



MEDICAL OFFICE · CONCORD, NC · CHARLOTTE MSA

391 GEORGE W. LILES PARKWAY

Concord, North Carolina · Cabarrus County



±147,000 AADT

INTERSTATE 85 FRONTAGE

±41,500 AADT

GEORGE W. LILES PARKWAY

Charlotte MSA

DIRECT I-85 ACCESS

PROPERTY HIGHLIGHTS

- ◆ Prominent frontage and visibility along **George W. Liles Parkway (±41,500 AADT)** with immediate access to **Interstate 85 (±147,000 AADT)**, a primary north-south corridor for the region.
- ◆ Adjacent to the George W. Liles Pkwy & I-85 interchange and moments from **Afton Ridge & Afton Village** — a regional retail hub anchored by Target, Burlington, Marshalls, HomeGoods, DICK'S Sporting Goods, Five Below & PetSmart.
- ◆ Surrounded by established demand drivers, including the **YMCA**, **Primrose School**, multiple urgent-care / medical offices and a **QuikTrip** fuel center.
- ◆ Grocery-rich trade area served by **Harris Teeter**, **Publix**, **ALDI**, **Walmart Supercenter** and multiple Food Lion locations.
- ◆ Strong residential density and steady growth across West Cabarrus, supported by **West Cabarrus High School** and **Cabarrus College** nearby.
- ◆ Affluent, growing trade area — **±114,000 residents** and a **±\$135K average household income** within five miles, with sustained population growth across West Cabarrus and the greater Charlotte metro.

PROPERTY DETAILS

ADDRESS	391 George W. Liles Pkwy
MUNICIPALITY	Concord, NC 28027
COUNTY / MARKET	Cabarrus Co. · Charlotte MSA
BUILDING SIZE	±3,168 SF
LAND AREA	±0.92 AC (±40,030 SF)
YEAR BUILT	2005
ZONING	TND · Concord
TRAFFIC COUNTS	±41,500 / ±147,000 AADT
FLOOD ZONE	Zone X (Minimal)
PARCEL / APN	5601-20-56-5100
OFFERING	For Lease
PRICE / RATE	Contact Broker



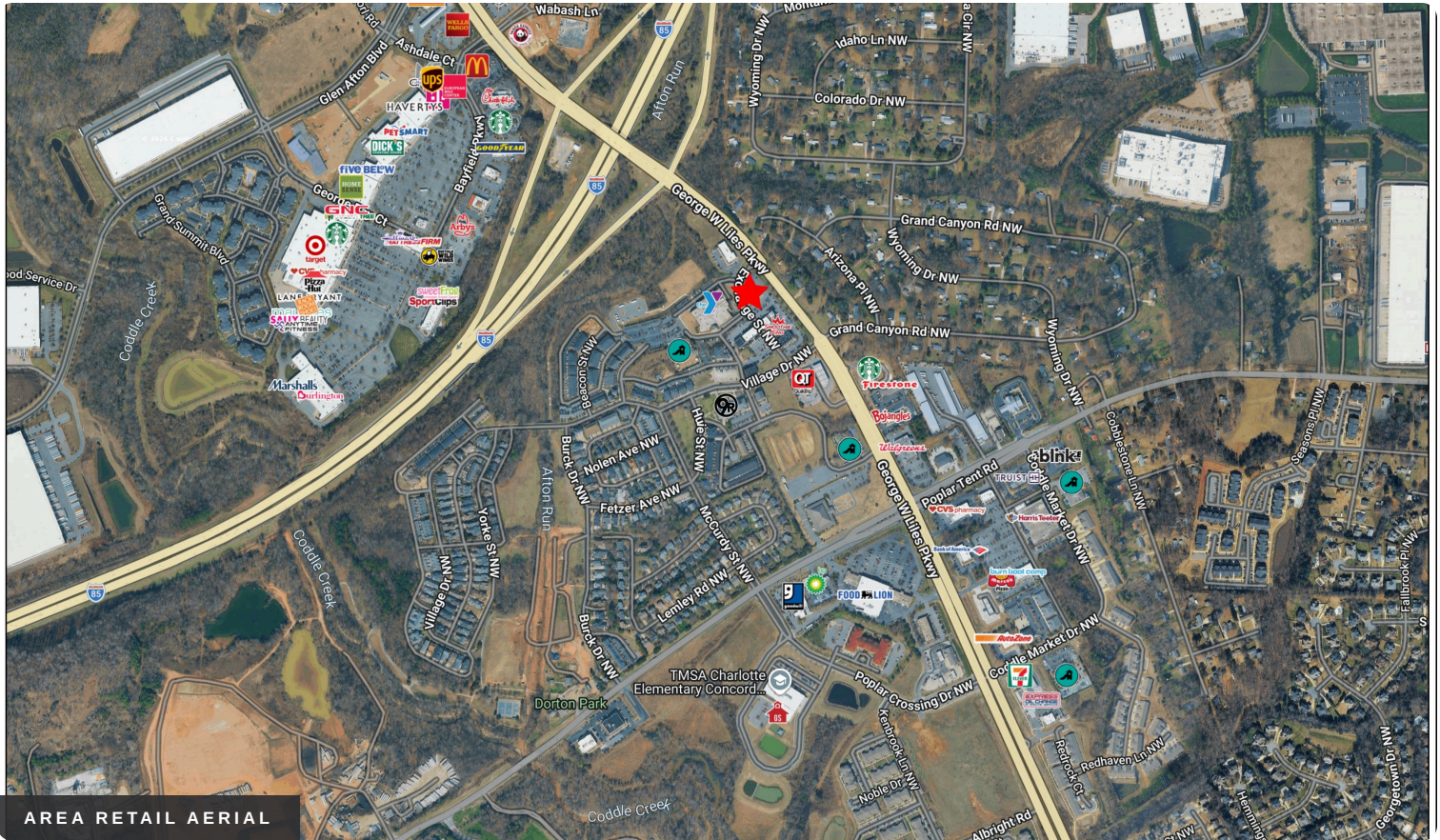


RETAIL LANDSCAPE

391 GEORGE W. LILES PARKWAY · CONCORD, NC

RETAIL LANDSCAPE

The site anchors an active retail, medical and daily-needs node at the George W. Liles Parkway / I-85 interchange — steps from a deep bench of national and regional tenants.



GROCERY FOOT TRAFFIC Placer.ai · trailing 12 months

654.8K

HARRIS TEETER
annual visits

792.6K

FOOD LION
annual visits

≈1.45M

COMBINED
grocery visits / year

ANCHORS & BIG BOX

- Target
- Burlington
- Marshalls
- HomeGoods
- DICK'S Sporting Goods
- Five Below
- PetSmart
- Havertys

GROCERY & DINING

- Harris Teeter
- Publix
- ALDI
- Walmart Supercenter
- Food Lion
- Starbucks
- Bojangles
- McDonald's

SERVICES & HEALTH

- CVS · Walgreens
- QuikTrip
- Anytime Fitness
- Sport Clips
- Goodyear · Firestone
- YMCA
- Primrose School
- Urgent Care / Medical



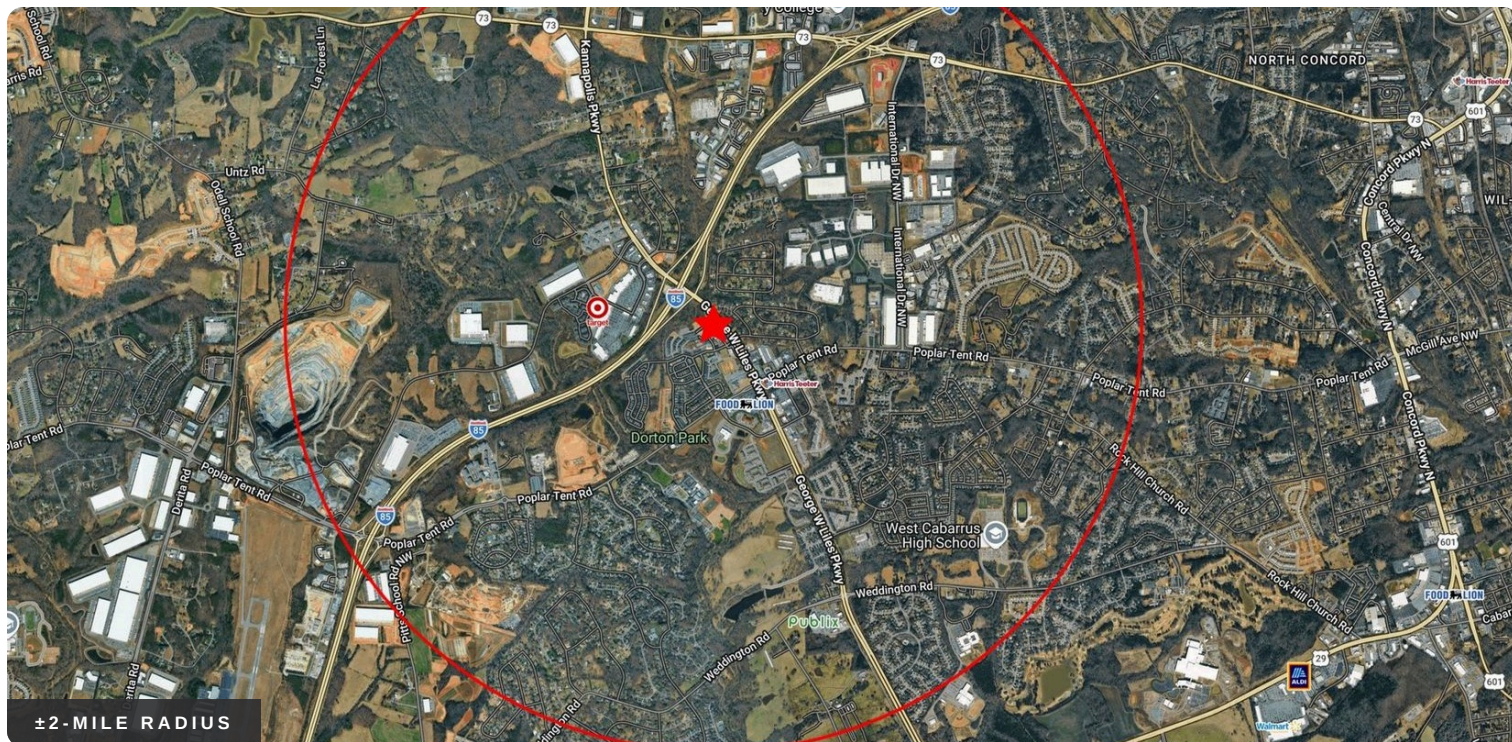


TRADE AREA

391 GEORGE W. LILES PARKWAY · CONCORD, NC

TRADE AREA & ACCESS

A ± 2 -mile radius captures the region's primary retail concentration, major employers, schools and a growing residential base — all connected by Interstate 85.



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE	7-MIN DRIVE
2026 Population	7,064	35,468	114,126	33,514
2031 Projection	7,948	39,734	124,606	37,509
Households	3,136	14,695	44,439	14,053
Avg. HH Income	\$127,954	\$139,607	\$134,788	\$128,171
Median HH Income	\$90,669	\$99,958	\$101,891	\$93,427
Daytime Employees	3,424	11,656	42,697	14,824

Source: Sites USA / Applied Geographic Solutions — 2026 estimates & 2031 projections. Radii measured from 391 George W. Liles Pkwy; drive-time reflects a 7-minute isochrone.

TRADE-AREA BANK DEPOSITS

FDIC Summary of Deposits · 6/30/2025

Truist	\$274.7M
Wells Fargo	\$182.6M
Bank of America	\$173.1M
Node total · 3 banks	≈\$630.3M

Plus State Employees' Credit Union at the node (NCUA).

At the George W. Liles Parkway / I-85 interchange, the site anchors one of Cabarrus County's most active retail and medical corridors — surrounded by daily-needs anchors, national retail, schools and medical uses. More than **42,000 daytime employees** and a **median household income above \$100,000** within five miles, paired with sustained residential growth across the Charlotte MSA, underpin long-term demand.

