



# CODDLE CREEK PROFESSIONAL CENTER

CONCORD, NC



## Garden Style Office Suites For Lease

### Location

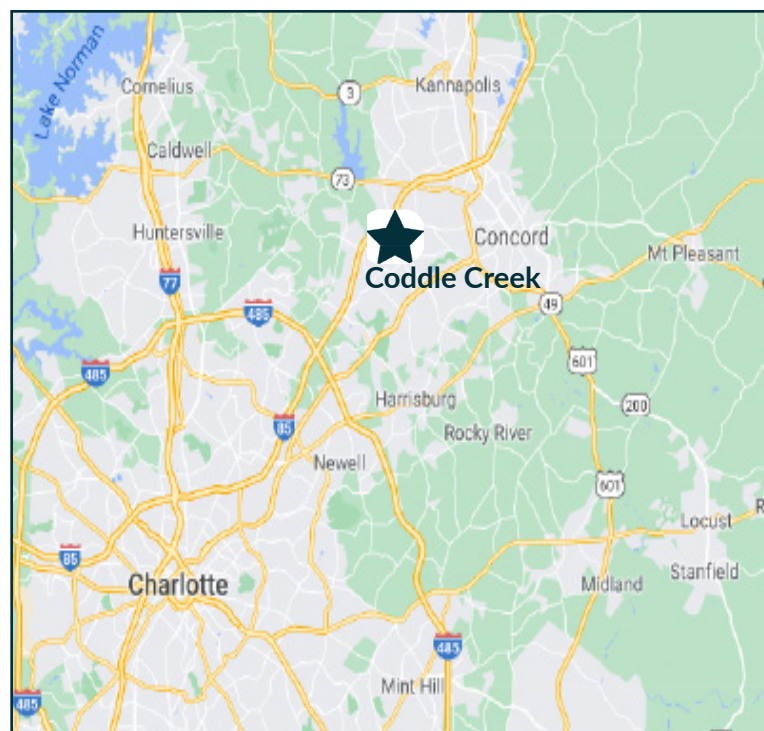
George W Liles Pkwy & Poplar Tent Rd  
Concord, NC 28027

### Property Features

- Next to Harris Teeter at Coddle Creek Market
- Concord is one of the fastest growing submarkets in Charlotte MSA
- The population within a 3-mile radius is expected to grow by 10.9% in the next 5 years
- Conveniently located 1/2 mile from I-85
- 5 minute drive from the new West Cabarrus High School, the largest school in the county with 1,850 students

### Traffic Counts

**George W Liles Pkwy** 34,000 cars per day  
**Poplar Tent Rd** 20,000 cars per day



### Demographics

	1 mile	3 mile	5 mile
<b>Population</b>	5,853	36,199	98,758
<b>Avg. HH Income</b>	\$119,903	\$103,968	\$97,468

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## SITEPLAN

CONCORD, NC



Suite	Tenant	SF
<b>311 Coddle Market Drive</b>		
100	Novant Medical	9,854
<b>323 Coddle Market Drive</b>		
110	Gordon, Keeter & Co.	3,667
130	Carolina Planning Consultants	1,260
<b>327 Coddle Market Drive</b>		
110	McCarthy Insurance	1,560
120	<b>AVAILABLE</b>	<b>1,784</b>
130	<b>AVAILABLE</b>	<b>1,560</b>
<b>331 Coddle Market Drive</b>		
110	Carolina TotalCare	2,975
130	Simplistic Elegance	1,955



REAL ESTATE AND MANAGEMENT COMPANY, LLC

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