

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
Population	5,853	36,199	98,758
Avg. HH Income	$119,903	$103,968	$97,468

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MAGNOLIA
REAL ESTATE AND MANAGEMENT COMPANY, LLC

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SITEPLAN

CONCORD, NC



Suite	Tenant	SF
311 Coddle Market Drive		
100	Novant Medical	9,854
323 Coddle Market Drive		
110	Gordon, Keeter & Co.	3,667
130	Carolina Planning Consultants	1,260
327 Coddle Market Drive		
110	**AVAILABLE DECEMBER 1ST**	**1,560**
120	Generations Planning	1,784
130	Limitless Neuro Wellness	1,560
331 Coddle Market Drive		
110	Carolina TotalCare	2,975
130	Carolina TotalCare	1,955

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