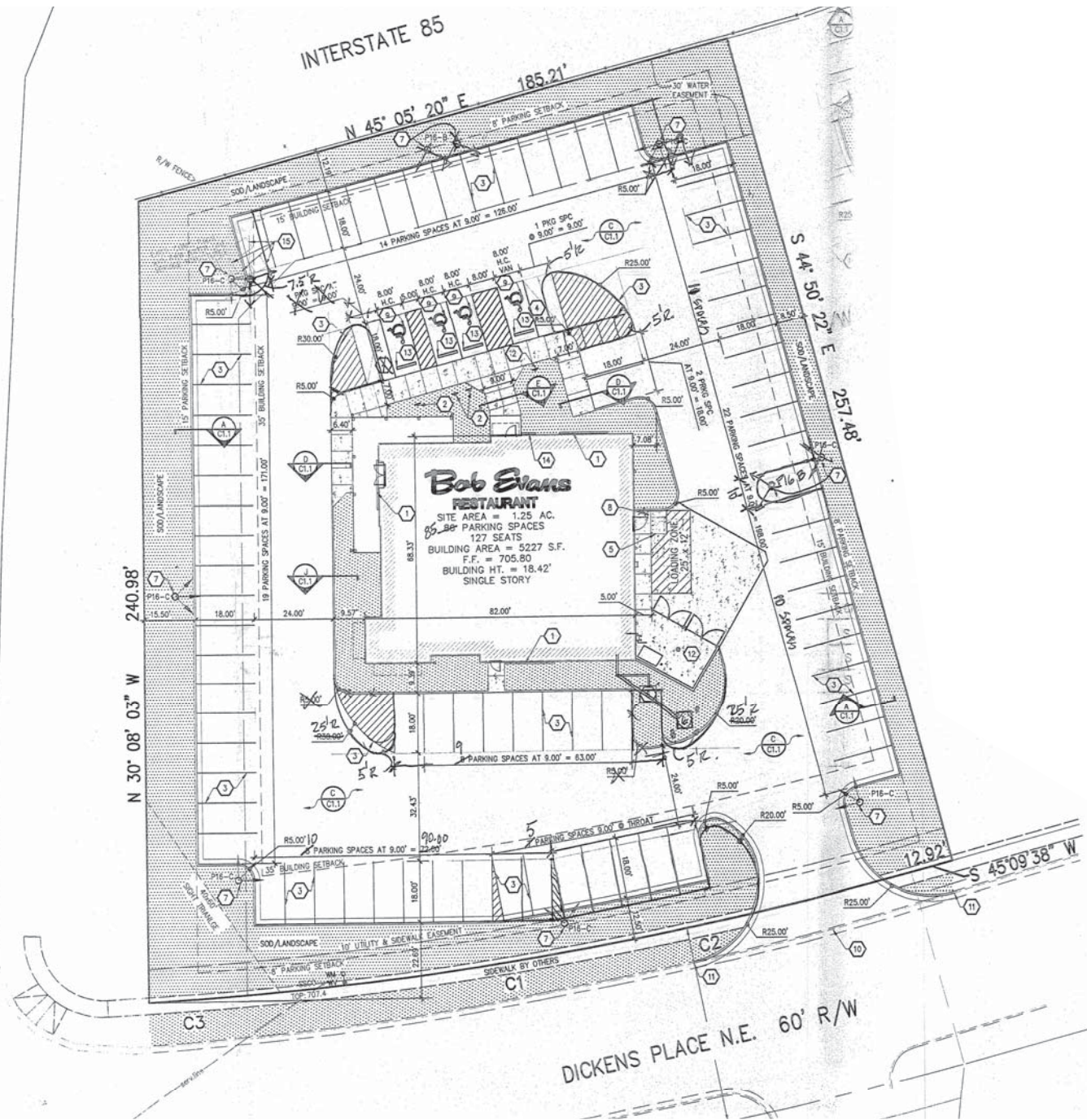


# FORMER BOB EVANS RESTAURANT

COPPERFIELD BLVD 80' R/W



## 1170 COPPERFIELD BLVD., CONCORD, NC

The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



THE PROVIDENCE GROUP

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THE PROVIDENCE GROUP

# Available for SALE

EXCELLENCE IN RETAIL REAL ESTATE.



Property Photo

## Former Bob Evans Restaurant

1170 Copperfield Blvd.  
Concord, North Carolina

### Property Information

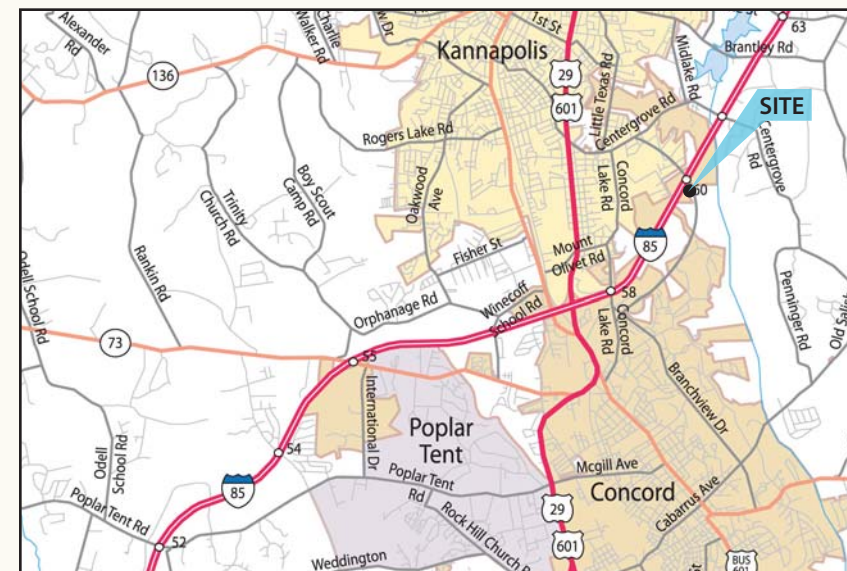
Square Footage:	5,227 SF
Price:	\$1,450,000
Lot Size:	1.249 Acres
Parking:	85 Spaces
Seating:	127 Seats
Zoned:	C-2 (City of Concord)

### Property Description

Located at the I-85/Dale Earnhardt interchange, the building has excellent visibility from the exit ramps. The building was constructed in 2003 and is being sold with furniture, fixtures, and equipment in place. The property is close proximity to Northlite Commons Shopping Center and offers the best site opportunity for new restaurants entering the trade area.

### Traffic Counts (2008 NCDOT)

Copperfield Rd. (in front of site): 20,000 vpd  
I-85 (South of Copperfield Rd.): 72,000 vpd



Location Map

Demographic Snapshot (2011)	1 mile	3 mile	5 mile
Population	2,571	33,343	81,101
Average HH Income	\$67,823	\$55,026	\$56,514
Median HH Income	\$50,638	\$44,716	\$44,617
Business Establishments	261	1,760	3,509
Daytime Employment	5,937	25,375	43,045

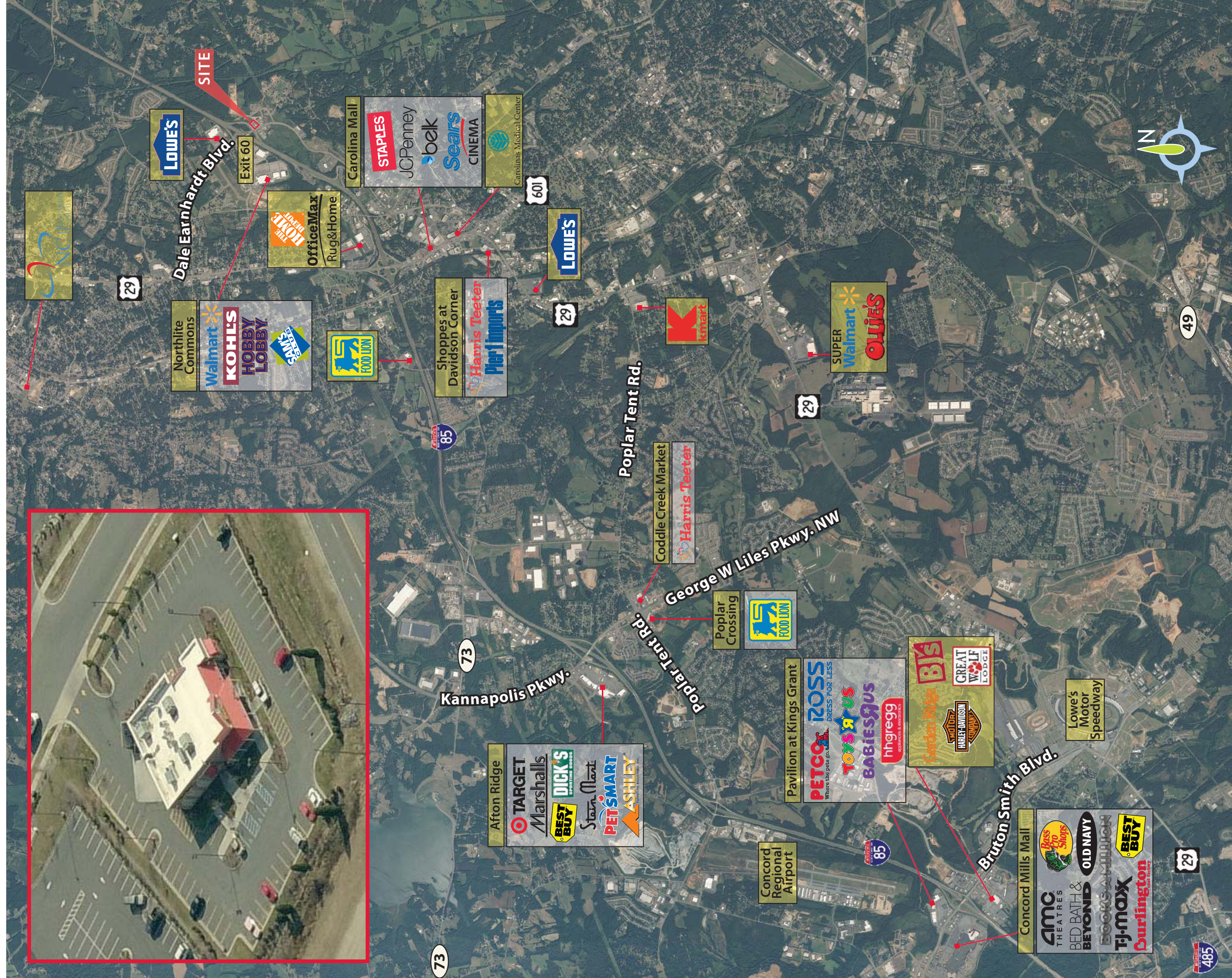
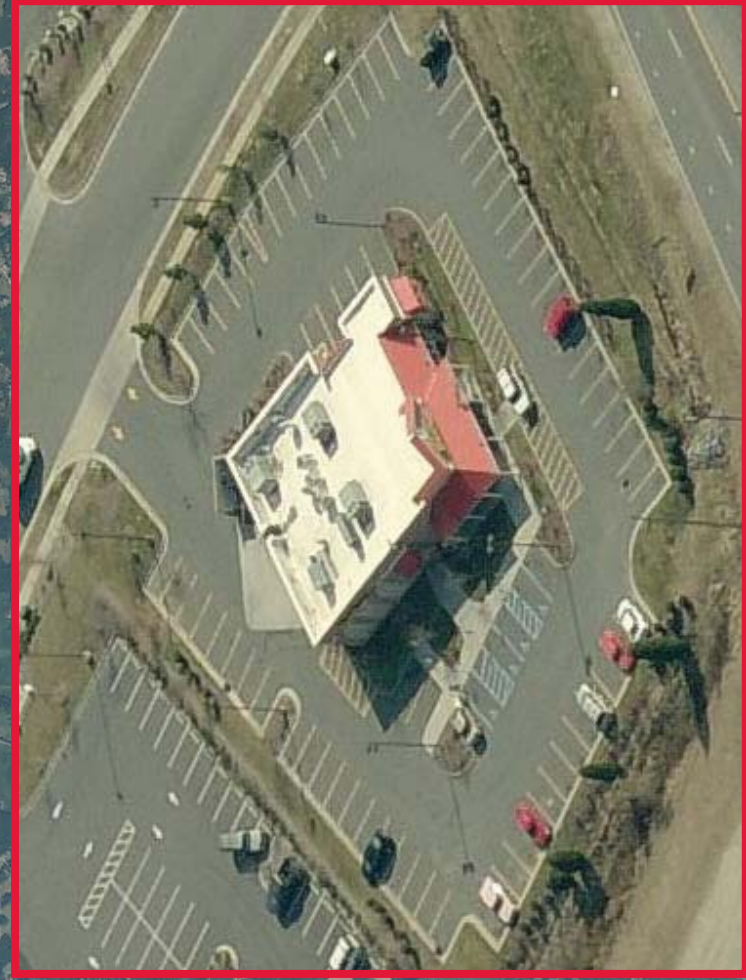
## CONTACT

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WWW.PROVIDENCEGROUP.COM



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**LOWE'S**

Dale Earnhardt Blvd.  
Exit 60

Northlite Commons  
Walmart  
**KOHL'S**  
HOBBY LOBBY  
SAMS CLUB

OfficeMax  
Rug & Home

FOODLION

Shoppes at Davidson Corner  
Harris Teeter  
Pier Imports

Carolina Mall  
STAPLES  
JCPenney  
belk  
Sears  
CINEMA  
Carolinas Medical Center

**LOWE'S**

Poplar Tent Rd.

Coddle Creek Market  
Harris Teeter

George W Liles Pkwy. NW

Poplar Crossing  
FOODLION

Kannapolis Pkwy.

Afton Ridge  
TARGET  
Marshalls  
BEST BUY  
Dick's Sporting Goods  
Stain Mart  
PETSMART  
ASHLEY

Pavilion at Kings Grant  
PETCO  
ROSS  
TOYS R US  
BABIES R US  
hhgregg

Golden Fudge  
BIG  
GREAT WOLF LODGE  
HARLEY-DAVIDSON

Concord Regional Airport

Bruton Smith Blvd.

Concord Mills Mall  
CINEMA THEATRES  
BED BATH & BEYOND  
BOOKS-A-MILLION  
TJ-MAXX  
Curlington  
Bass Pro Shops  
OLD NAVY  
BEST BUY

Lowe's Motor Speedway

**CHARLOTTE**  
NORTH CAROLINA

CONCORD/  
KANNAPOLIS