

Waterville Commons

Food Lion Anchored Tenant

3695 Concord Parkway South, Concord, North Carolina 28027, United States

Available



Status	Available
Lease Type	Call for Pricing
Size (Sq. Ft.)	54,384
Price	Call for Pricing
Target Demographic	Grocery, Fitness, Retail

PROPERTY OVERVIEW

- Food Lion anchored
- Hitone Fitness-junior anchor
- Major employer open just north of center
- High retails growth at intersection
- High traffic volume
- Ease of access at multiple points



Cape Asset Management · 704-357-1220 · leaseadmin@capeam.com Last updated: July 15, 2026 3:47 pm

Suite	Tenant	Sq. Ft.
3681	#1 Nail Spa	1,097
3685	Royal Dragon	1,350
3689	Mathnasium	1,347

LOCAL DEMOGRAPHICS

Median Household Income - 1 mile	\$75,186
Median Household Income - 3 miles	\$76,162
Median Household Income - 5 miles	\$62,032
Population - 1 mile	4,523
Population - 3 miles	30,180
Population - 5 miles	96,900