

FORMER OFFICEMAX IN ALBEMARLE

619 North, NC-24/27, Albemarle, NC 28001

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Seeking anchor tenants or outparcel users for the existing 23,500 sf space or outparcel redevelopment



PROPERTY HIGHLIGHTS

- Located on a full access signalized corner along Hwy NC-24 in the heart of Albemarle's primary retail corridor
- Nearby retail includes Walmart, Hobby Lobby, Ross, TJMaxx, PetSmart, Lowes, Belk, Tractor Supply, Harbor Freight Tools, Ingles, Food Lion
- Traffic Counts: NC-24/27 - 24,000 AADT

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2018 Population Density	15,425	22,903	32,013
2018 Daytime Population	10,587	12,719	13,946
2018 Median HH Income	\$37,878	\$41,643	\$43,829

EXCLUSIVE AGENT(S)

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

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE
1	Available	23,500 SF

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