



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

PARTNER **XTEAM**

# ALBEMARLE CROSSING

9020 Albemarle Rd. | Charlotte, NC 28227

## AVAILABLE FOR LEASE

John Varol | **704.644.4589** | [jvarol@providencegroup.com](mailto:jvarol@providencegroup.com)

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# 9020

ALBEMARLE RD.

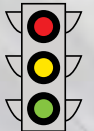


CHIPOTLE MEXICAN GRILL ESTRELLAS BAKERY at&t T-Mobile

verizon H&R BLOCK OneMain Financial Domino's Pizza

Chick-fil-A

FULL ACCESS



# ALBEMARLE CROSSING

9020 Albemarle Rd. | Charlotte, NC 28227



## LEASING INFORMATION

Space Available: 1,597 SF  
 Lease Rate: Please Call  
 TICAM: Please Call

## TRAFFIC COUNTS 2019 (NCDOT)

33,000 VPD on Albermarle Rd.  
 (Just west of site)



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## PROPERTY HIGHLIGHTS

- Excellent visibility / access to a traffic signal on Albemarle Rd & Circumferential Rd.
- Area retailers include Walmart, Lowes, Target & The Home Depot
- Large monument sign
- Tenant's capture "going home" commuters traveling on Albemarle Rd.

## DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	7,286	70,746	180,396
AVERAGE HH INCOME	\$69,415	\$67,603	\$68,786
MEDIAN HH INCOME	\$56,525	\$54,405	\$55,191
BUSINESS ESTABLISHMENTS	206	1,299	4,418
DAYTIME EMPLOYMENT	1,966	9,244	34,594



## ALBEMARLE CROSSING

Suite	Tenant	Square Feet
<b>A</b>	<b>COMING AVAILABLE</b>	<b>1,597 SF</b>
A1	May's Alterations	1,101 SF
A2	Domino's Pizza	1,300 SF
B	Verizon Wireless	1,500 SF
C	Foxy Nails	1,200 SF
D	China Fun	1,200 SF
E-F	Our Health	3,600 SF
G	Kut Masters	1,200 SF
H-I	One Main Financial	2,400 SF
J	Security Office	1,200 SF
K	H&R Block	1,200 SF
L	Carolina Laundromat	1,800 SF
OP1	T-Mobile	1,200 SF
OP2	Estella's Bakery	1,374 SF
OP3	AT&T	2,450 SF
OP4	Chipotle	2,350 SF



Dwigthware Blvd

Circumferential Rd

Albemarle Rd 33,000 VPD

### CONTACT

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O'Reilly AUTO PARTS  
PROFESSIONAL PARTS PEOPLE

ZAXBY'S

MATTRESS FIRM

SUNRISE  
Restaurant

Cornerstone  
Baptist Church

GNC  
GENERAL NUTRITION CENTERS

FOOD LION

Walmart  
SUPERCENTER

WELLS FARGO

Little Caesars

SHELL

goodwill

Animal  
Hospital

DISCOUNT  
THE CO. INC.

Albemarle Rd

Albemarle Rd

33,000 VPD

Circumferential Rd

Dwigthware Blvd

Chick-fil-ee

FIRST CITIZENS BANK

K  
KANGAROO

BB&T

DOLLAR TREE

TACO BELL

AMERICAN  
CAR WASH

TAKE 5

CITGO

26,000 VPD

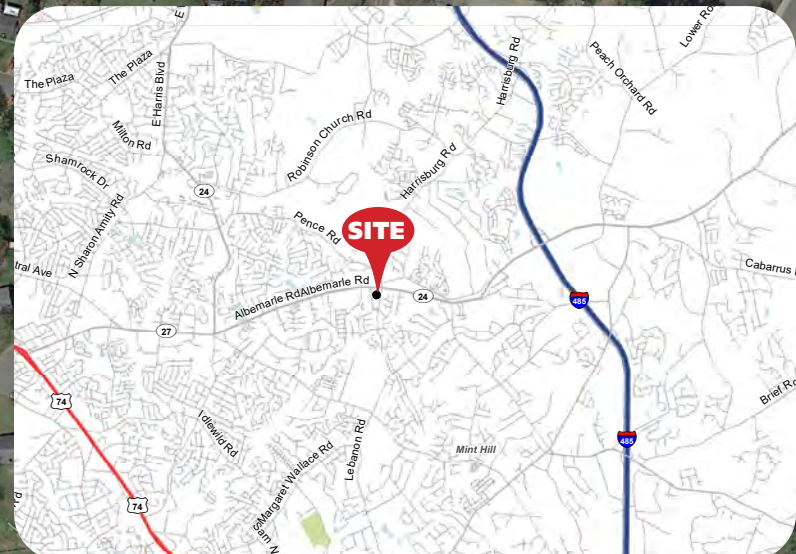
20,000 VPD  
Harrisburg Rd

SITE

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