

FOR LEASE

# Afton Ridge Shopping Center

6150 Bayfield Parkway | Concord, NC 28027



## PROPERTY HIGHLIGHTS

Afton Ridge is a 470,289 SF dynamic shopping center located in Concord, North Carolina strategically situated five (5) miles north of Concord Mills and Charlotte Motor Speedway at the intersection of Kannapolis Parkway (Exit 54) and Interstate 85.

Located directly in front of 1.4 million square feet of existing and planned industrial space, as well as Afton Ridge Apartments. The center boasts popular retailers such as SuperTarget, Marshall's, PetSmart, Dick's Sporting Goods, Stein Mart, Ashley Furniture HomeStore, and Party City. Popular restaurants at the center include: Buffalo Wild Wings, Asian Café, Starbucks, Chick-fil-A and McDonald's.

## DEMOGRAPHICS

MILE RADIUS	1 MI	3 MI	5 MI
POPULATION	12,257	44,027	107,369
NO. OF HOUSEHOLDS	4,662	16,964	41,915
AVG. HH INCOME	\$89,040	\$104,999	\$98,543

## AVAILABILITY

+/- 30,083 SF | Suite A1

+/- 7,465 SF | Suite A3

+/- 1.1 Acre Outparcel

## LOCATION



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## SITE PLAN Available

SUITE	TENANT NAME	SPACE SIZE (SF)	SUITE	TENANT NAME	SPACE SIZE (SF)	OUTPARCELS
A1	Available	30,083	E4	PetSmart	20,018	McDonalds
A2	Marshalls	30,000	E5	Ashley Furniture HomeStore	30,000	Chick-Fil-A
A3	Available	7,465	H	Sprint	1,748	Starbucks
B1	Beau Reve	2,211	H	Carolina Dental Specialists	2,137	Goodyear Tire & Automotive
B1	Anytime Fitness	5,323	H	Batteries Plus Bulbs	1,919	Mi Pueblo
B1	Sally Beauty Supply	2,058	H	Jersey Mike's Subs	1,320	Arby's
B2	Maurice's	4,844	H	Great Clips	1,373	Buffalo Wild Wings
B2	Rack Room Shoes	5,369	H	The UPS Store	1,507	Showmars
B2	Lane Bryant	5,237	H	Massage Envy - Concord	2,593	
B	Super Target	173,900	H	Cozy Kids	2,968	
C	Dollar Tree	2,200	F	Viva Nails	3,384	
C	GNC	7,728	F	Falls Jewelers	2,059	
D	Mattress Firm	4,638	F	Sports Clips	1,474	
D	Molly Malone's Boutique	1,708	F	Invision Family Eye Care	1,470	
D	Hallmark	3,567	F	Sweet Frog	1,595	
E1	Stein Mart	36,000	F	Trinity Family Dentistry	2,445	
E2	Party City	11,957	F	Asian Café	3,341	
E3	Dick's Sporting Goods	45,000	F	Adair	1,299	
			F	44 Mills	2,958	