



REAL ESTATE DEVELOPMENT PARTNERS

# RETAIL FOR LEASE



## 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:**

Frontage on both Poplar Tent Road and George W. Liles Parkway.

**RENTAL RATE:**

\$20.00 NNN

**AVAILABLE SPACE:**

1,200 SF

**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**  
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