



REAL ESTATE DEVELOPMENT PARTNERS

OUTPARCEL FOR LEASE OR BUILD-TO-SUIT



POPLAR CROSSING

POPLAR TENT ROAD AND
GEORGE W. LILES PARKWAY
CONCORD, NC

DESCRIPTION:

Strategically located in one of Concord's fastest growing areas. Exit 54 is now one of Concord's retail hubs. Easy access on and off I-85 and to some of Concord's best new neighborhoods. Located next to Cannon School, Poplar Tent Road affords a direct link to historic downtown Concord. George W. Liles Parkway links to the Westside Bypass connecting Highway 3 to the north and soon, Highway 29 to the south.

LOCATION:

Located south of the Poplar Tent/Geo. W. Liles intersection and adjacent to the retail shops annex at the full access entrance to the shopping center.

RENTAL RATE:

\$100,000 per annum NNN

AVAILABLE SPACE:

1.32 Acres

TRAFFIC COUNTS:

21,000 ADT on Geo. W. Liles Pkwy.
8,800 ADT on Poplar Tent Rd.

DEMOGRAPHICS:

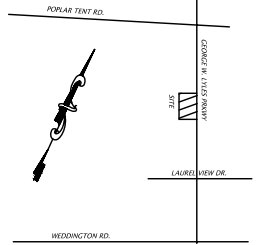
	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Avg. HH Income	\$87,129	\$78,846	\$65,087
2007 Population	2,843	24,584	67,680
2012 Est. Pop	3,199	28,086	74,104

CONTACT:
RED Partners
Judd McAdams
704.374.9998 office
704.905.6555 mobile
judd@redpart.com

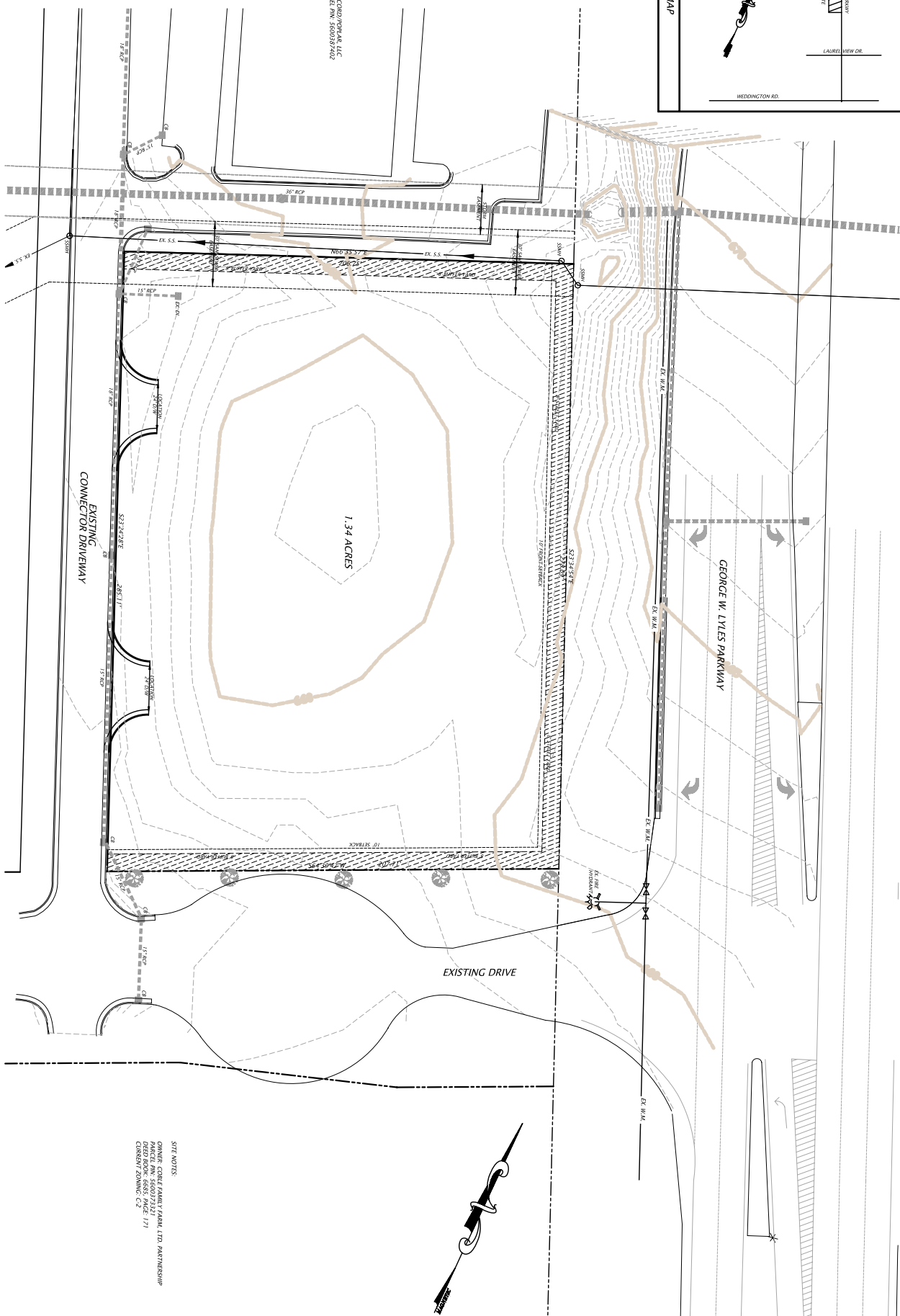
www.redpart.com



Every effort has been made to provide accurate information but no liability is assumed for errors and/or omissions.



VICINITY MAP



CONCORD/PYLAR, LLC
PARCEL PIN: 560035344

1.34 ACRES

EXISTING CONNECTOR DRIVEWAY

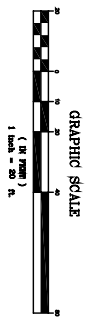
EXISTING DRIVE

GEORGE W. LYLES PARKWAY



SITE NOTES
OWNER: CHIEF/AMMUNITION LTD. PARTNERSHIP
PARCEL PIN: 560035344
CURRENT ZONING: C-2 (R-1)
CURRENT ZONING: C-2

- 1. DISTURBANCE IS SHOWN FOR CONSTRUCTION OF THE DRIVEWAY AND THE DRIVEWAY AND THE DRIVEWAY.
- 2. CONSTRUCTION OF THE DRIVEWAY AND THE DRIVEWAY IS TO BE COMPLETED BY THE DATE OF THE PERMIT.
- 3. THE DRIVEWAY AND THE DRIVEWAY IS TO BE COMPLETED BY THE DATE OF THE PERMIT.
- 4. DISTURBANCE IS SHOWN FOR CONSTRUCTION OF THE DRIVEWAY AND THE DRIVEWAY.



GRAPHIC SCALE
(1" = 20')

REV. NO.	DATE	DESCRIPTION

LATHAM WALTERS ENGINEERING, INC.
LWE
1400 S. WASHINGTON BLVD. SUITE 200
FALLS CHURCH, VA 22033
(703) 942-4444 FAX (703) 942-4444



OWNER:
POPULAR CROSSING, LLC.
711 CENTRAL AVENUE
CHARLOTTE, N.C. 28204
(704) 574-8889

POPULAR CROSSING
OWNER: AMMUNITION
PRELIMINARY SITE PLAN
OUTPARCEL: D

DATE: SEP 2008	SHEET: 1
SCALE: 1" = 20'	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
PROJECT NO: 2008	