



Christenbury Pointe

Concord, North Carolina

Christenbury Parkway & Cox Mill Road



Christenbury Pointe

THE VISION



Christenbury Pointe is 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 and directly across from a new Lowes Foods anchored shopping center.

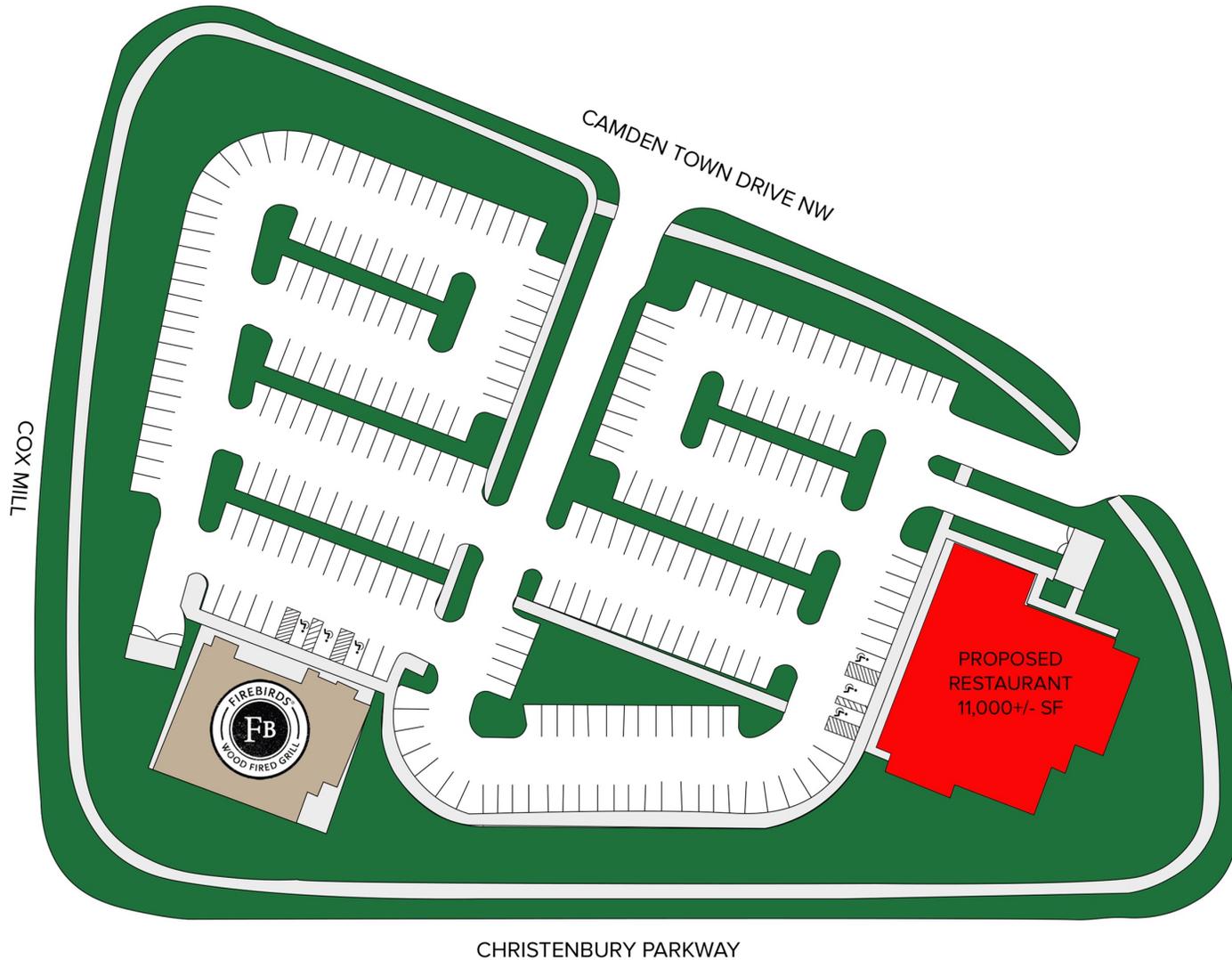
Featuring two prime sit-down restaurants, Christenbury Pointe will cater to the tastes and needs of Concord's high-income residents. The property will bring top-tier dining that will add value and vibrancy to one of North Carolina's most sought-after communities.

Christenbury Pointe 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.





Christenbury Pointe TRADE AREA



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





Christenbury Pointe 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	6,301
Christenbury Parkway	Cox Mill Road

*Estimated 2025. 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 sit-down restaurant concept as an 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.





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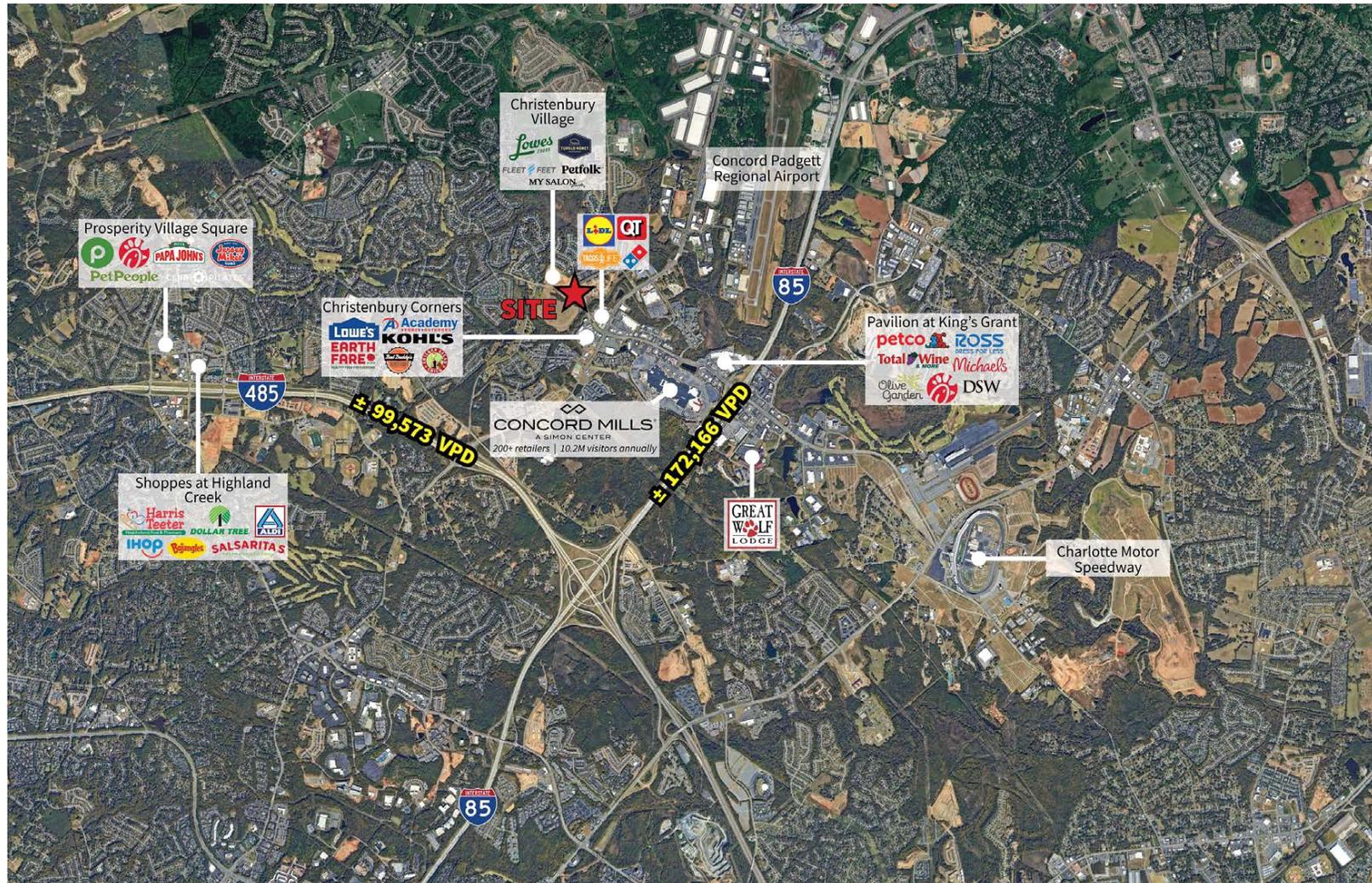


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Christenbury Pointe TRADE AREA





Christenbury Pointe



Development. Leasing. Management.
Since 1957

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.

FOR LEASING INFORMATION CONTACT:

JEFF WILLIAMS
772.631.4400
jwilliams@konoversouth.com