

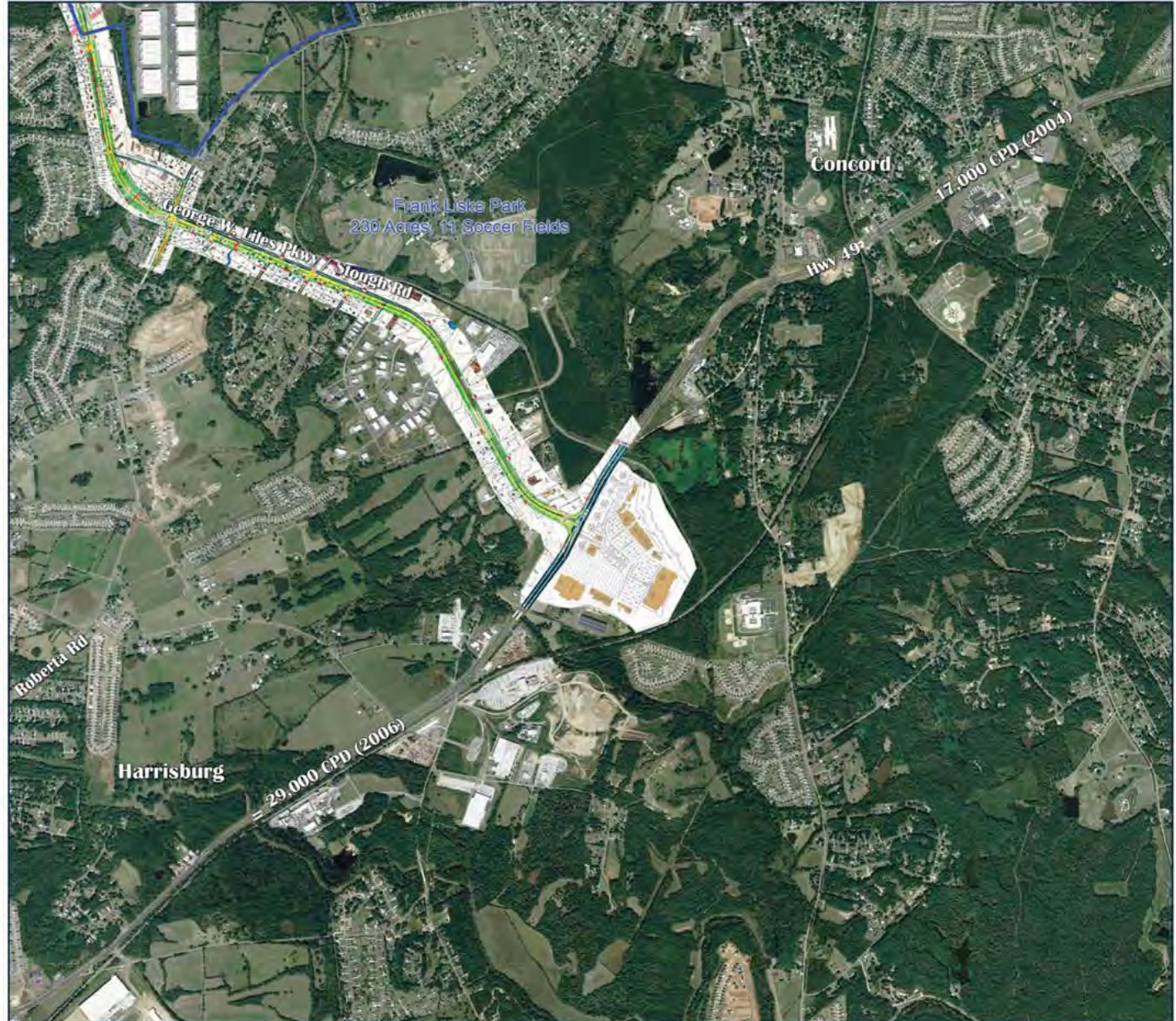
Expertise • Ingenuity • Endurance - [www.coreproperties.com](http://www.coreproperties.com)

**SEC of Hwy 49 & Stough Rd.**

Demographics	5 mile	7 mile	Trade Area
Est. Population (2009)	69,730	133,308	123,282
Est. Daytime Population/ Employees (2009)	24,158	47,553	45,033
Projected Annual Population Growth (2009-2014)	3.4%	3.9%	2.6%
Est. Avg. HH Income (2009)	\$65,455	\$69,286	\$62,373

**Traffic Counts**

Highway 49: +/- 29,000 cars per day (2006)



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends upon tax and other factors which should be evaluated by you, your tax, financial, and/or legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

# Property For Lease - Morrison Ridge - Concord, NC

For more information, please contact Rich Barta • 704.332.0844 • rich@coreproperties.com



Expertise • Ingenuity • Endurance - [www.coreproperties.com](http://www.coreproperties.com)



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends upon tax and other factors which should be evaluated by you, your tax, financial, and/or legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.

831 East Morehead Street • Suite 445 • Charlotte, NC 28202  
p. 704.342.0410 • info@coreproperties.com



**SITE DATA**

SHOPPING CENTER	107.23 ACRES
OUTPARCEL B	0.870 ACRES
OUTPARCEL C	1.258 ACRES
OUTPARCEL D	1.654 ACRES
OUTPARCEL E	1.275 ACRES
OUTPARCEL F	1.039 ACRES
OUTPARCEL G	1.120 ACRES
OUTPARCEL H	1.005 ACRES
<b>TOTAL</b>	<b>115.45 ACRES</b>

**OUTPARCEL BUILDING DATA**

OUTPARCEL B	4,000 S.F.
OUTPARCEL C	4,000 S.F.
OUTPARCEL D	5,500 S.F.
OUTPARCEL E	3,000 S.F.
OUTPARCEL F	2,400 S.F.
OUTPARCEL G	4,300 S.F.
OUTPARCEL H	3,000 S.F.
<b>TOTAL</b>	<b>26,200 S.F.</b>

**RETAIL BUILDING DATA**

DEPARTMENT STORE A	133,750 S.F.
HOME IMPROVEMENT	120,587 S.F.
DEPARTMENT STORE B	104,750 S.F.
GROCERY TENANT A	53,282 S.F.
MAJOR TENANT A	50,000 S.F.
MAJOR TENANT B	30,000 S.F.
MAJOR TENANT C	25,000 S.F.
MAJOR TENANT D	26,000 S.F.
MAJOR TENANT E	21,300 S.F.
MAJOR TENANT F	18,180 S.F.
MAJOR TENANT G	18,000 S.F.
MAJOR TENANT H	15,500 S.F.
MAJOR TENANT I	15,500 S.F.
MINI-MAJOR A	7,200 S.F.
MINI-MAJOR B	8,000 S.F.
SHOPS	66,900 S.F.
<b>TOTAL RETAIL</b>	<b>713,949 S.F.</b>

TOTAL, RETAIL & OUTPARCELS 740,149 S.F.

TOTAL PERMISSIBLE BUILDING AREA (PER ZONING) 765,000 S.F.

**PARKING DATA**

PARKING PROVIDED	3,076 SPACES
------------------	--------------



**MORRISON RIDGE**  
CONCORD, NORTH CAROLINA

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates are used for example only, and do not represent the current or future performance of the property. The value of the transaction to you depends upon tax and other factors which should be evaluated by you, your tax, financial, and/or legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the stability of the property for your needs.