

CHRISTENBURY CORNERS

7 CHRISTENBURY PKWY | CONCORD, NC | 28027



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LOCATION OVERVIEW

High profile specialty grocery space coming available at the heart of the Concord Mills retail corridor. The property is located in one of North Carolina’s largest shopping and tourist areas just 5 minutes from Concord Regional Airport, Concord Mills Mall, Great Wolf Lodge, Concord Convention Center & Charlotte Motor Speedway.

PROPERTY HIGHLIGHTS

- 24,100 square feet available in spring 2025.
- Located in the 129,319 square foot Kohl’s anchored Christenbury Corners Shopping Center
- Shopping Center remains 100% occupied with all first class retailers.
- 45-foot Parapet and 150 feet of Frontage
- 1/4 mile from the 1.3M square foot Concord Mills Mall, one of the state’s busiest.
- Nearby retailers include:



DEMOGRAPHICS (2024)

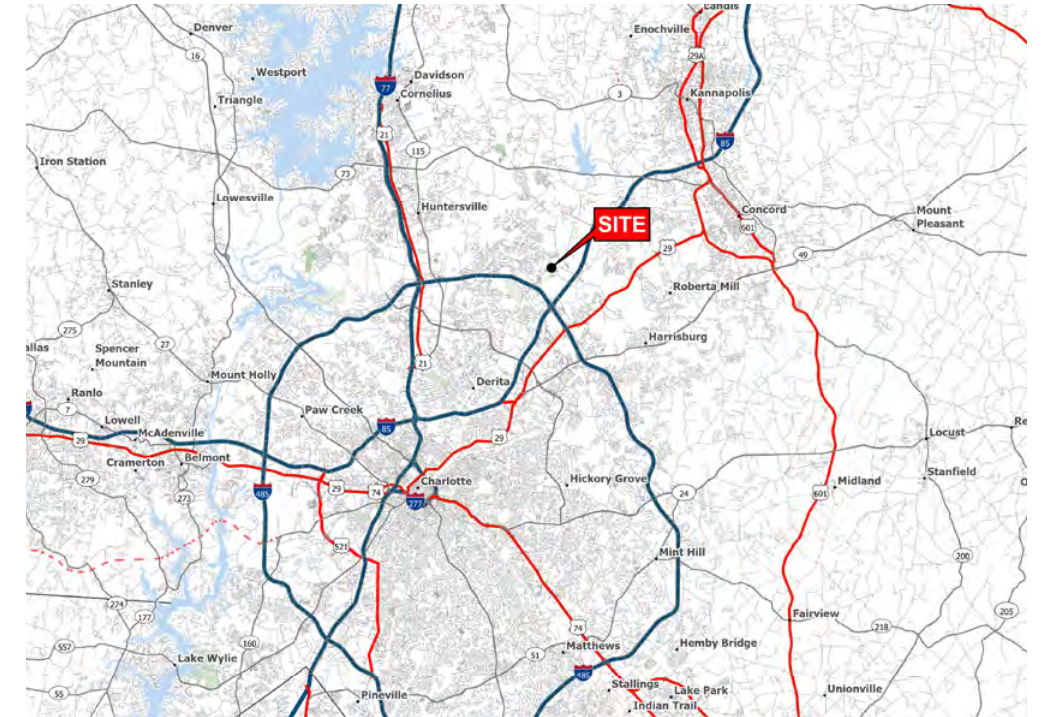
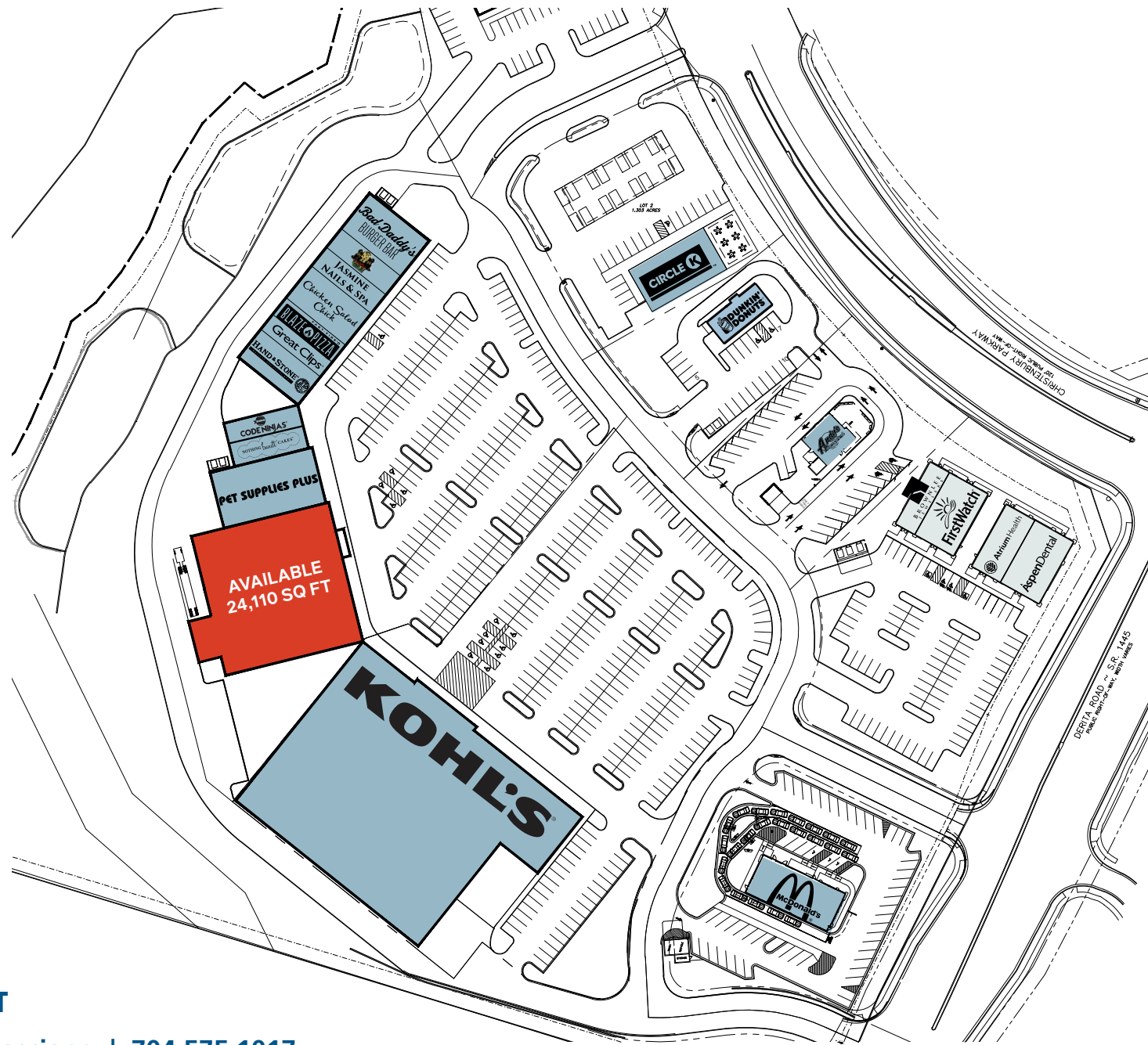
	1 MILE	3 MILE	5 MILE
POPULATION	8,931	55,019	153,762
AVERAGE HH INCOME	\$123,298	\$137,352	\$120,760
POP GROWTH (2010-2020)	24.7%	9.8%	9.6%



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KEY

- ▲ Available
- ▲ Neg. LOI
- ▲ Neg. Lease / PSA
- ▲ Signed
- ▲ Sold

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± 24,100 SF

**STOREFRONT
±45'**

**DEPTH
±148'**

**FRONTAGE
±150'**

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SITE
Christenbury Corners

KOHL'S **PET SUPPLIES PLUS**

Analy's **McDonald's** **FirstWatch** **K** **DUNKIN' DONUTS**

AspenDental **AtriumHealth** **Real Donuts**

BLAZE PIZZA **NOTHING BUT THE CAKES** **TRIPLE SWEETS**

BROWNLEE JEWELERS **crumbl cookies** **TRIPLE SWEETS**

Christenbury Village
Lowes
coming soon

Biscuitville **WING STOP** **SMOOTHIE KING** **CINNAHOLIC**
pizzatrust **CRAVE**

SHERWIN WILLIAMS **MAPLE STREET**

LIDL

viv **EXPRESS OIL CHANGE** **Firestone**

25,500 VPD

23,500 VPD

15,000 VPD

21,500 VPD

Derita Rd

Christenbury Pkwy

Derita Rd

Concord Mills Blvd

Academy
SPORTS+OUTDOORS

CARDINAL ALL HOUSE

QuikTrip

ABC TACOS & LIFE **CLEAN JUICE**

5

Public Storage

Jason's deli **sleep number**
SILVERLAKE RAMEN **VivaChick**

CAVA **Jersey Mike's** **SUBS**
SportClips **FAMOUS TOASTERY**

MATTRESS FIRM

LOWE'S

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 Lowes
 coming soon

SITE
 Christenbury Corners

KOHL'S **PET SUPPLIES PLUS**

Analy's **McDonald's** **FirstWatch** **K** **DUNKIN'**
 The Donut Cafe

AspenDental **AtriumHealth**

BLAZE PIZZA **Nothing Bundt Cakes**

BROWNLEE JEWELERS **crumbl cookies**

Walmart SUPERCENTER

FAMOUS TOASTERY

Jason's deli **Jersey Mike's SUBS**

VivaChicken **Sprint**

LIDL **TACO LIFE**

viVi **ABC**

EXPRESS OIL CHANGE **CLEAN JUICE**

LOWE'S

Pavilion @ Kings Grant

PETCO **Michaels**

FLOOR DECOR **TJ-maxx**

Krispy Kreme **HomeGoods**

Panera **ULTA** **ROSS**
 DRESS FOR LESS

Olive Garden **Chick-fil-A** **Red Lobster**

Biscuitville

Car Wash

Academy

The UPS Store
McALISTERS DELI
verizon

Firesstone **Burger King**

DISCOUNT TIRE

OUTBACK STEAKHOUSE

FRIDAYS **Denny's**

ON THE BORDER

TEXAS **SIM N NICK'S BAR-B-Q** **Holiday Inn EXPRESS**

ZAXBY'S **COOK-OUT** **SONIC**

WAL-E FILLIE HOUSE **TACO BELL**

Residence Inn **Hendrick**

COURTYARD **Honda of CONCORD**

EMBASSY SUITES HOTEL

Concord Mills Mall

DAVE & BUSTERS **BEST BUY** **AMC THEATRES** **Bass Pro Shops**

H.M **Burlington** **FOREVER 21**

SEA LIFE AQUARIUM **OFF BROADWAY SHOES** **DICK'S SPORTING GOODS**

Bj's **GREAT WOLF LODGE** **at home** **IFLY INDOOR SKIING**

Bassett

CARRABBA'S ITALIAN GRILL **CHUCK E. CHEESE'S**

Rocky Barrel **Harley-Davidson** **Sonny's BAR-B-Q** **Wendy's** **McDonald's**

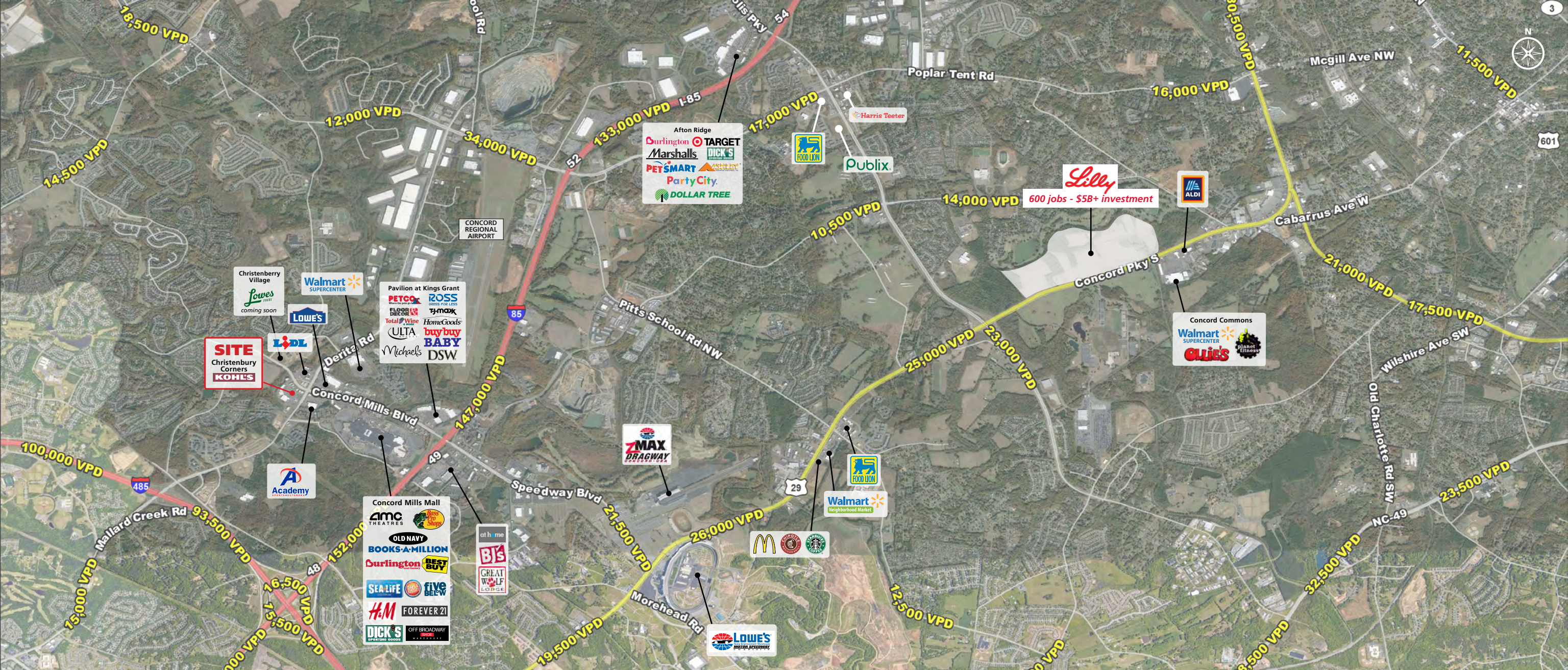
FIREHOUSE SUBS **SUBWAY** **TEXAS LAND & CATTLE STEAK HOUSE** **Ruby Tuesday**

Hendrick **Hendrick**

KIA **VW**

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