





## PROJECT DETAILS

6109 BAYFIELD PKWY • 1.15 ACRES | 3,454 SF AVAILABLE FOR LEASE • RETAIL

### AVAILABLE SPACE

1.15 Acres | 3,454 SF

### TRAFFIC COUNTS

40,500 ADT on Kannapolis Pkwy

### PROPERTY HIGHLIGHTS

- 2nd generation free-standing restaurant with existing drive-thru
- Outparcel to Afton Ridge anchored by Target, Marshalls, PetSmart, Burlington, etc.
- Proximity to I-85 with signalized access from Kannapolis Parkway

### LEASE RATE

Call to discuss

### COUNTY

Cabarrus

### MSA

Charlotte-Concord-Gastonia



#### DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

#### TOTAL HOUSEHOLDS

1,896

13,866

44,186



#### TOTAL POPULATION

3,455

33,928

115,959

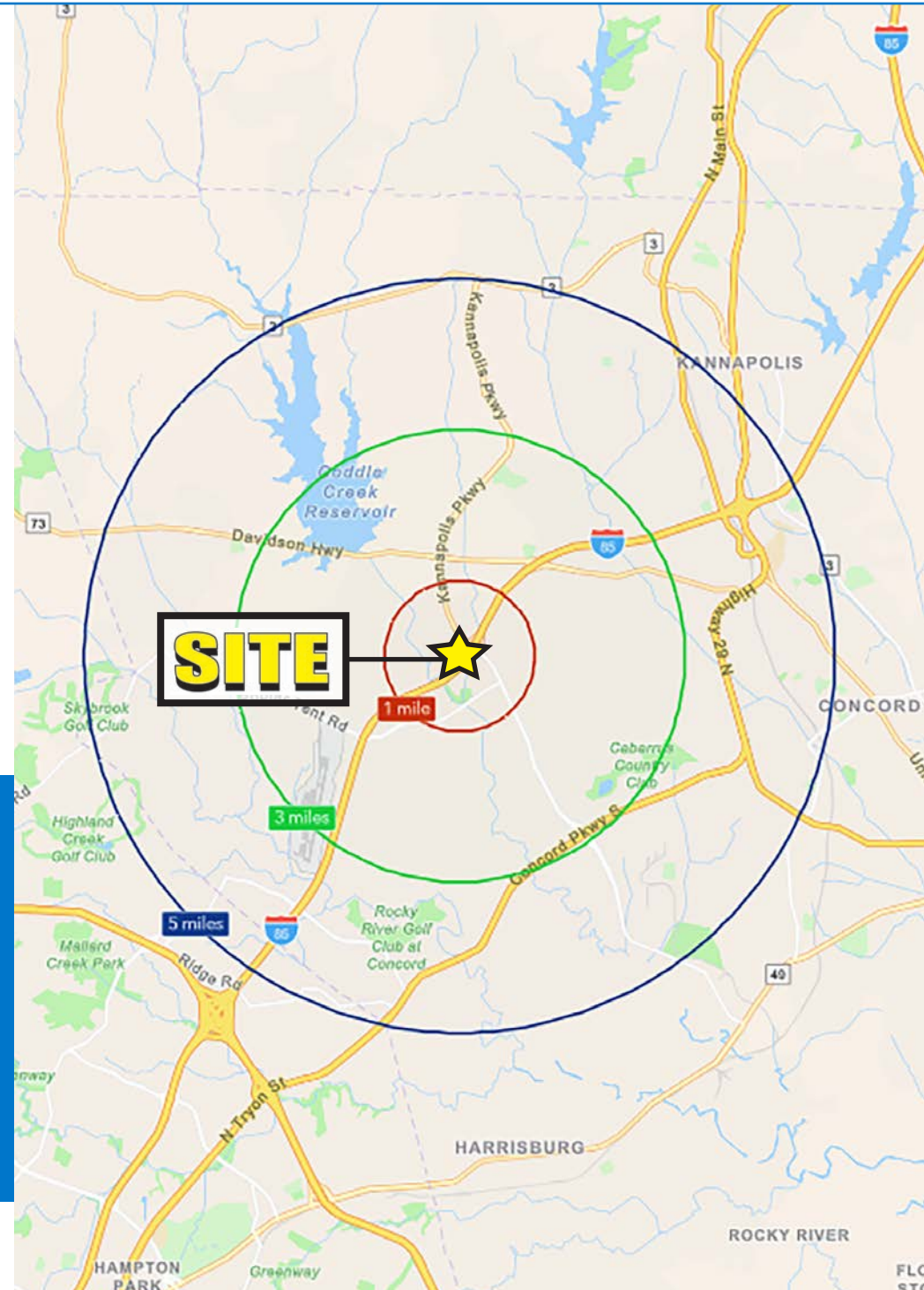


#### MEDIAN HH INCOME

\$79,125

\$98,784

\$95,361





AERIAL













# CONCORD

NORTH CAROLINA

Concord, North Carolina, is a vibrant city that blends history, culture, and modern amenities. Located just northeast of Charlotte, Concord has grown into a bustling suburb known for its rich heritage and Southern charm. Historic downtown Concord is a highlight, with beautifully preserved 19th-century architecture, unique boutiques, and a variety of dining options. The Cabarrus County Courthouse and the Old Courthouse Theatre add to the town's historical ambiance, while galleries and art installations showcase local creativity. Concord's roots are also tied to textiles, and the city has maintained its industrial legacy through adaptive reuse projects that honor this history.

Beyond its historical appeal, Concord is perhaps best known for its role in the world of motorsports. The city is home to Charlotte Motor Speedway, a major venue for NASCAR races and events that draw fans from across the country. Concord Mills, one of North Carolina's largest shopping malls, offers a wide range of retail options, from outlet stores to high-end brands, along with entertainment venues like SEA LIFE Aquarium. Outdoor enthusiasts can explore local parks and trails, while families often visit attractions like Great Wolf Lodge. With its combination of heritage, modern attractions, and easy access to Charlotte, Concord has grown into a dynamic community that offers something for everyone.





CONCORD, NC

## 6109 BAYFIELD PKWY

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