

PAD SITE REDEVELOPMENT

623 NC 24-27 By-Pass, East St, Albemarle, NC 28001

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Seeking retail, restaurant medical and service users for a 1.885 acre pad site redevelopment next to the brand new Chick-Fil-A in the heart of Albemarle's primary retail commercial corridor



PROPERTY HIGHLIGHTS

- Directly across from Walmart Supercenter
- Free standing and inline opportunities available
- Most uses can be accommodated including drive-thru and c-store
- Full access and 230 feet of frontage on Highway 24-27
- Nearby retail includes Walmart, Hobby Lobby, Ross, TJMaxx, PetSmart, Lowes, Belk, Tractor Supply, Harbor Freight Tools, Ingles, Food Lion
- Traffic Counts: Highway 24- 24,000 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 Population Density	3,456	15,425	22,903
2018 Daytime Population	3,441	10,587	12,719
2018 Median HH Income	\$28,707	\$37,878	\$41,643

EXCLUSIVE AGENT(S)

DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455

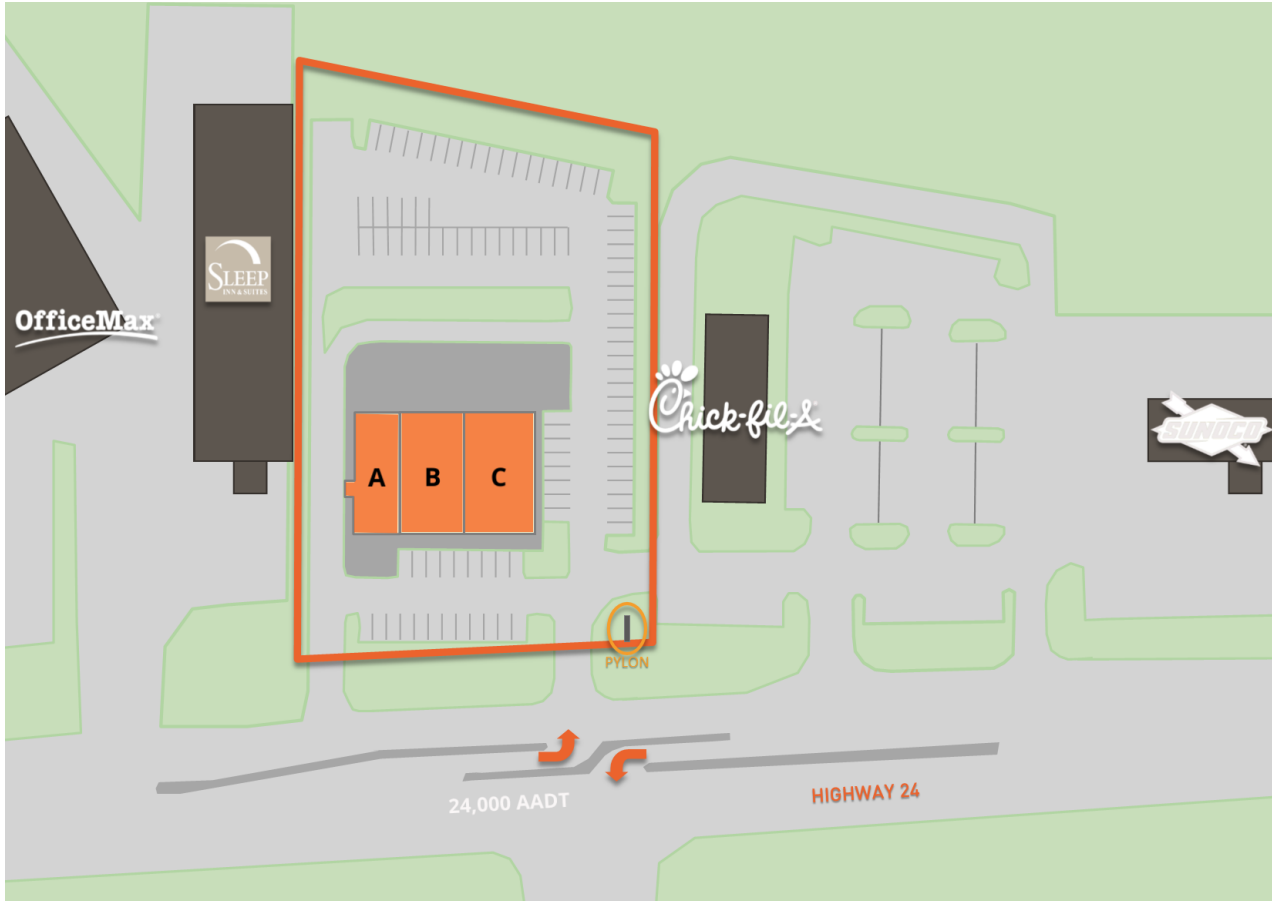
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
A	Available	2,500 SF
B	Available	3,330 SF
C	Available	3,500 SF

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