

7,500 SF Available

- Join AutoZone & Dollar General
- Property well located on Albemarle Rd (24,000 ADT) with great visibility
- Proximity to I-485 (63,000 ADT) and many nearby neighborhoods
- Two overhead doors on rear side of the building
- Area retailers include Home Depot, Walmart, Food Lion, Target & Lowe's Home Improvement

| 2018 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| Population | 5,515 | 51,120 | 148,274 |
| Med HH Income | \$53,466 | \$55,076 | \$52,654 |

Davis Kirby

980.498.3290
dkirby@atlanticretail.com

Robey Spratt

704.697.1901
rspratt@atlanticretail.com



NOVANT HEALTH
208,490 SF



CRESSWINDS BY
KOLTER HOMES
850 SINGLE
FAMILY HOMES

WOODBURY BY CENTEX HOMES
769 SINGLE FAMILY HOMES

Rocky River
High School

CHARLES T MYERS
GOLF COURSE

JH Gunn
Elementary



148,274
 POPULATION
 IN 5 MILE RADIUS

63,000
 ADT ON NEARBY
 INTERSTATE 485



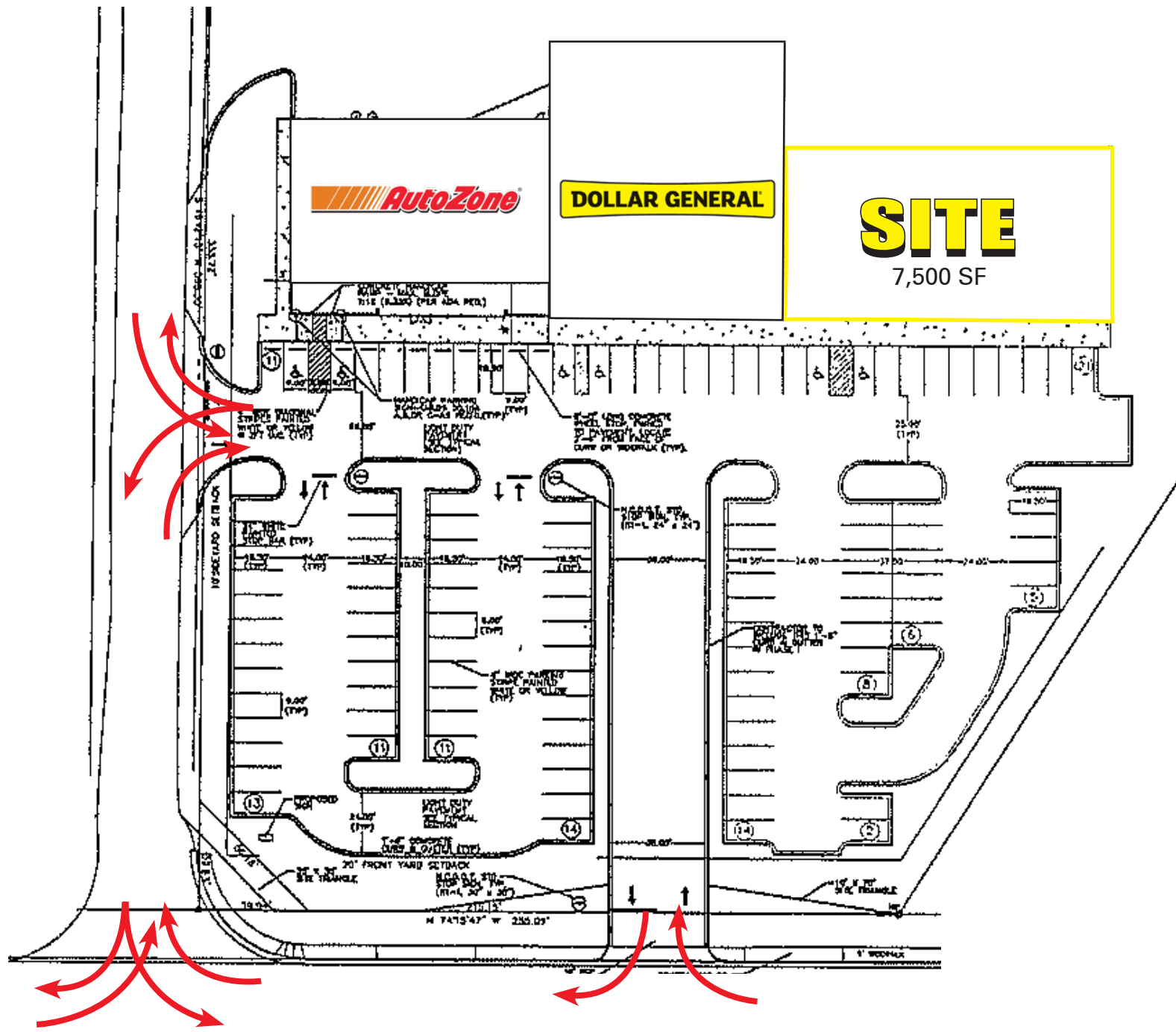
CHARLOTTE, NC
10014 Albemarle Rd

Davis Kirby
980.498.3290
dkirby@atlanticretail.com

Robey Spratt
704.697.1901
rspratt@atlanticretail.com

SITE AERIAL

ATLANTICRETAIL.COM



CHARLOTTE, NC
 10014 Albemarle Rd

Davis Kirby
 980.498.3290
 dkirby@atlanticretail.com

Robey Spratt
 704.697.1901
 rspratt@atlanticretail.com