

Christenbury Village

CHRISTENBURY PKWY & HERRONS NEST PL NW, CONCORD, NC 28027



Retail

FOR

Lease

SIZE

±1,551-14,000 SF

PRICE

Call for Pricing



Overview

±115,959 SF mixed-use development within 1 mile of Concord Mills and I-85

Anchored by Lowes Foods (now open)

50,000+ residents within 3 miles of site

Great visibility from Christenbury Parkway

Building and monument signage available

Tenants include Lowes Foods, Another Broken Egg Cafe, Woof Gang Bakery & Grooming, Fleet Feet, My Salon Suite, Haraz Coffee House, Buffalo Wild Wings GO and more

Multifamily delivered Summer 2025

Now pre-leasing Bldg 2 (±14,000 SF)

New Mixed-Use Development in Concord



Joey Morganthall
Director of Retail

(704) 367 5007
jmorganthall@mpvre.com

Kevin Judd
Broker

(704) 367 5025
kjudd@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

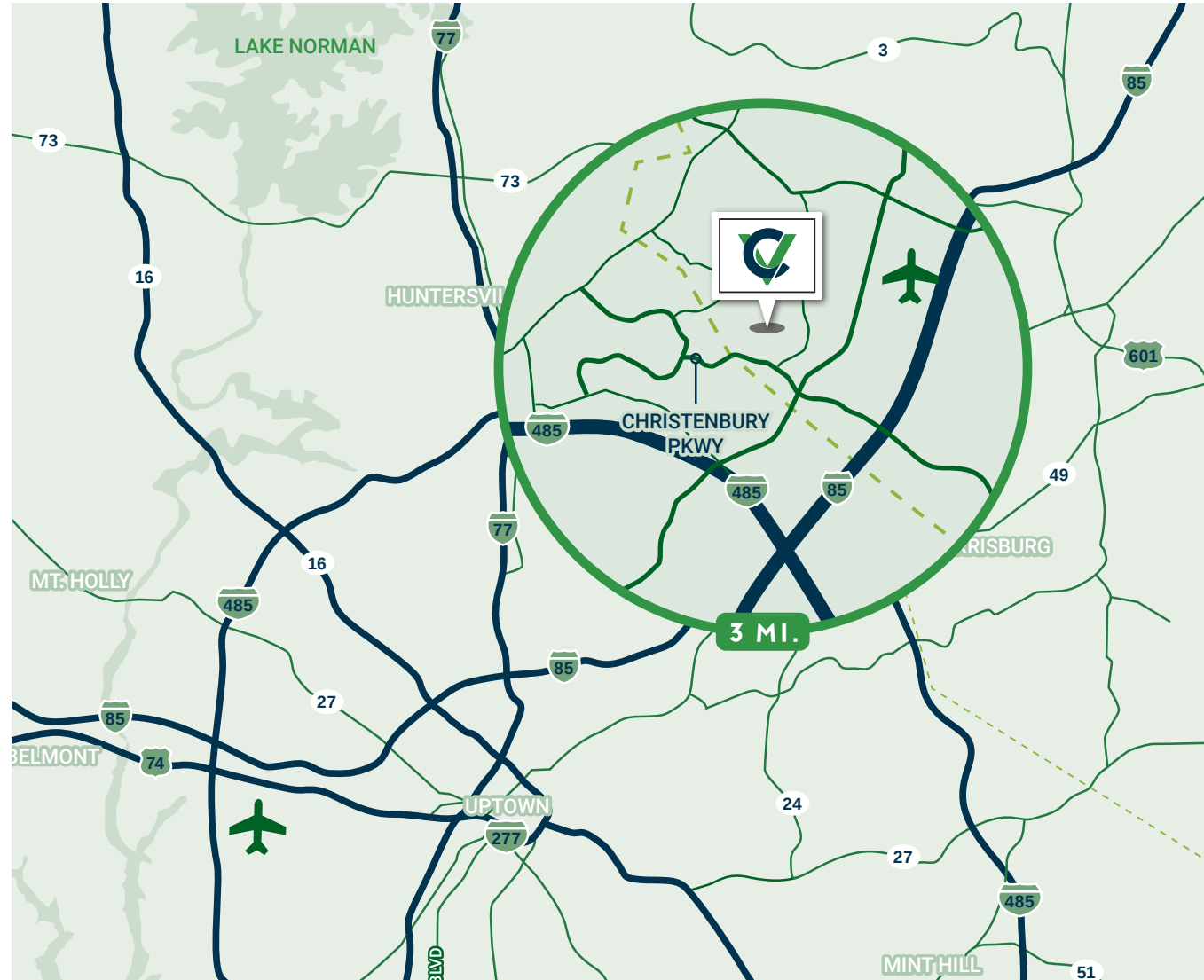
	1 mile	3 mile	5 mile
Population	10,485	60,528	154,247
Growth Rate	3.71%	3.35%	2.79%
Avg. HH Income	\$127,980	\$145,340	\$128,426

Source: Esri® 2026

Traffic Count

Source: NCDOT 2026

	AADT
Christenbury Pkwy	23,500
Cox Mill Rd	8,800



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Leasing Plan

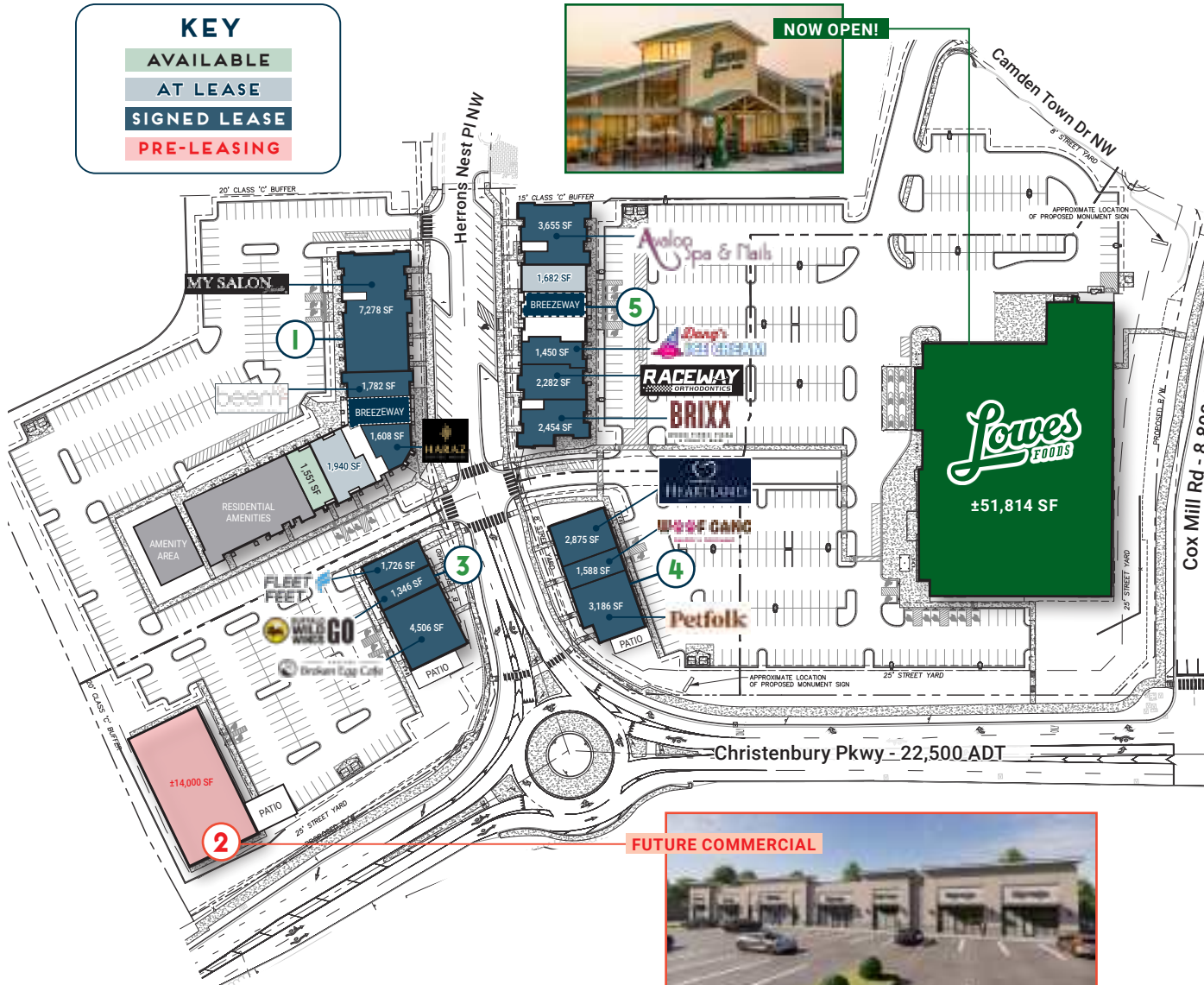
KEY

AVAILABLE

AT LEASE

SIGNED LEASE

PRE-LEASING



AVAILABILITY

Bldg	Tenant	SF	
Bldg 1	My Salon Suite	7,278 SF	BUILDING 1 5-STORY MIXED-USE 100 APT UNITS ±14,268 SF RETAIL
Bldg 1	Beem Light Sauna	1,782 SF	
Bldg 1	Haraz Coffee House	1,608 SF	
Bldg 1	At Lease	1,940 SF	
Bldg 1	Available	1,551 SF	
Bldg 2	Pre-Leasing	±14,000 SF	BUILDING 2 1-STORY COMMERCIAL
Bldg 3	Fleet Feet	1,726 SF	BUILDING 3 1-STORY RETAIL ±7,505 SF FULLY LEASED
Bldg 3	Buffalo Wild Wings GO	1,346 SF	
Bldg 3	Another Broken Egg Cafe	4,506 SF	
Bldg 4	Petfolk	3,186 SF	BUILDING 4 1-STORY RETAIL ±7,649 SF FULLY LEASED
Bldg 4	Woof Gang Bakery & Grooming	1,588 SF	
Bldg 4	Heartland Dental	2,875 SF	
Bldg 5	Brixx Pizza	2,454 SF	BUILDING 5 5-STORY MIXED-USE 56 APT UNITS ±11,523 SF RETAIL
Bldg 5	Raceway Orthodontics	2,282 SF	
Bldg 5	Dang's Ice Cream	1,450 SF	
Bldg 5	At Lease	1,682 SF	
Bldg 5	Avalon Spa & Nails	3,655 SF	



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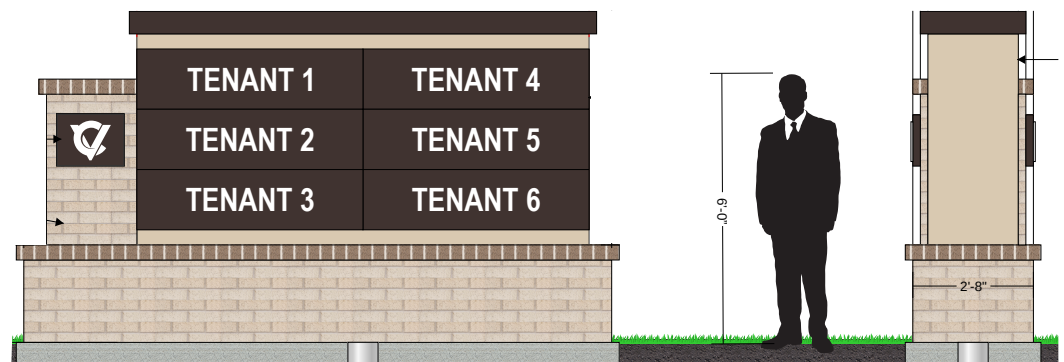
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Building 2 Renderings



Building #2 Freestanding Ground Sign Rendering



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Property Photos



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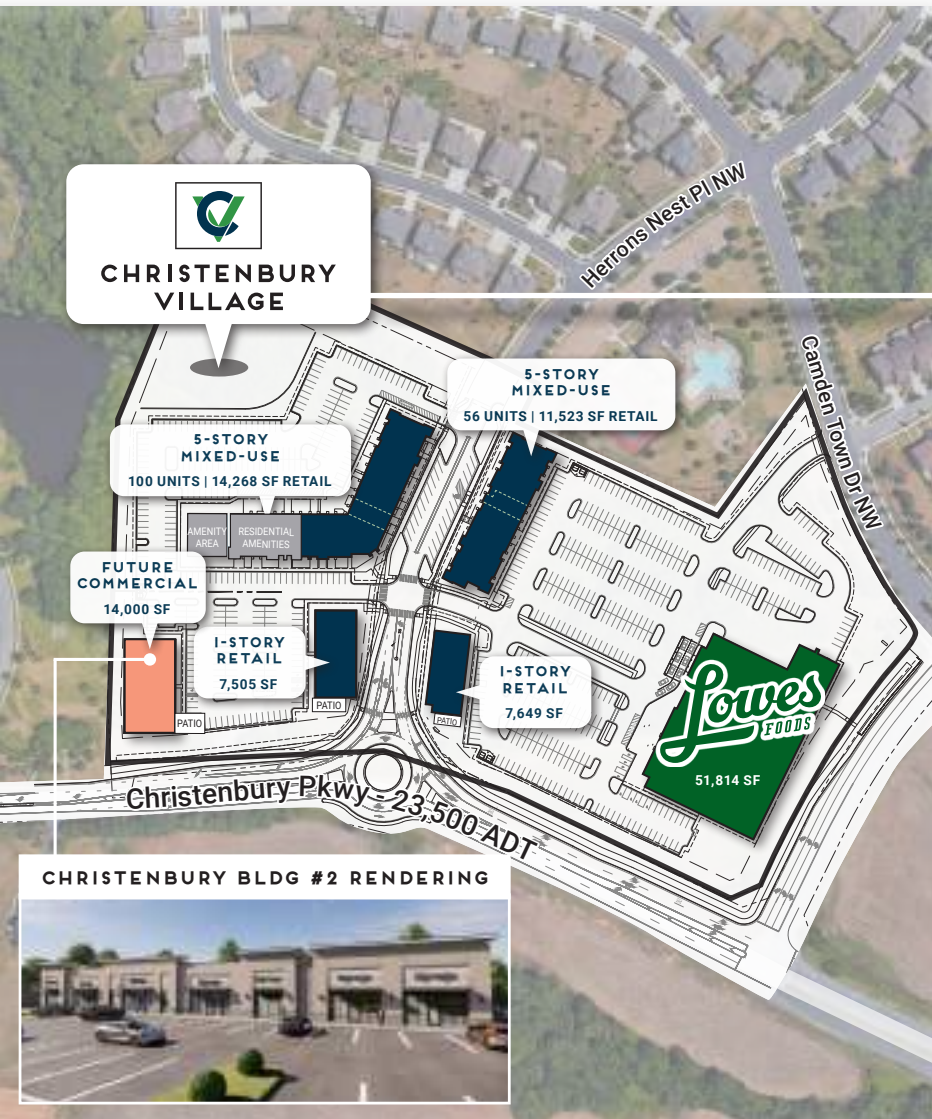
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Site Location



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Market Aerial



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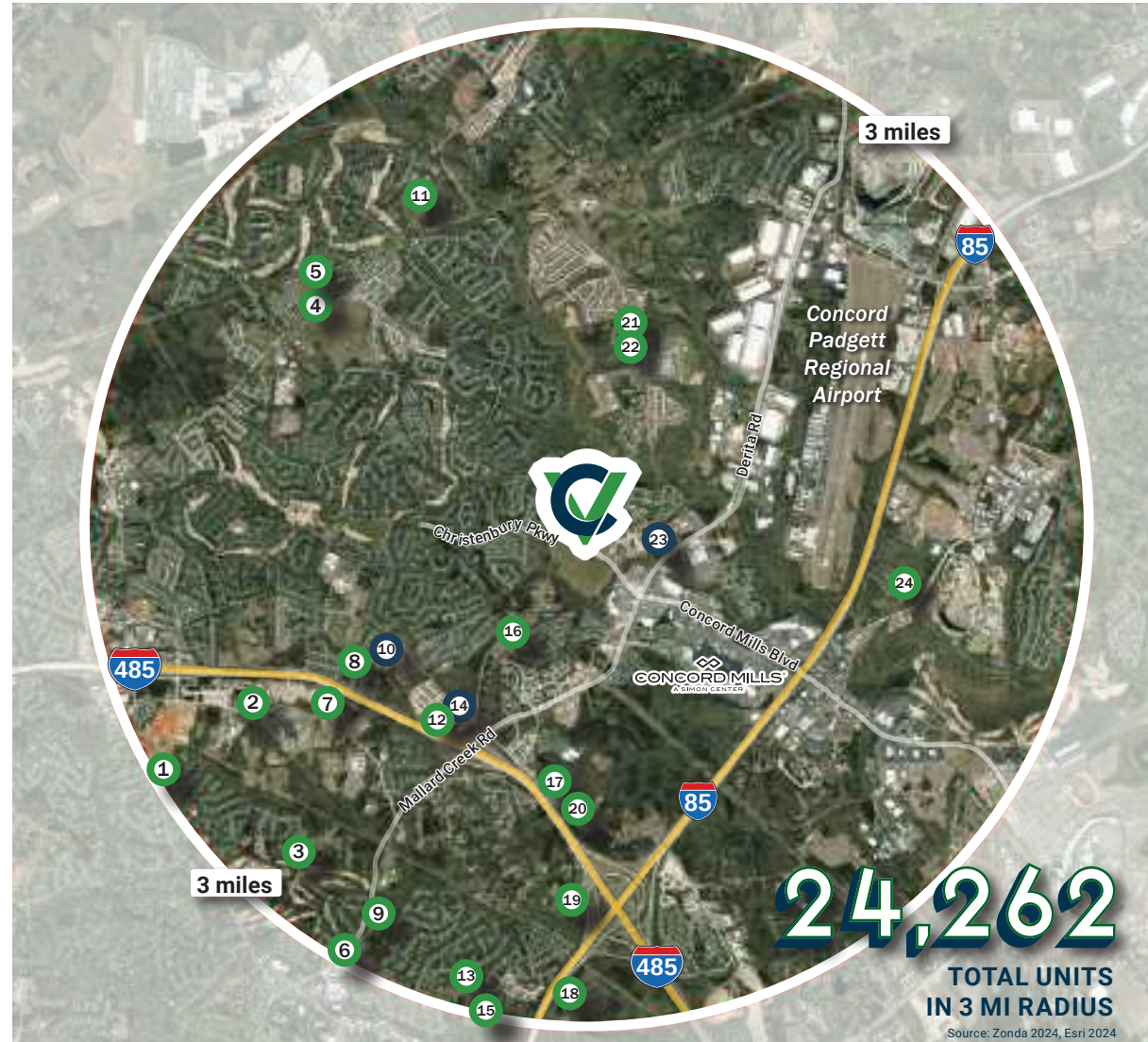
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Residential Activity

3 Mile Residential Report

Key: ○ Active ○ Future

#	Subdivision Name	Status	Total
1	Prosperity View TH	Future	22
2	Maverick Towns (P) TH	Future	45
3	C and L Estates (P) SF	Future	19
4	Skybrook Billings Property (MECK) SF	Future	28
5	Skybrook Billings Property (CAB) SF	Future	19
6	Villages at Mallard Creek (Kinger) TH	Future	34
7	3440 Johnston Oehler Rd (P) TH	Future	14
8	Jimmy Oehler (P) TH	Future	1
9	Galloway & Mallard MF (P) TH	Future	150
10	Aberdeen (MI Homes) TH	Active	279
11	Wallace Meadows TH	Future	81
12	Grays Landing (P) TH	Future	15
13	1916 Galloway Rd (P) TH	Future	28
14	Northfield Crossing TH	Active	105
15	Galloway Towns (Pulte) TH	Future	48
16	Beard Rd TH	Future	107
17	Pooja (P) TH	Future	26
18	Galloway TH	Future	63
19	Homewood (P) TH	Future	30
20	Covington Towns (P) TH	Future	121
21	Poplar Mills (P) SF	Future	14
22	Poplar Mills (P) TH	Future	154
23	Christenbury Greene TH	Active	63
24	Weddington Ridge (CAB) TH	Future	137



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Medical | Industrial | Retail | Land | Investment | Office

contact

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