

# MONA AT ODELL COMMONS

DAVIDSON HIGHWAY & ODELL SCHOOL ROAD | CONCORD, NC 28027



THE CHAMBERS GROUP  
ACCELERATING RETAIL SUCCESS™

AVAILABLE FOR LEASE



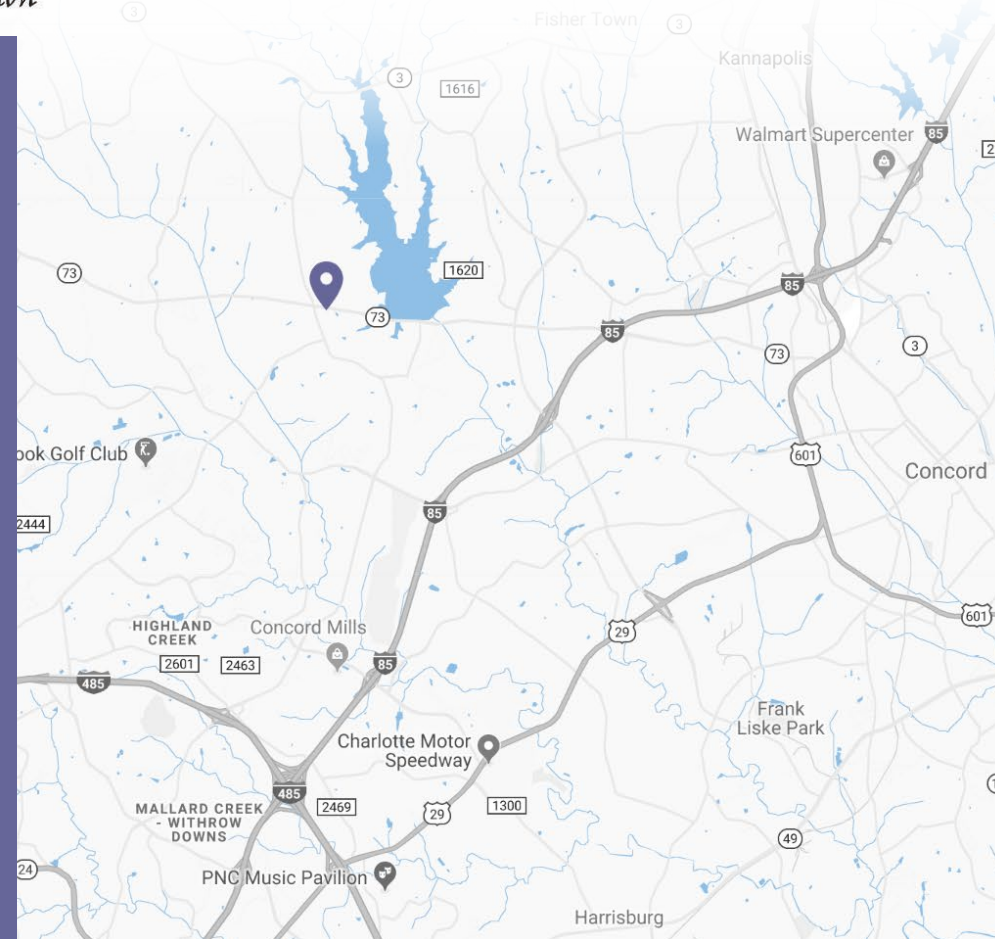
Front Elevation

## PROPERTY DETAILS

- 8,000 SF of Retail, Medical and Office Available fronting Odell School Road
- 23 Acre Master Planned Mixed-Use Development
- 101 Pulte Townhomes at the development
- Neighboring Tenants to include Circle K and proposed Gas and Medical Retail users
- New Amazon Distribution Center to open 2018, with roughly 600 employees
- Brand New Odell Primary School directly across the street, houses grades 3-5 with roughly 600 students
- 1,000 new homes within 1 mile, 2,000 within 3 miles
- Davidson Highway - 17,000 VPD
- Odell School Rd. - 11,000 VPD

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	4,242	21,205	69,704
Avg. Household Income	\$102,330	\$112,420	\$113,565
Households	1,301	6,766	23,939
Daytime Employees	262	4,480	21,377





# MARKET OVERVIEW

## *Concord, North Carolina*

A fast-growing economy is one of the many assets of Concord, a city situated 20 miles from Charlotte. Concord features tourism attractions like Charlotte Motor Speedway and a regional Concord Mills shopping mall, and the city's largest employer is Carolina Medical Center-Northeast with 4,500 employees. Higher education opportunities are available at Rowan-Cabarrus Community College and Barber-Scotia College, and diverse housing options range from \$150,000 homes to multi-million dollar estates. Transportation assets include Interstate 85 and Concord Regional Airport.



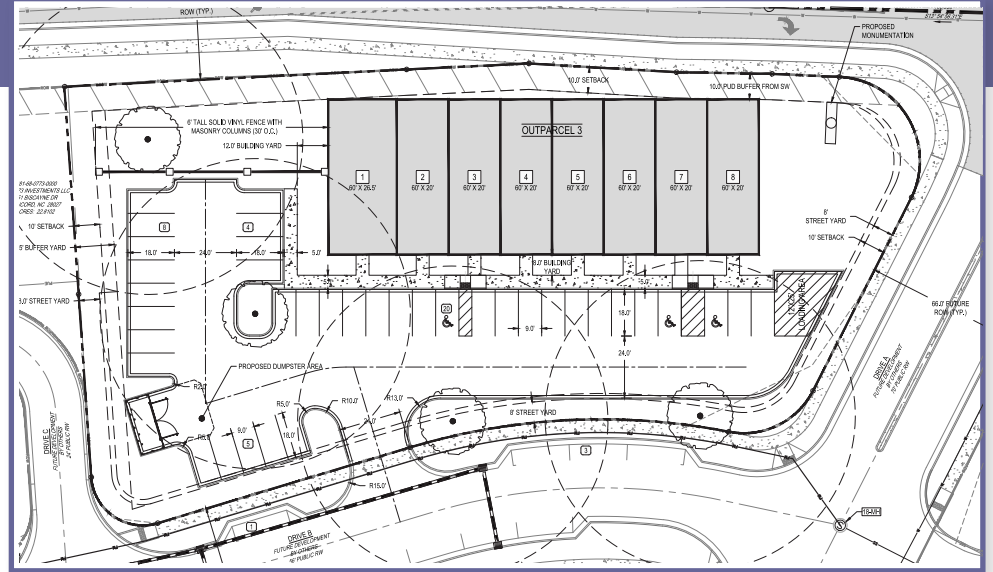
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# SITE PLAN



*Left Side Elevation*







Davidson Hwy

KANNAPOLIS

Odell School Rd

Hillsdell Ln

Johnston St

15,000 VPD

Davidson Hwy

73

12,000 VPD

Johnston St

18,000 VPD

Gas User  
UNDER CONTRACT

DRIVE-THRU USER  
±1.13 ac

WR Odell  
Elementary School  
±730 Students

**SITE**

Medical/Retail/Office  
AVAILABLE

Davidson Hwy

Touch Me Not Ln

104 Townhomes  
UNDER CONSTRUCTION

Odell School Rd

CONCORD

12,000 VPD

Moss Plantation Ave NW

Odell School Rd



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**BELK ARENA - Capacity: 5,700**

**DAVIDSON**

115,000 VPD

**amazon fulfillment**  
600 Employees

**SITE**

**Afton Ridge**

**Carolina Mall**

**Derita Rd & Christenbury**

**Concord Mills**

**Pavillion at Kings Grant**

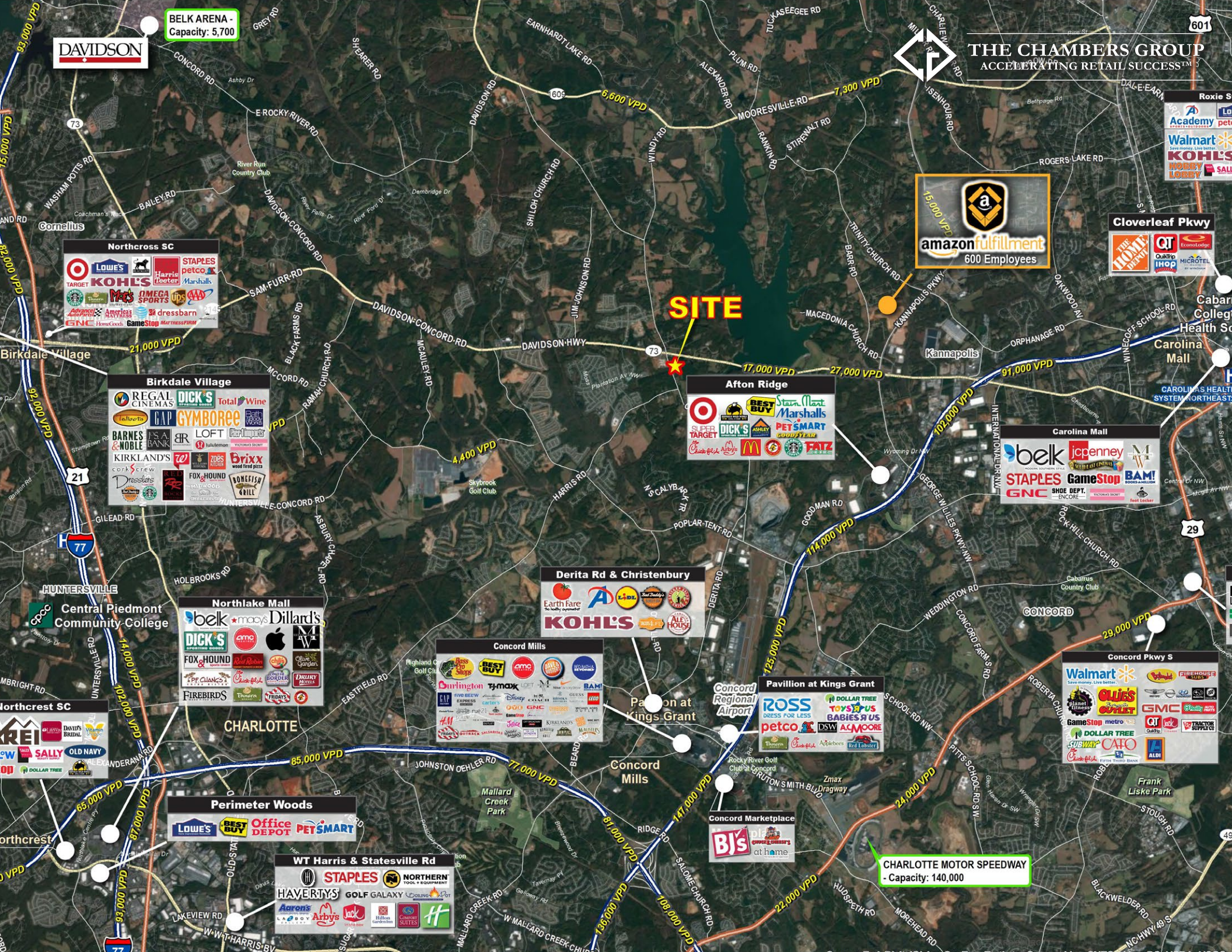
**Concord Pkwy S**

**Northlake Mall**

**Perimeter Woods**

**WT Harris & Statesville Rd**

**CHARLOTTE MOTOR SPEEDWAY - Capacity: 140,000**







*Right Side Elevation*

## CONTACT FOR LEASING DETAILS

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