



Shoppes of Christenbury

Concord, North Carolina

Christenbury Parkway & Cox Mill Road

Shoppes of Christenbury

THE VISION



The Shoppes of Christenbury will be located within minutes of I-85 on the Christenbury Parkway at Cox Mill Road.

This prime location is positioned on the main thoroughfare leading to high-income residential communities and adjacent to Christenbury Village, a new Lowes Foods anchored shopping center.

Featuring two prime sit-down restaurants, Shoppes of Christenbury will cater to the tastes and needs of Concord's high-income residents. The property will bring top-tier dining that will add value and vibrancy to one of North Carolina's most sought-after communities.

The Shoppes of Christenbury has a population of 53,236 with an average household income of \$141,097 within a 3-mile radius. There are close to 2,500 businesses with more than 17,000 employees.

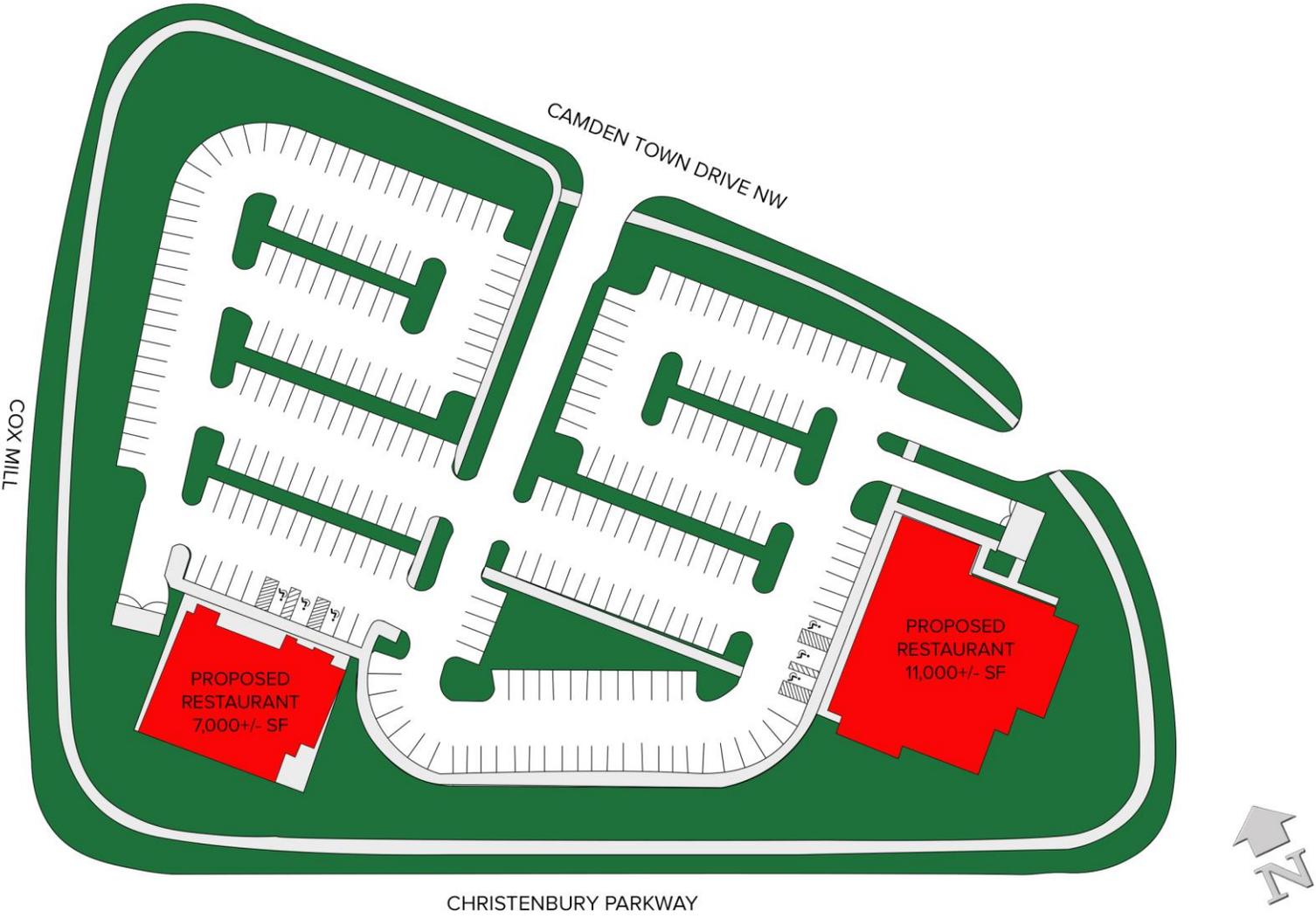
HIGHLIGHTS

- 6,000 SF Sit down restaurant concept
- 10,000 sf of shop space
- 1 acre ground lease pad
- Located a fully signalized intersection



The Shoppes of Christenbury

TRADE AREA



Elevations and site plans are for conceptual purposes and are subject to change.



The Shoppes of Christenbury

DEMOGRAPHICS

Demographics



Population



Avg. Income

1 mile	9,052	\$125,505
3 mile	53,236	\$141,097
5 mile	142,840	\$123,734

TRAFFIC COUNTS



15,973

Christenbury Parkway

6,301

Cox Mill Road

IDEALLY SUITED FOR:



- Casual dining
- Fast food with drive-thru
- National coffee with drive-thru
- Dental, medical, urgent care, etc.

*Estimated 2024. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

PROPERTY HIGHLIGHTS

- Minutes of I-85 on the Christenbury Parkway at Cox Mill Road.
- 6,000 SF signature Site down restaurant concept as anchor
- Fully signalized intersection
- Adjacent to Christenbury village, a new Lowes Foods anchored shopping center
- High-income neighborhood with more than 20,000 households within 3-miles
- One of the fastest growing community in North Carolina and U.S.



The Shoppes of Christenbury

TRADE AREA

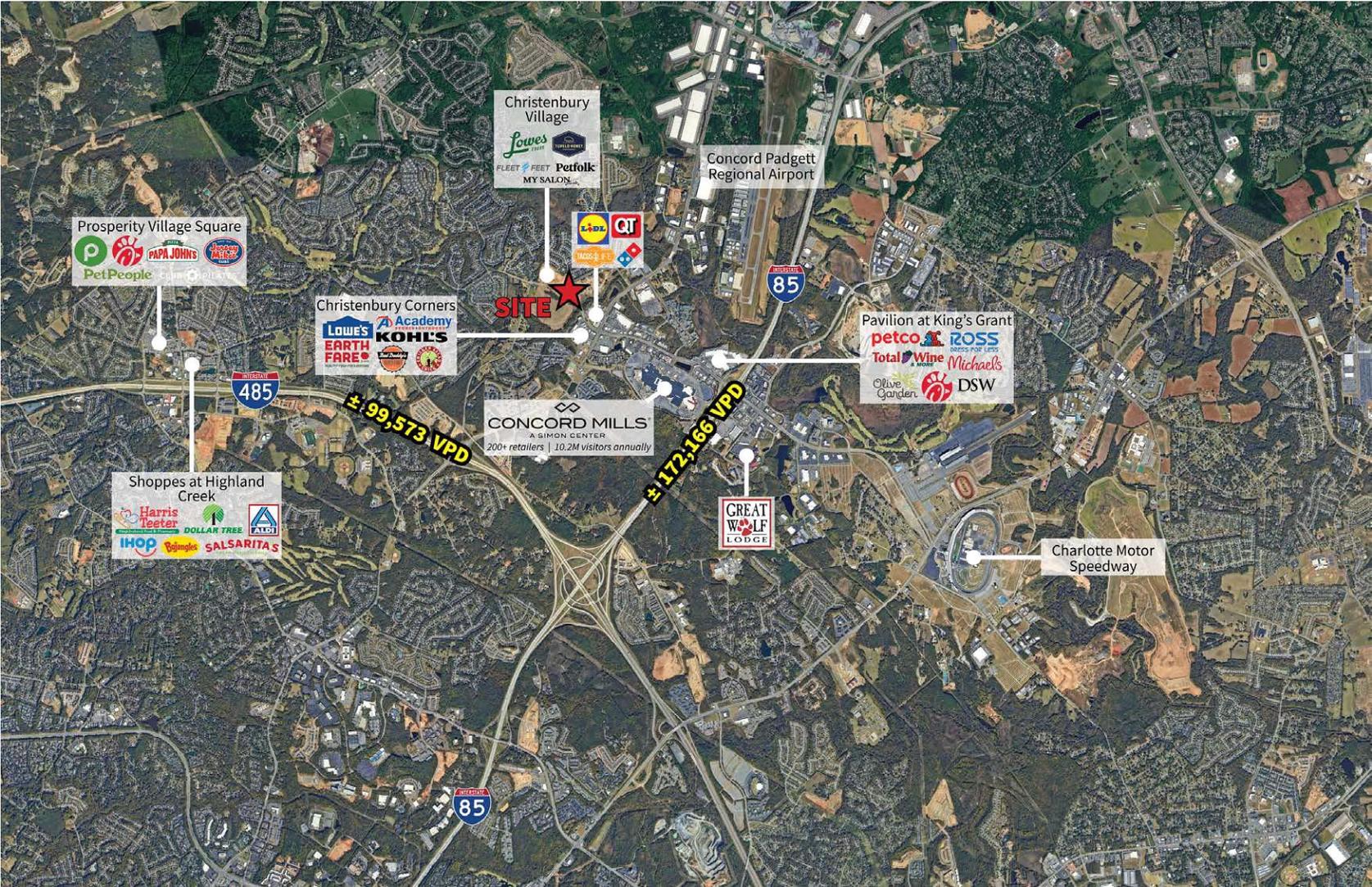


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TRADE AREA





The Shoppes of Christenbury



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Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover Organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

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