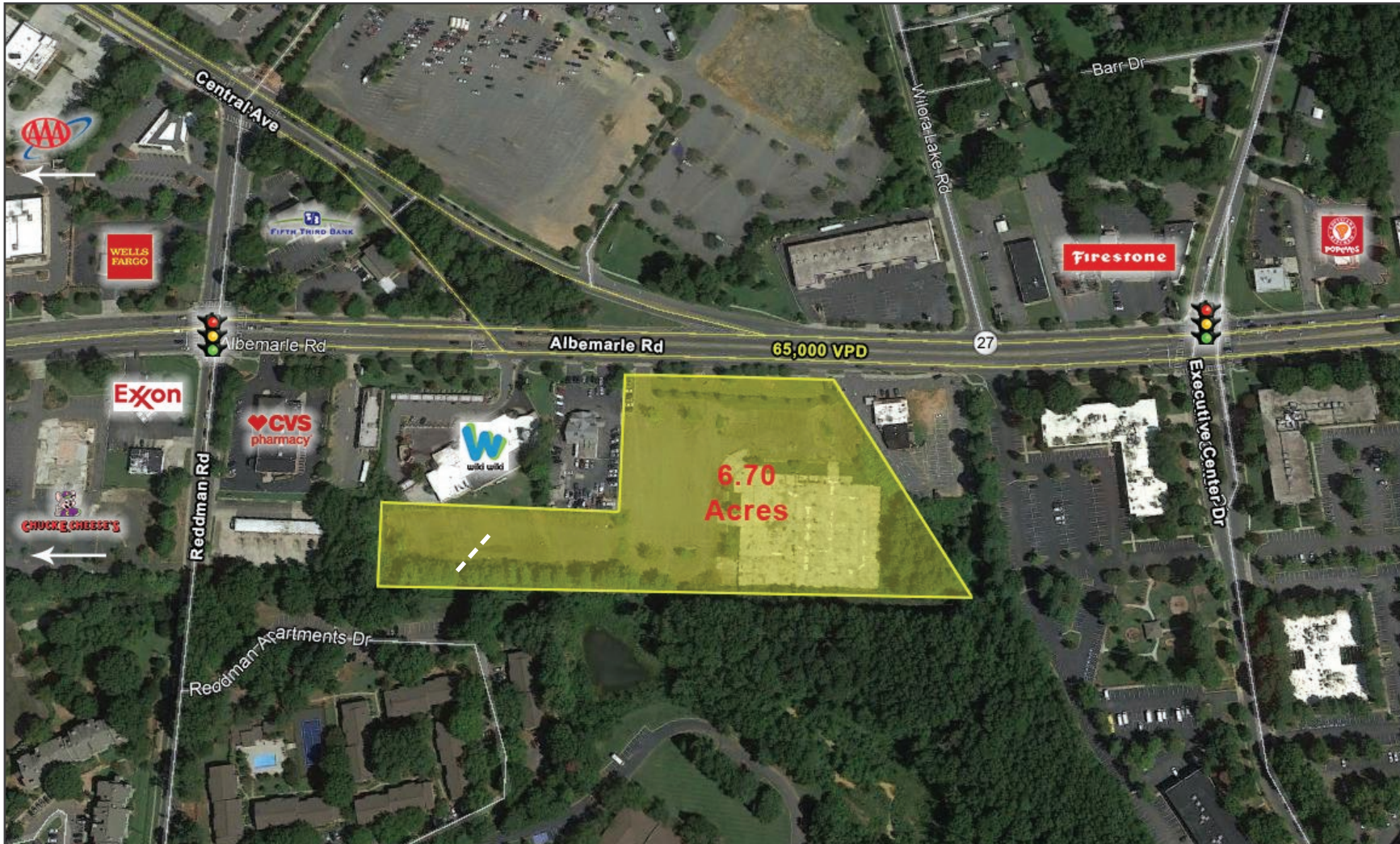


AVAILABLE
Land/Outparcel
for Sale



5800 Albermarle Road

Charlotte, NC 28212

PROPERTY OVERVIEW

ABOUT

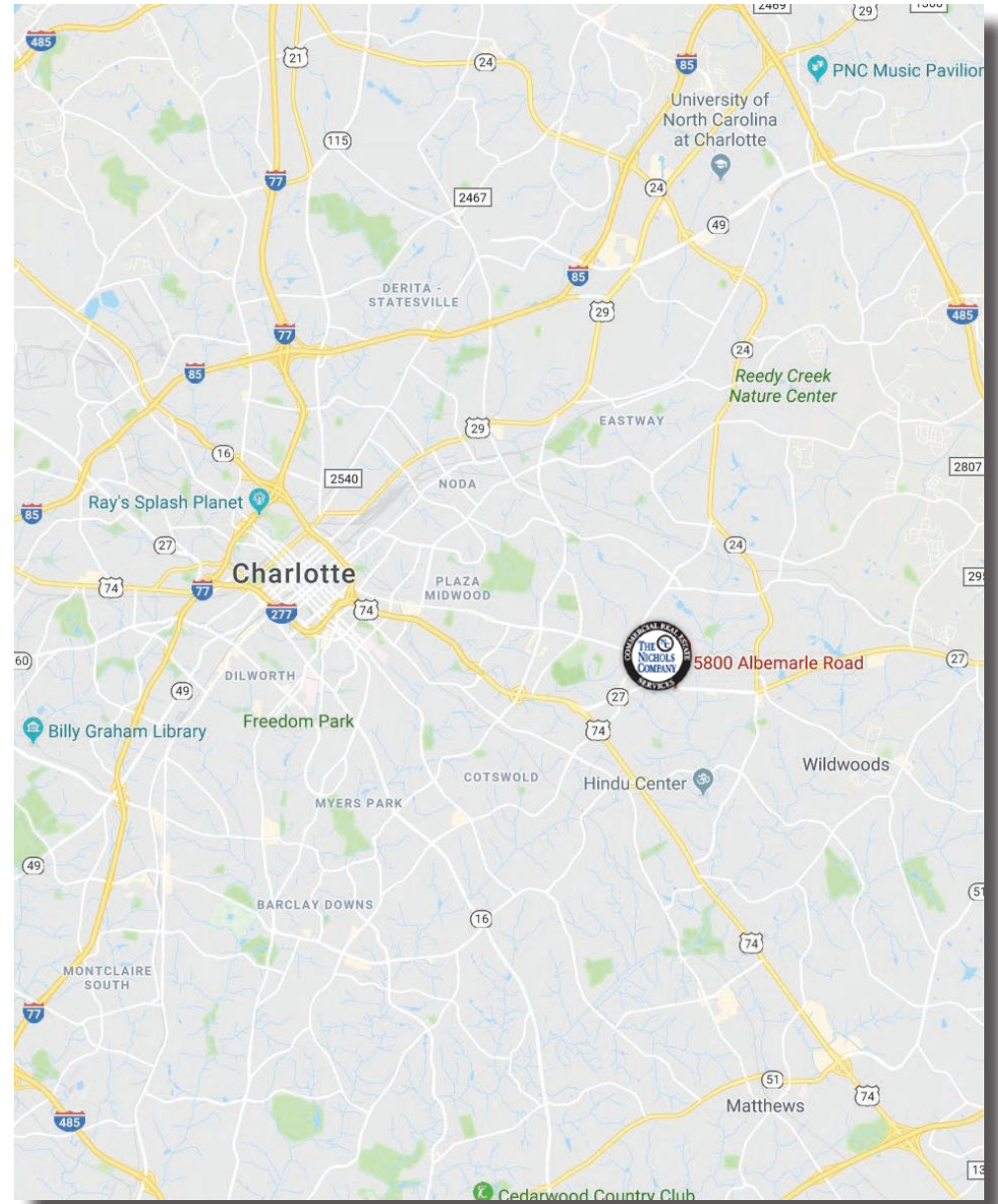
+/- 6.70 acre outparcel on Albemarle Rd. in Charlotte, NC. The site is near Central Ave. and numerous restaurants, breweries, and the neighborhood of Plaza Midwood.

PROPERTY HIGHLIGHTS

- 6.70 Acres
- Zoned B-2
- 300' of frontage
- 60K SF concrete slabs (5 inches thick) & 2 loading dock ramps
- Retail and business district
- Easy access to Uptown, University Area and I-485
- Located along city bus route
- Ground Lease Price: \$135,000
- Sale Price: \$2,500,000

DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	19,074	117,206	247,854
Average HH Income	\$42,444	\$52,102	\$72,856
Daytime Employees	4,715	23,102	85,426
Traffic Counts: Albemarle Rd. 65,000 VPD			





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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.