

AVAILABLE-RETAIL



| Property Information | Space Availability | Rates |
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| 6001 Gateway Center Drive Concord, NC 28027 Submarket: Cabarrus County Class: Free Standing Building Year Built: 2008 Zoning: Commercial | CPE #: 27452 Acreage: 1.100 Building SF: 12,612 Total Available SF: 5,000 Smallest Space: 200 Maximum Available: 5,000 | Rate: \$22.00 - \$24.00 Gross Expenses \$/SF: \$0.00 |

Under Construction

Comments

Hot Hot Hot property, in dynamic West Cabarrus prime location at Hwy 73 and Kannapolis Parkway. Highly visible retail bays with over 20,000 car counts per day and visibility from the parkway with an additional 17,000 cars per day. Retail businesses will get a jump start with over 200 potential customers in the facility and additional customer base within the Gateway business park. Looking for insurance agencies, attorneys, inspectors, interior decorators, movers or cleaning companies that want to play off the real estate transactions generated by the real estate firm. We also need a coffee and or sandwich shop to feed all of the hungry brokers and other 6,000 potential customers in the immediate area. Bankers and credit unions take note...this beautiful building is ideally located in an area void of financial institutions. Built with quality materials and classic architecture this professional property will offer a distinguished appearance to your business. The retail bays are 1131, 1294, 1263 and 1294 sq ft and can be combined, there is also a great outdoor seating area with wrought iron rails and stacked stone columns to give an earthy



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