

CENTURY 21

TRIANGLE GROUP-FLANAGAN CRE TEAM

21

FOR SALE

1032 CENTRAL DR NW

CONCORD, NC 28027



Pat Flanagan

COMMERCIAL REAL ESTATE BROKER

919.302.3298 · Pat.Flanagan@Century21-cre.com

Century 21 Triangle Group-Flanagan CRE Team



Jose Cruz

COMMERCIAL REAL ESTATE BROKER

984.239.8452 · Jose.CruzCommercial@gmail.com

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PROPERTY OVERVIEW



DESCRIPTION

Stabilized 3-tenant industrial investment opportunity in one of Cabarrus County's established industrial corridors. The approximately 15,980-square-foot building is divided among three tenants, providing diversified in-place income. The property is located minutes from Interstate 85, with convenient access to Charlotte, Concord, Kannapolis, and surrounding industrial markets.

KEY PROPERTY DETAILS

- Type: Industrial/Flex
- Building Size: 15,980 Sq. Ft.
- Land: 1.15 Acres
- Zoning: I-1
- Year Built: 1994
- Asking Price: \$2,350,000
- Unit A has 1 year remaining with three 1-year renewal options, Unit B has 2 years remaining with no renewal options, and Unit C has 2 years remaining with one 1-year renewal option.
- Current Annual NOI: \$142,414-Rolling 12 Months with Pro Forma 2026 Annual NOI: \$165,635

ZONING

Zoning: I-1. Concord's I-1 (Light Industrial) district is intended for a mix of light manufacturing, office-park/flex uses, and limited retail or service businesses that support industrial activity in a screened, business-park setting. Examples include light manufacturing, self-storage facilities, offices, and certain service or building-material businesses, subject to applicable city standards and approvals.

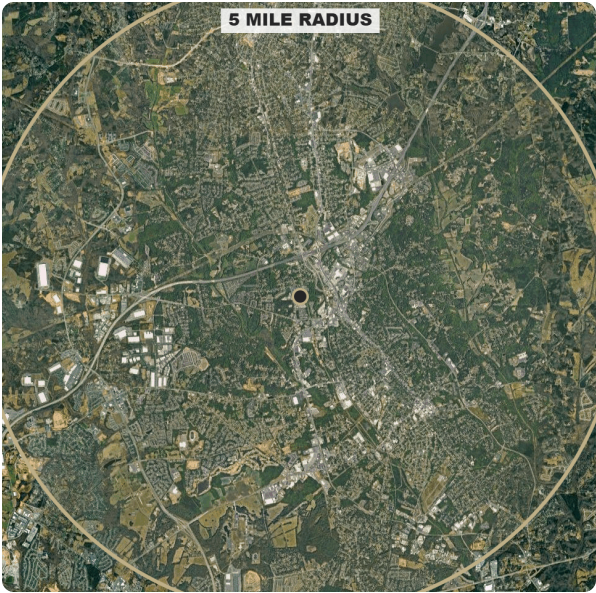
MARKET PROFILE

MARKET AREA SNAPSHOT

	5 MILE
Population	112,811
Households	44,866
Avg HH Income	\$99,521
Businesses	4,206
Employees	47,613

TRAFFIC COUNT 6,127 VPD — Central Dr NW | 406 VPD — Kannapolis Hwy

Source: TheAnalyst PRO, 2024 — as provided in the uploaded listing package.



38.5
MEDIAN AGE



109,052
DAYTIME POP.



\$39,608
PER-CAPITA INC.



2.48
AVG HH SIZE

POPULATION GROWTH



RACE & ETHNICITY



FINANCIALS

INCOME & EXPENSES ————— CURRENT OPERATIONS

INCOME						
TENANT	SUITE	SF	LEASE END	OPTIONS	ROLLING 12 MONTHS	ANNUAL 2026
ABL Electronics Supply	1032-A	2,600	11/30/27	3 (1) 3%	\$ 34,946.67	\$ 35,204.95
Legacy Elite LLC	1032-B	2,400	11/30/28	0 (0)	\$ 22,400.00	\$ 33,684.00
Carolina Precision	1032-B	2,400	1/31/206	—	\$ 8,800.00	\$ 2,200.00
Carolina Precision	1032-C	10,000	12/31/25	—	\$ 24,094.64	
Western Electric	1032-C	10,000	8/7/28	1 (1)	\$ 61,442.66	\$ 93,110.66
Total Income					\$ 151,683.97	\$ 164,199.61

OTHER INCOME						
TENANT	SUITE	SF	LEASE END	OPTIONS	ROLLING 12 MONTHS	ANNUAL 2026
ABL Electronics Supply	NNN	—	—	—	\$ 2,882.28	\$ 2,882.28
Legacy Elite, LLC	NNN	—	—	—	\$ 1,824.00	\$ 2,508.00
Carolina Precision	NNN	—	—	—	\$ 726.07	\$ 726.07
Western Electric	NNN	—	—	—	\$ 8,261.84	\$ 12,392.76
Total Other Income					\$ 13,694.19	\$ 18,509.11
Total Income					\$ 165,378.17	\$ 182,708.72

EXPENSES				ROLLING 12 MONTHS	ANNUAL 2026
CATEGORY					
Legal & Professional				\$ 6,581.50	\$ 350.00
Landscaping				\$ 500.00	\$ 500.00
Insurance				\$ 4,333.00	\$ 4,333.00
Licenses & Fee				—	\$ 340.99
Repairs & Maintenance				\$ 373.63	\$ 373.63
Taxes				\$ 11,175.81	\$ 11,175.81
Total Expenses				\$ 22,963.94	\$ 17,073.43

NET OPERATING INCOME (NOI)	\$ 142,414.23	\$ 165,635.29
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Note: Figures are based on current operations and are for informational purposes only. Actual results may vary.

AREA OVERVIEW



SURROUNDING BUSINESSES & COMMERCIAL CONTEXT

The area surrounding 1032 Central Dr NW reflects a diverse commercial setting with a blend of specialty services, recreational uses, faith-based gathering space, and business-oriented operations. Nearby names such as D-BAT Concord, The Collective Concord, and THE DIVA FX suggest an active local-service and destination-oriented environment. Carolina Precision Switchgear and Mr. Electric of Charlotte Metro further indicate a presence of skilled trade and industrial-support businesses in the surrounding commercial mix.

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