

FREESTANDING BUILDING AVAILABLE

5718 ALBEMARLE RD | CHARLOTTE, NC 28212



CONTACT

Eric Howell | 704.644.4584
ehowell@providencegroup.com

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PROPERTY / LEASING INFORMATION

Freestanding building with ample parking, excellent visibility and large monument sign on Albemarle Road with traffic signal egress.

LEASING INFO:

- Call for lease rate
- \$2.00/SF NN charges
- Approx 3,500 SF
- Located on 0.54 acres
- 27 Parking Spaces
- Ground Lease Opportunity

PROPERTY HIGHLIGHTS

- Located adjacent to CVS Pharmacy and bordering the new 128 unit multi-family development currently under construction, Albemarle Landing.
- Across from Eastland Yards - 80 acre master planned development with plans for over 550 Single Family and multi-family residences along with 160k SF of office and retail space
- Convenient access to Highway 74
- Traffic Counts - Albemarle Road: 36,500 AADT
- Egress easement to signalized intersection (Redman Rd & Albemarle Rd)

DEMOGRAPHICS (2021)	1 MILE	3 MILE	5 MILE
POPULATION	15,345	114,215	251,009
AVERAGE HH INCOME	\$62,661	\$68,487	\$93,635
MEDIAN HH INCOME	\$46,381	\$53,776	\$69,564
BUSINESS ESTABLISHMENTS	598	3,831	11,114
DAYTIME EMPLOYMENT	4,248	27,883	92,195



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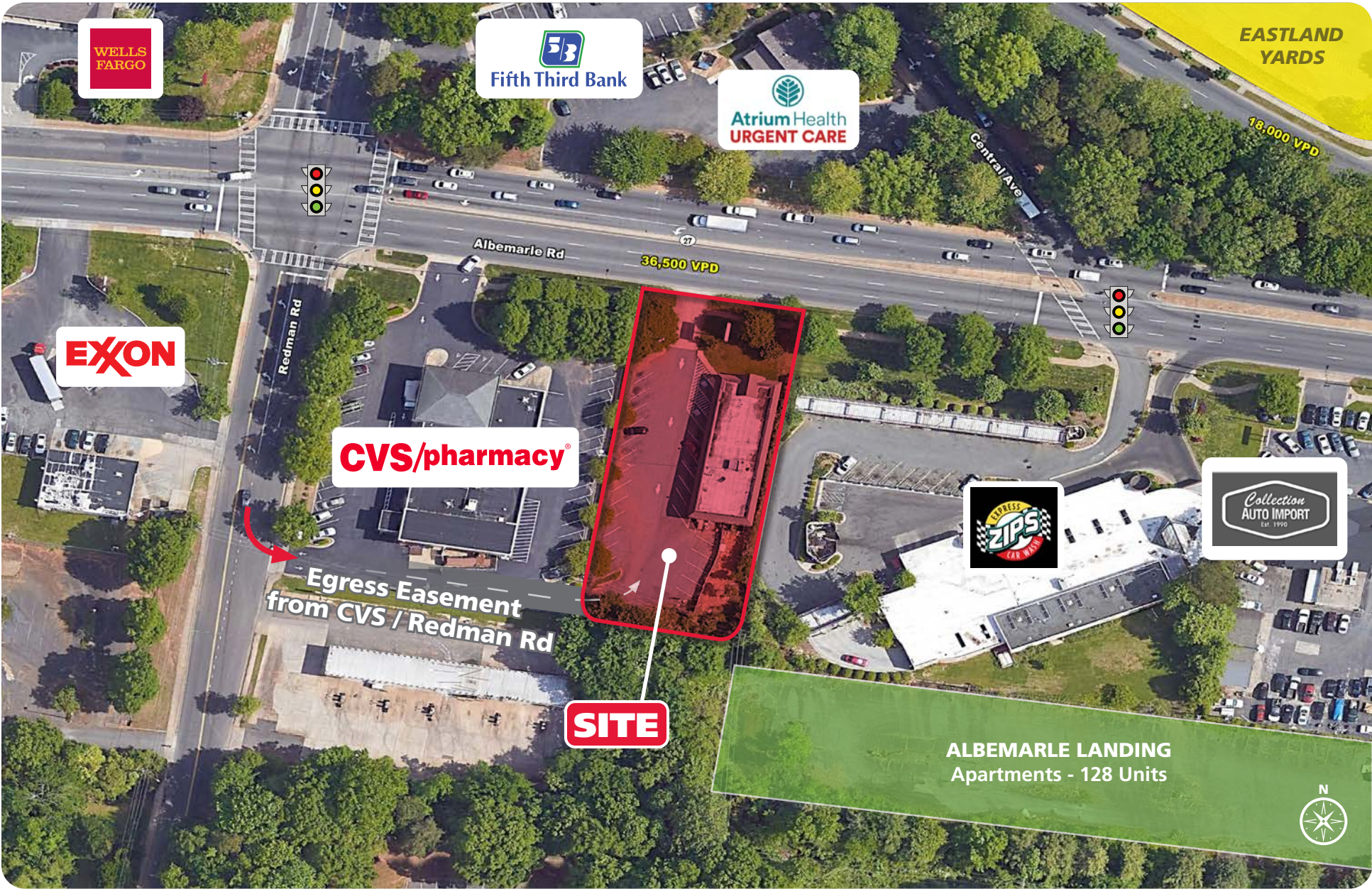
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SITE IMAGES

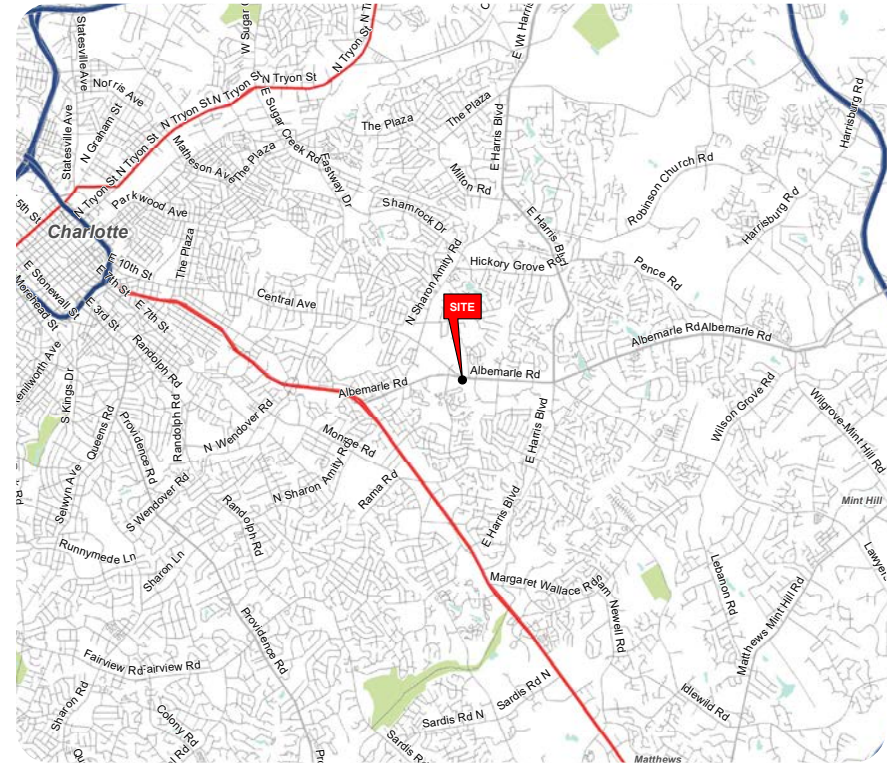


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LOW AERIAL



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MEDIUM AERIAL



HIGH AERIAL

