



7731 Gateway Ln NW

Concord, North Carolina 28027



Available for Sale

+/- 8,188 SF 2nd Gen Restaurant near Concord Mills Mall & Charlotte Motor Speedway

Property Overview

7731 Gateway Ln NW

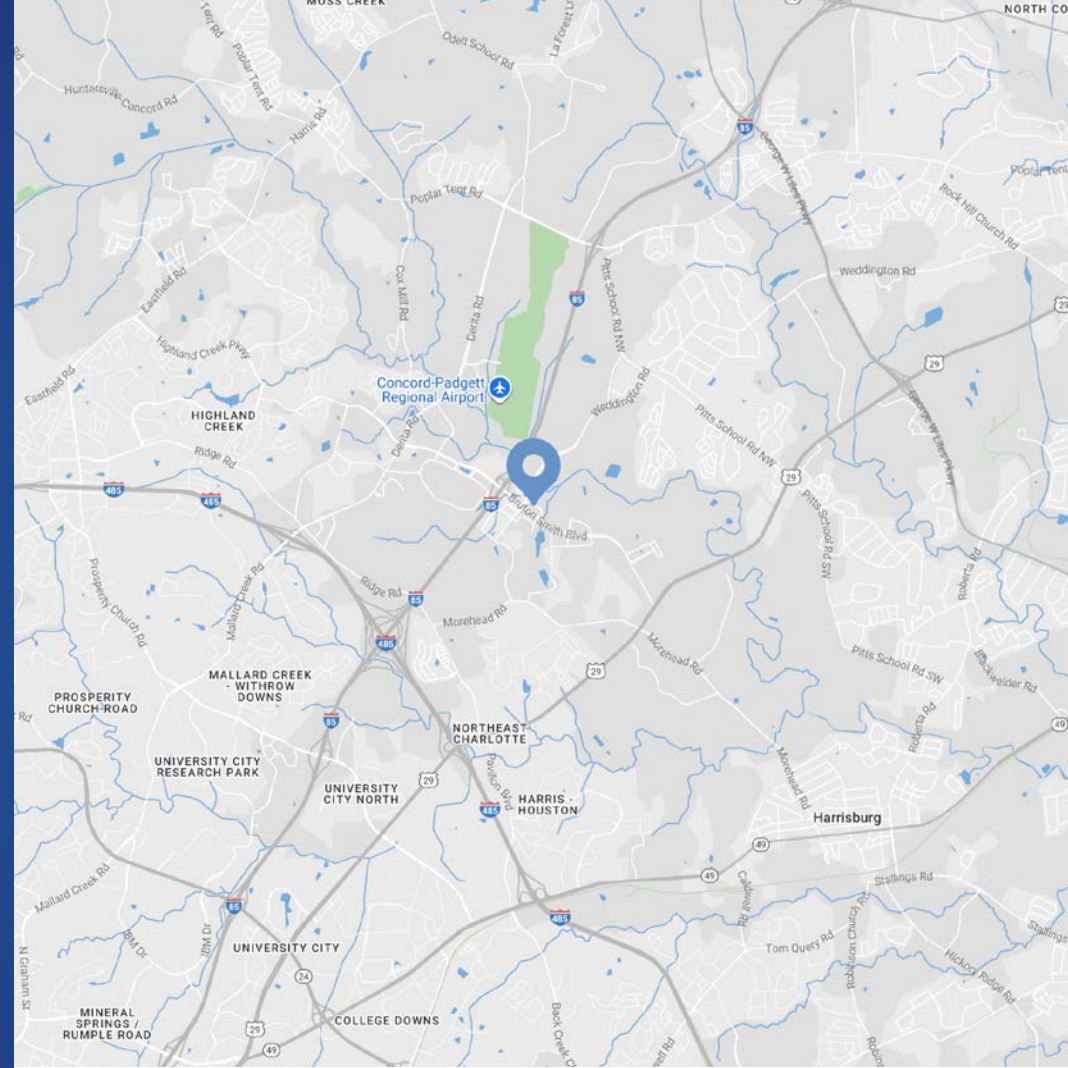
Available for Sale

2nd generation restaurant available for sale in the heart of the thriving retail corridor next to Concord Mills Mall and Charlotte Motor Speedway. Surrounded by retail and adjacent to Charlotte's largest shopping trade area, this site offers a great opportunity in one of Charlotte's top, established growth markets.

The bar/restaurant has had tremendous success in this location. This is a great opportunity to be near Charlotte's top tourist destinations.

Property Details

Address	7731 Gateway Ln NW Concord, NC 28027
Availability	+/- 8,188 SF 2nd Generation Restaurant Available for Sale
Lot Size	+/- 1.01 AC
Year Built	2004; Renovated
Zoning	C-2
Parking	Ample parking
Frontage	156' on Gateway Ln NW
Access	Full access on Gateway Ln NW
Use	Bar/Restaurant
Traffic Counts	Bruton Smith Boulevard 45,000 VPD I-85 160,000 VPD
Sale Price	\$4,000,000



Demographics

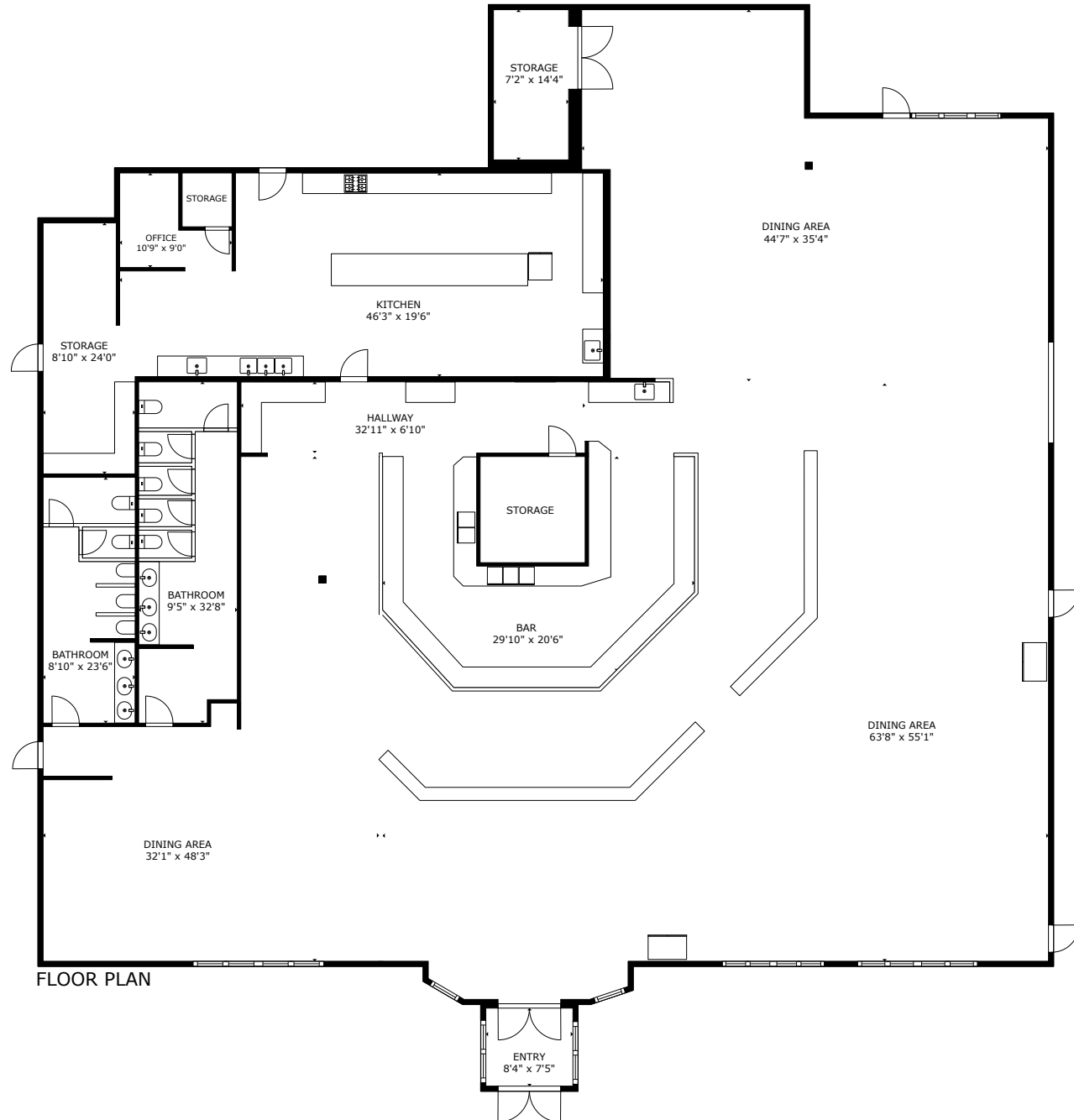
RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	2,840	47,994	166,758
Avg. Household Income	\$99,347	\$122,812	\$121,179
Median Household Income	\$85,220	\$93,627	\$92,683
Households	1,506	18,644	63,791
Daytime Employees	5,993	18,982	57,604



Available

+/- 8,188 SF

 Virtual Tour



Market Overview



0.8 Mile Concord Mills Mall
1.8 Mile Charlotte Motor Speedway
1.6 Mile zMax Dragway

Walmart

Lowe's
FAMOUS TOASTERY
MATTRESS FIRM
Chic'en
Jason's deli

TJ-maxx buybuy BABY DOLLAR TREE DSW
petco Michaels ROSS HomeGoods
Total Wine

Freddy's
sweetFrog

Bank of America
Paisera

Chick-fil-A
Kangaroo Noodle
Red Lobster
Olive Garden

ZAXBY'S
Waffle House
SONIC
COOK OUT
KFC
SIMON NICK'S BAR-B-Q

FIVE GUYS
STARBUCKS COFFEE

Outback

EMBASSY SUITES
HOTELS

HOMEWOOD SUITES
HOTELS

Concord Mills Boulevard

46,000 VPD

142,000 VPD
100,000 VPD

Gateway Ln NW

Bruton-Smith Boulevard

24,000 VPD

Site

Academy
FOOD CITY

Firestone
McALISTER'S STEAKS
TWIN PEAKS
VARI-ON
UPS The UPS Store
BURGER KING

T-Mobile
MATTRESS FIRM
Snick Snack

CONCORD MILLS
A SIMON CENTER

FRIDAYS
ON THE BORDER
BONEFISH GRILL
Sticky Fingers
Denny's

Burlington BED BATH & BEYOND AMC THEATRES
BEST BUY BAM! BOOKS-A-MILLION OLD NAVY

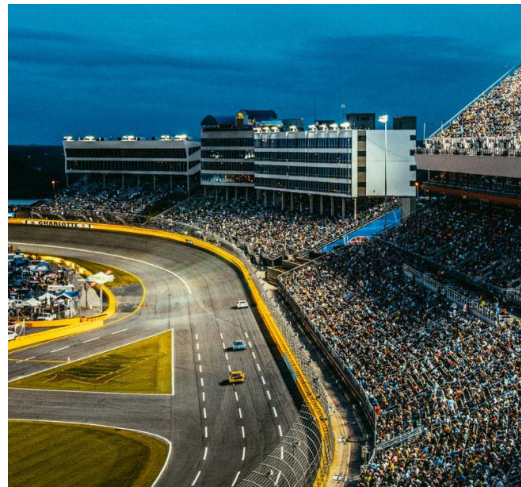
Ruby Tuesday
Bassett
Texas Land & Cattle
SONNY'S BBQ
McDonald's

FIREHOUSE SUBS
Wendy's

BOOT BARN
at home
CARRABBA'S
B.J'S

Concord North Carolina

Concord is a city in Cabarrus County, the second-largest city in the Charlotte MSA and the 10th most populous city in North Carolina. Concord is home to some of North Carolina's top tourist destinations, including NASCAR's Charlotte Motor Speedway and Concord Mills. Concord Mills is a nearly 1.4 million square foot shopping mall and is North Carolina's largest tourist attraction, attracting 17.6 million visitors a year on average.



Major Events

Drawing significant crowds to the Harrisburg - Concord region



AutoFair presented by Camping World

Held in April, this massive automotive event attracts thousands of enthusiasts, featuring car shows, auctions, and vendors



SuperMotocross World Championship Playoffs

High-energy motocross action held in September
NHRA Carolina Nationals: Another marquee drag racing event at the zMAX Dragway in September



Coca-Cola 600

Held on Memorial Day weekend, this NASCAR Cup Series race is the longest on the schedule and honors the U.S. Armed Forces



BetMGM 300

A NASCAR Xfinity Series race in May



NHRA Carolina Nationals

Another marquee drag racing event at the zMAX Dragway in September



Drive For The Cure 250

A breast cancer awareness NASCAR Xfinity Series playoff race in October.



NHRA 4-Wide Nationals

A thrilling drag racing event in April, hosted at the zMAX Dragway



Bank of America ROVAL™ 400

A unique road course NASCAR Cup Series race in October.



NC Education Lottery 200

A NASCAR Craftsman Truck Series event in May

These events collectively attract over 1.1 million attendees annually, boosting regional hotel occupancy, restaurant activity, and retail spending





Contact for Details

John Hadley

(704) 373 -9797

jhadley@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.