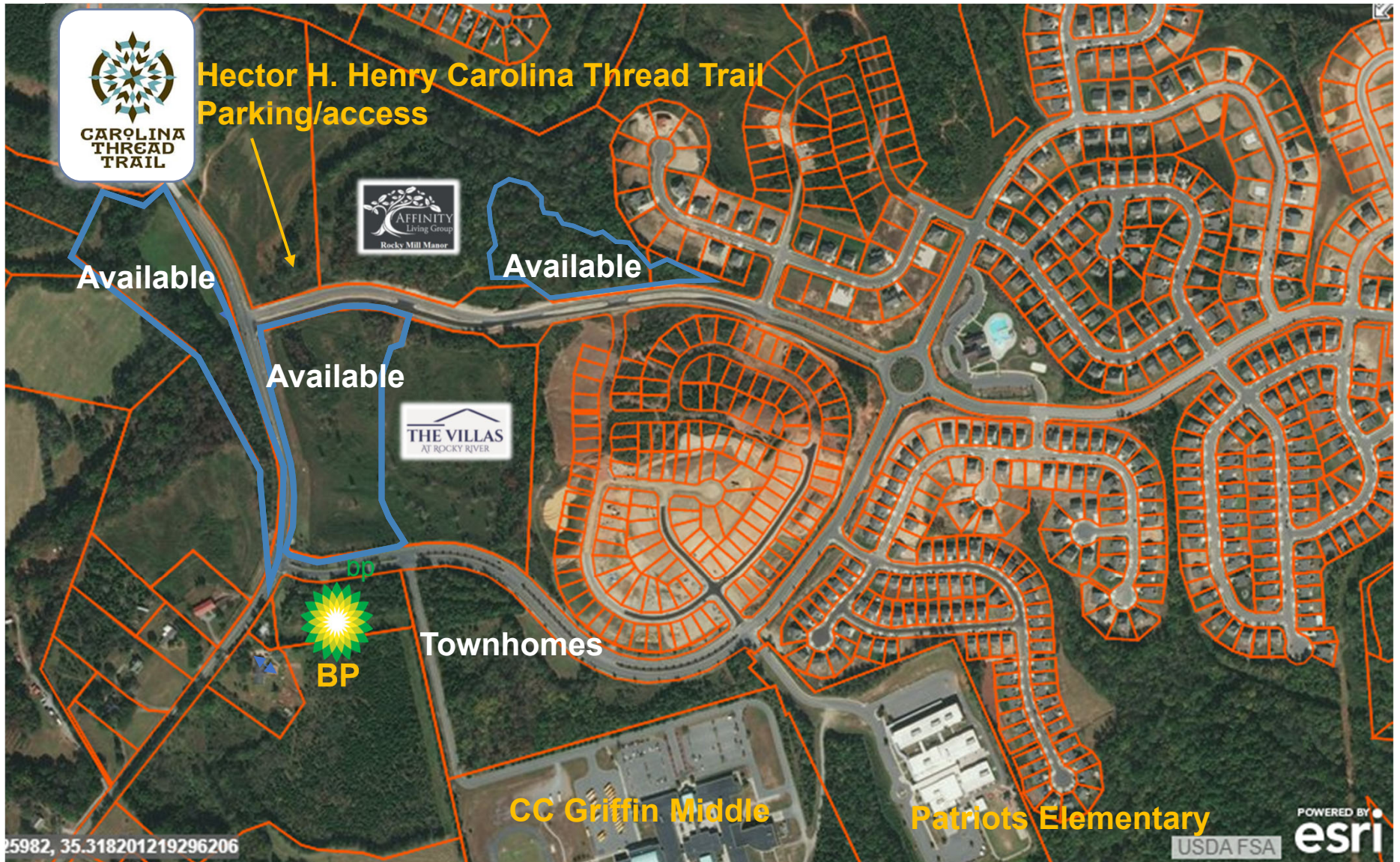
Professional Pride
2,125 households

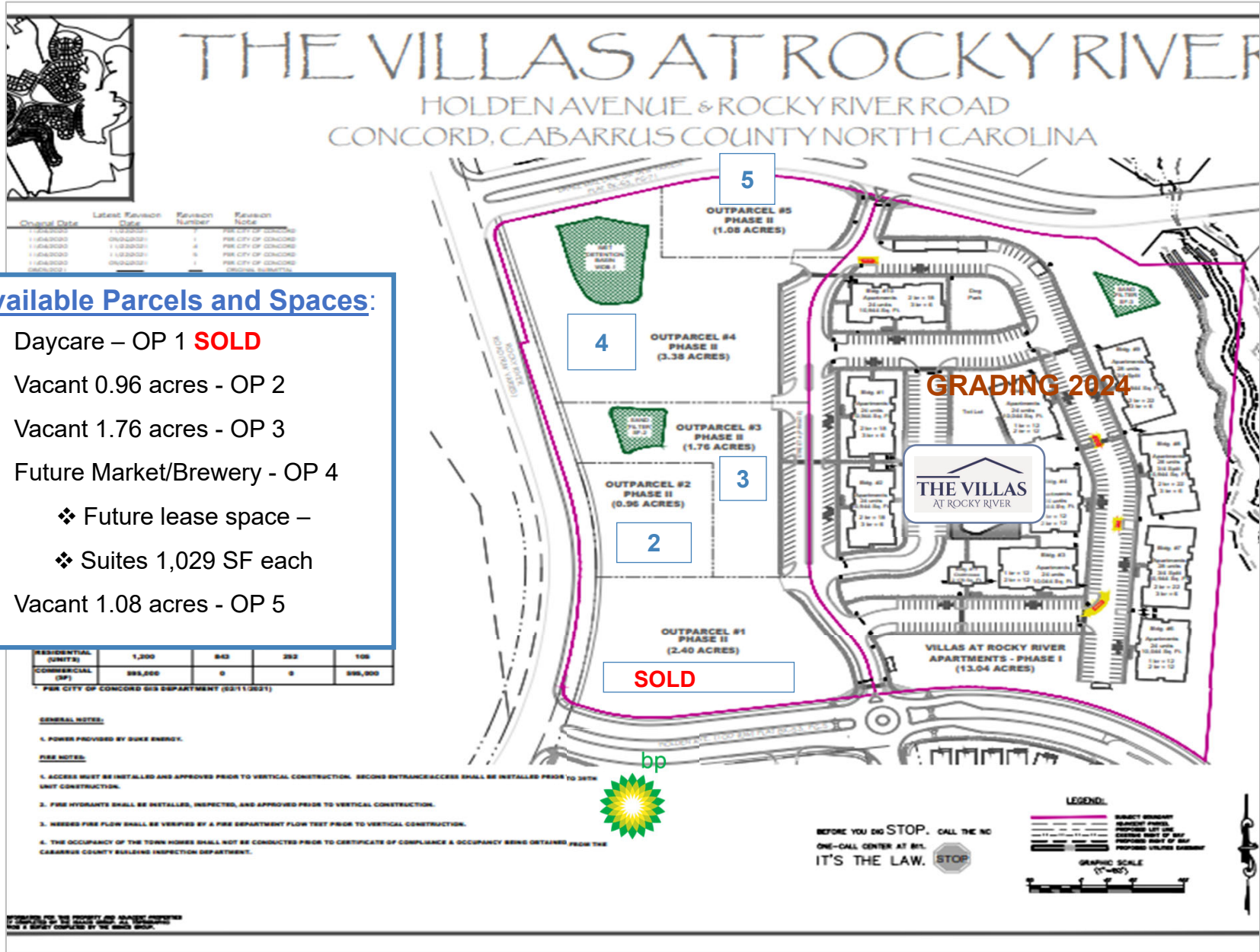
13.4%
of Households



* Demographic Source: Site to Do Business Online/ESRI (stdbonline.esri.com) 2022







- Available Parcels and Spaces:**
- Daycare – OP 1 **SOLD**
 - Vacant 0.96 acres - OP 2
 - Vacant 1.76 acres - OP 3
 - Future Market/Brewery - OP 4
 - ❖ Future lease space –
 - ❖ Suites 1,029 SF each
 - Vacant 1.08 acres - OP 5

RESIDENTIAL (SUNITS)	1,200	842	282	108
COMMERCIAL (SF)	389,000	0	0	389,000

PER CITY OF CONCORD GIS DEPARTMENT (03/11/2021)

GENERAL NOTES:

1. POWER PROVIDED BY DUKE ENERGY.
- FIRE NOTES:**
1. ACCESS MUST BE INSTALLED AND APPROVED PRIOR TO VERTICAL CONSTRUCTION. SECOND ENTRANCE ACCESS SHALL BE INSTALLED PRIOR TO 30TH UNIT CONSTRUCTION.
2. FIRE HYDRANTS SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO VERTICAL CONSTRUCTION.
3. MINIMUM FIRE FLOW SHALL BE VERIFIED BY A FIRE DEPARTMENT FLOW TEST PRIOR TO VERTICAL CONSTRUCTION.
4. THE OCCUPANCY OF THE TOWN HOMES SHALL NOT BE CONDUCTED PRIOR TO CERTIFICATE OF COMPLIANCE & OCCUPANCY BEING OBTAINED FROM THE CABARRUS COUNTY BUILDING INSPECTION DEPARTMENT.

REVISIONS AND THE PROPERTY AND SHOWN HEREON ARE SUBJECT TO THE RECORDS AND THE CITY OF CONCORD GIS DEPARTMENT. THIS IS A SUMMARY COMPILY BY THE GIS DEPT.

Tapestry Segmentation classifies neighborhoods into 67 unique segments based not only on demographics but also socioeconomic characteristics. It describes US neighborhoods in easy-to-visualize terms, ranging from Soccer Moms to Heartland Communities.

10-minute drive-time Target Market Summary

TARGET MARKET SUMMARY

The Mills Commercial
Drive time of 10 minutes

KEY FACTS

47,585
Population

37.8
Median Age

3.0
Average Household Size

\$89,552
Median Household Income

This infographic contains data provided by Esri, Esri-U.S. BLS, Esri-MRI-Simmons. The vintage of the data is 2022, 2027.
© 2023 Esri

AGE PYRAMID

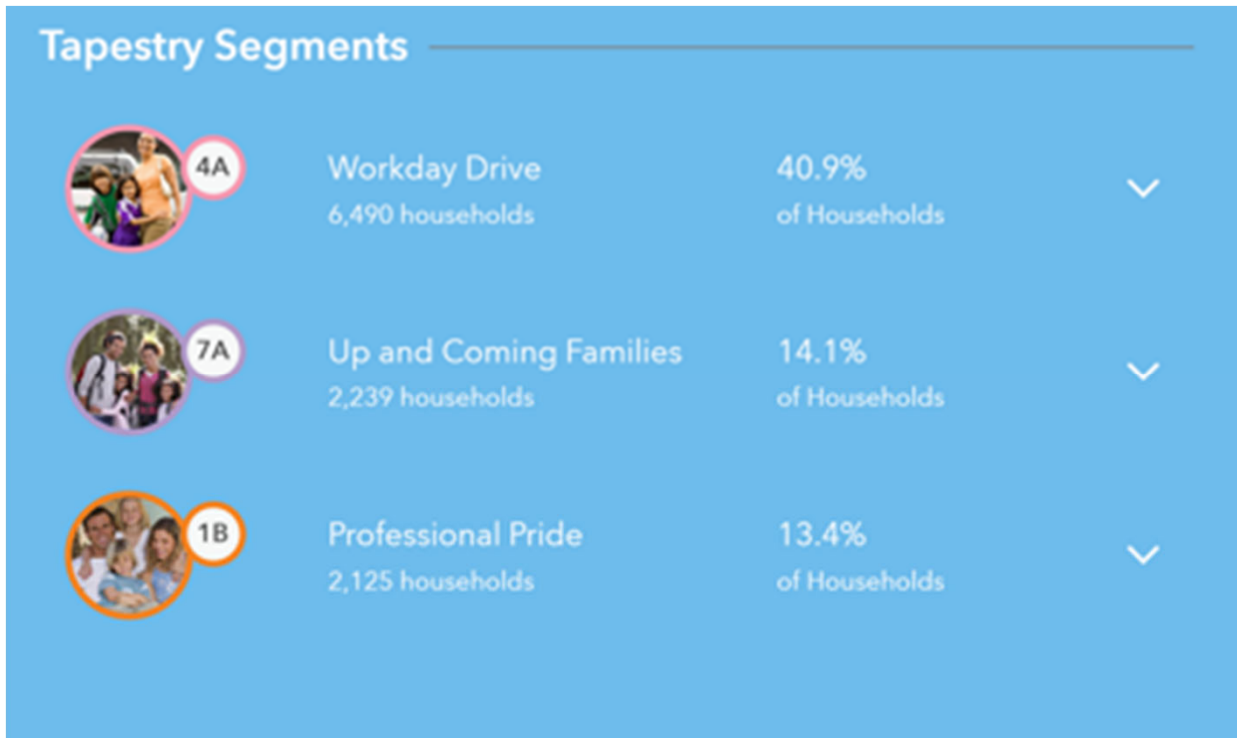
The largest group: 2022 Females Age 40-44
The smallest group: 2022 Males Age 85+

ANNUAL LIFESTYLE SPENDING

\$3,312 Travel	\$101 Theatre/Operas/Concerts
\$121 Movies/Museums/ Parks	\$89 Sports Events
\$8 Online Games	\$141 Audio

Tapestry Segments

4A	Workday Drive 6,490 households	40.9% of Households	▼
7A	Up and Coming Families 2,239 households	14.1% of Households	▼
1B	Professional Pride 2,125 households	13.4% of Households	▼



Workday Drive (40.9%) is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Up and Coming Families (14.1%) is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. As one of the fastest-growing markets in the country, these ambitious, and hard working to get ahead, they’re willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families young.

Professional Pride (13.4%) consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school age children. Financially savvy, they invest wisely and benefit from interest and dividend income. These established families have accumulated an average of 1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in-home trends, including finished basements equipped with home gyms and in-home theaters.

Source: Esri.com



The **Carolina Thread Trail** is a regional network of connected greenways, trails and blueways that reaches 15 counties, 2 states and over 2.9 million people.

The newest segment of the **Hector H. Henry II Greenway** [Hector Henry Greenway - Mills at Rocky River Segment](#) ([carolinathreadtrailmap.org](#)) is a natural surface trail that runs about 2.7 miles long and has an easy-to-moderate difficulty for both pedestrians and bikers with a view of the Rocky River. There are seven bridge crossings. There are two neighborhood connections: at **Drake Mill Lane at The Mills at Rocky River** and one at Millstone Circle.

DETAILS TRAIL MAP DIRECTIONS COMMENTS (0) SERVICES

