

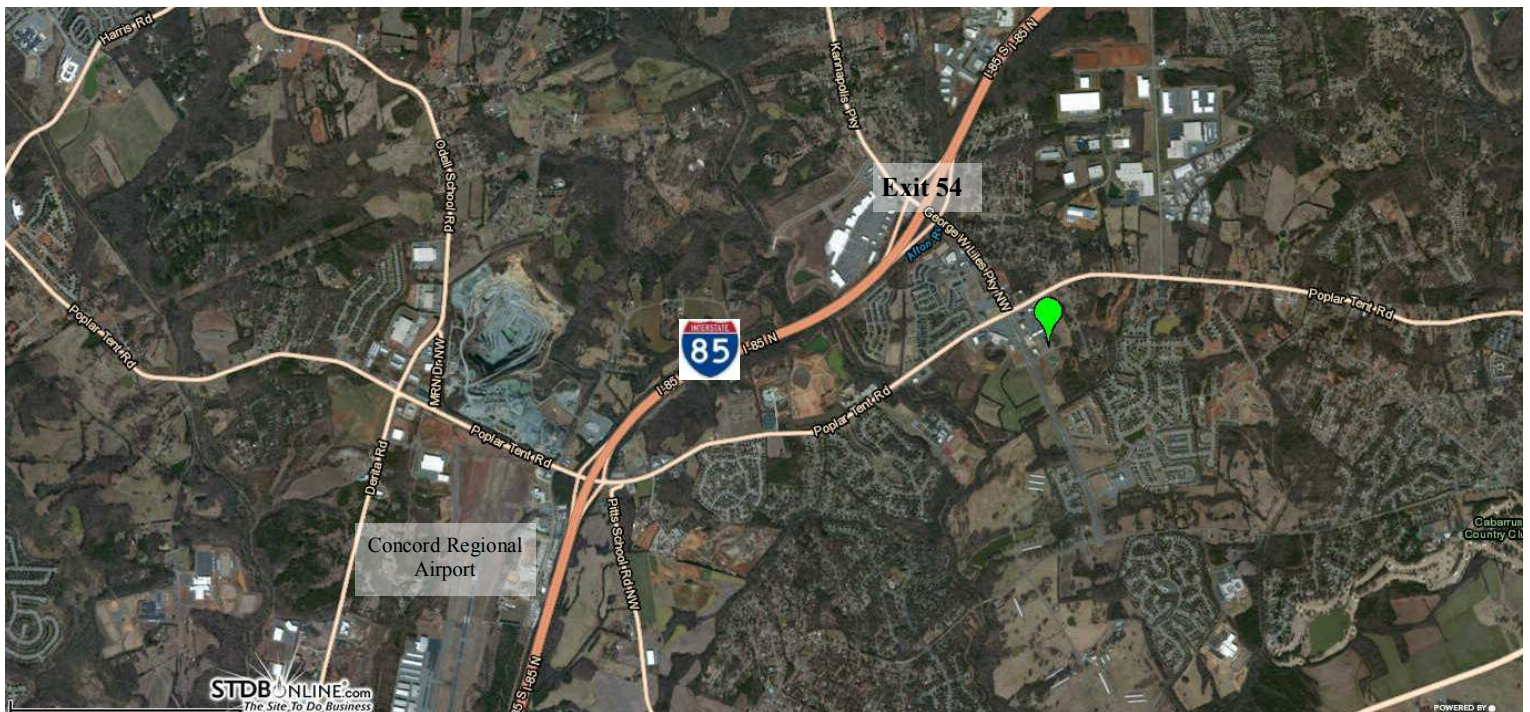


**CODDLE CREEK PROFESSIONAL CENTER  
311-331 CODDLE MARKET DR NW CONCORD NC 28027**

**For Lease**

- ◆ Professional & Medical Office Space
- ◆ New Construction & Second Generation
- ◆ 1,560 SF to 4,927 SF
- ◆ Tenant Improvement Allowances Available
- ◆ \$13.75/SF NNN

These Class-A office spaces are well suited for the small to medium sized professional and medical users. They are within walking distance of many amenities, including restaurants, grocery, drug, auto parts, day care and much more. With a stoplight intersection onto George Liles Parkway, access to Interstate 85 and Poplar Tent Road is very convenient. The extension of Liles Parkway to the US Hwy 29, and eventually NC Hwy 49 makes new markets and neighborhoods easy to reach.



**Harris Morrison Company**

363 CHURCH STREET NORTH, SUITE 280, CONCORD, NC 28025

704-786-8888

WWW.HARRISMORRISON.COM

## Property Specifications

Address 311-331 CODDLE MARKET DR NW  
CONCORD NC 28027

County CABARRUS

Zoning C-2

Years  
Constructed 2008 to 2012

Parking 106 spaces

Roads  
US-29 3 Miles  
I-85 1 Miles  
HWY 73 3 Miles  
HWY 49 6 Miles  
485 6 Miles

Airports: Concord Regional—5.7 miles  
Charlotte Douglas Int'l—24 miles



### Building 327

Suite 110 - 1,560 SF\* - \$13.75/SF NNN (As-Is)  
Suite 130 - 1,560 SF - \$13.75/SF NNN (\$10/SF TIA\*\*)

### Building 319

Suite 110 - 2,308 SF - \$13.75/SF NNN (\$24/SF TIA)

### Building 315—Proposed

Build-to-Suit - 4,927 SF - Call for Pricing

### Building 311—Proposed

Build-to-Suit - 4,927 SF - Call for Pricing

\*Note: All square footage measurements are from center of demising wall to outside of exterior walls.

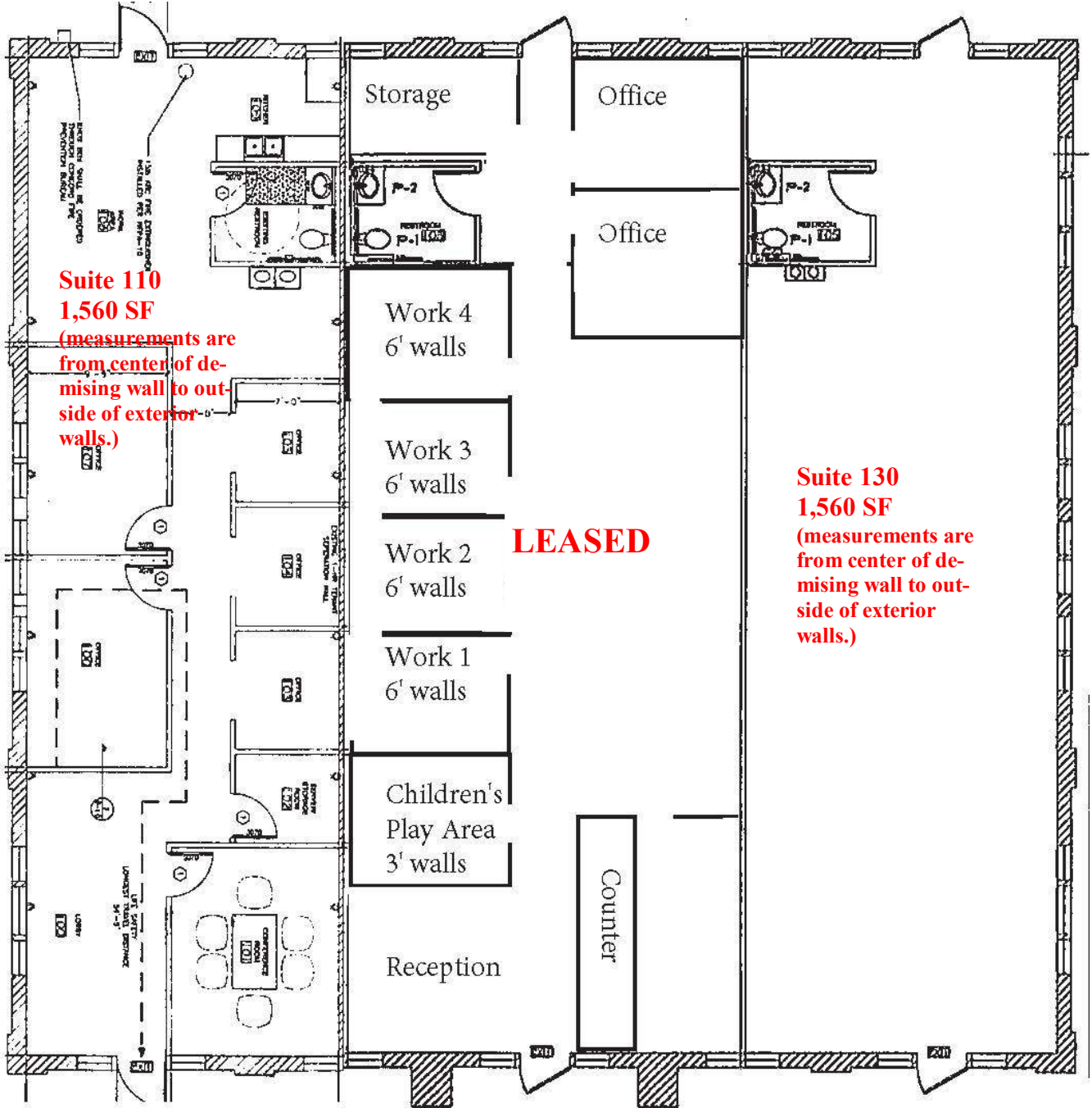
\*\*Note: TIA = Tenant Improvement Allowance



The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Buyer/tenant should verify independently. This property is subject to prior sale, lease, price change or withdrawal without notice.



327 Coddle Creek Market Drive NW



**Suite 110**  
**1,560 SF**  
 (measurements are from center of demising wall to outside of exterior walls.)

**LEASED**

**Suite 130**  
**1,560 SF**  
 (measurements are from center of demising wall to outside of exterior walls.)

Front of Building

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## 319 Coddle Creek Market Drive NW



## 315 & 311 Coddle Creek Market



The footings for Building 315 are poured and ready for vertical construction. When constructed the building will mirror the other professional buildings in the park and will measure 4,927 SF. It will be ideally suited for the tenant desiring stand-alone identity, convenient access and multiple amenities.

When constructed, Building 311 will match the others and will also measure 4,927 SF.

Please call for pricing.

### DEMOGRAPHICS\*

#### EMPLOYEES:

1 MILE: 2,518

3 MILE: 10,499

5 MILE: 40,628

#### AVERAGE HOUSEHOLD INCOME:

1 MILE: \$100,697

3 MILE: \$ 83,693

5 MILE: \$ 70,836

#### POPULATION:

1 MILE: 4,368

3 MILE: 28,381

5 MILE: 86,801

#### MEDIAN HOME VALUE:

\$182,885

#### MEDIAN AGE:

35.7

\*Provided by [www.stdb.com](http://www.stdb.com) 09/22/2014



# Area Maps

