



# POPLAR CROSSING

5303 POPLAR CROSSING | CONCORD, NC 28027

## CONTACT

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**PROPERTY / LEASE INFORMATION**

Space Available: Fully Leased  
 Lease Rate: Please Call  
 Est. TICAM: \$4.25 PSF  
 Zoning: C-2

**PROPERTY DESCRIPTION**

Poplar Crossing is a Food Lion anchored neighborhood shopping center in a rapidly growing submarket of Concord. It is located less than 0.5 mile from the I-85 interchange.

Nearby retailers include: Target, Dick’s Sporting Goods, Petsmart, Party City, Marshalls, and Best Buy.

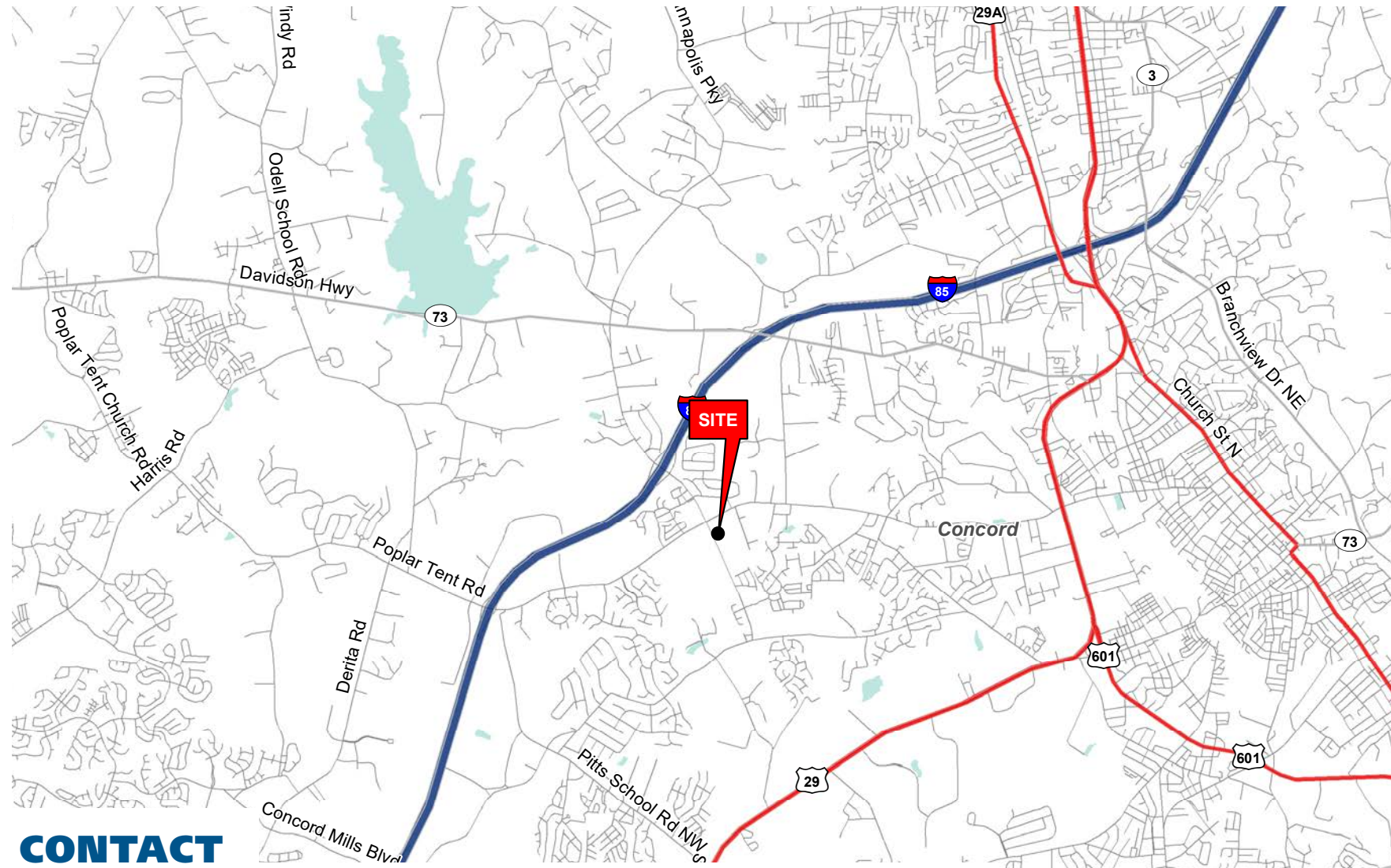
Excellent opportunity for a shipping store, hair salon, tutoring center, physical therapy office, boutique fitness concept, med spa, financial services office, cell store, etc.

**DEMOGRAPHICS (2023)**

	1 MILE	3 MILE	5 MILE
POPULATION	7,860	38,146	109,501
AVERAGE HH INCOME	\$110,563	\$111,289	\$107,922
MEDIAN HH INCOME	\$94,051	\$91,447	\$90,657
BUSINESS ESTABLISHMENTS	318	1,417	4,700
DAYTIME EMPLOYMENT	3,140	13,445	42,792

**2023 TRAFFIC COUNTS (NCDOT)**

13,000 VPD on Poplar Tent Road | 28,500 VPD on George W Liles Pkwy



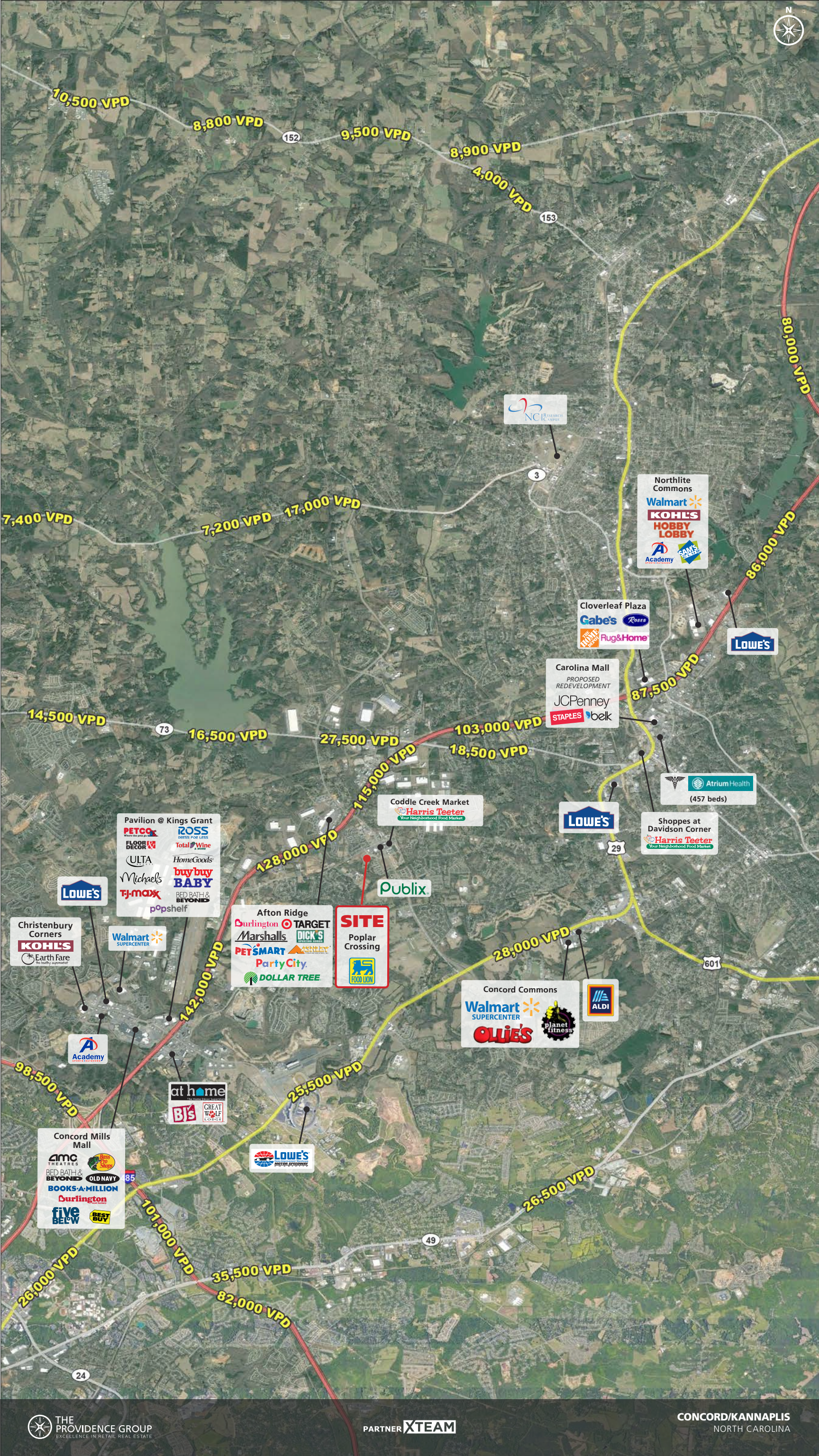
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10,500 VPD

8,800 VPD

9,500 VPD

8,900 VPD

4,000 VPD

80,000 VPD

86,000 VPD

87,500 VPD

103,000 VPD

128,000 VPD

28,000 VPD

142,000 VPD

25,500 VPD

26,500 VPD

26,000 VPD

82,000 VPD

26,000 VPD

35,500 VPD

**Pavilion @ Kings Grant**

- PETCO
- ROSS DRESS FOR LESS
- Decor
- Total Wipe
- ULTA
- HomeGoods
- Michael's
- buybuy BABY
- TJ-MAXX
- BED BATH & BEYOND
- p9pshelf

**Afton Ridge**

- Burlington TARGET
- Marshalls
- DICK'S
- PET SMART
- ASHLEY
- Party City
- DOLLAR TREE

**SITE**

Poplar Crossing

FOOD LION

**Northlite Commons**

- Walmart
- KOHL'S
- HOBBY LOBBY
- Academy
- SAM'S CLUB

**Cloverleaf Plaza**

- Gabe's
- Rover
- Rug & Home

**Carolina Mall**

PROPOSED REDEVELOPMENT

- JCPenney
- STAPLES
- belk

**Atrium Health**

(457 beds)

**Shoppes at Davidson Corner**

- Harris Teeter

Your Neighborhood Food Market

**Christenbury Corners**

- KOHL'S
- Earth Fare

**Walmart SUPERCENTER**

**LOWE'S**

**Publix**

**LOWE'S**

**Concord Commons**

- Walmart SUPERCENTER
- OLIE'S
- Planet Fitness
- ALDI

**at home**

BJ'S

CREAT WOLF LODGE

**Concord Mills Mall**

- AMC THEATRES
- Bed Bath & Beyond
- OLD NAVY
- BOOKS-A-MILLION
- Burlington
- FIVE BELOW
- buybuy BABY

**LOWE'S**