RETAIL / OFFICE PROPERTY FOR LEASE

# HIGH VISIBILITY OFFICE & RETAIL

5010 Albemarle Rd | Charlotte, NC 28205




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# PROPERTY SUMMARY

5010 Albemarle Rd, Charlotte, NC 28205

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## PROPERTY DESCRIPTION

Discover the ideal space for your business at 5010 Albemarle Rd, Charlotte, NC, 28205. This premier property offers a prime location combined with unparalleled flexibility. Boasting modern amenities and versatile floor plans, this space is perfect for retail, office, or service-oriented businesses. With ample parking and high visibility, it's the perfect place to showcase your brand. Embrace the opportunity to customize the space to fit your unique needs and create an inviting atmosphere for customers and employees alike. Elevate your business at this sought-after address.

## PROPERTY HIGHLIGHTS

- High visibility
- Ideal for retail, office, or service businesses
- Ample parking
- Customizable space
- Prime location

## OFFERING SUMMARY

| | |
|---|---|
| NNN Lease Rate: | Negotiable |
| Available SF: | ~1,856 SF |
| Parking spaces: | 15 |

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# FLOOR PLAN

5010 Albemarle Rd, Charlotte, NC 28205

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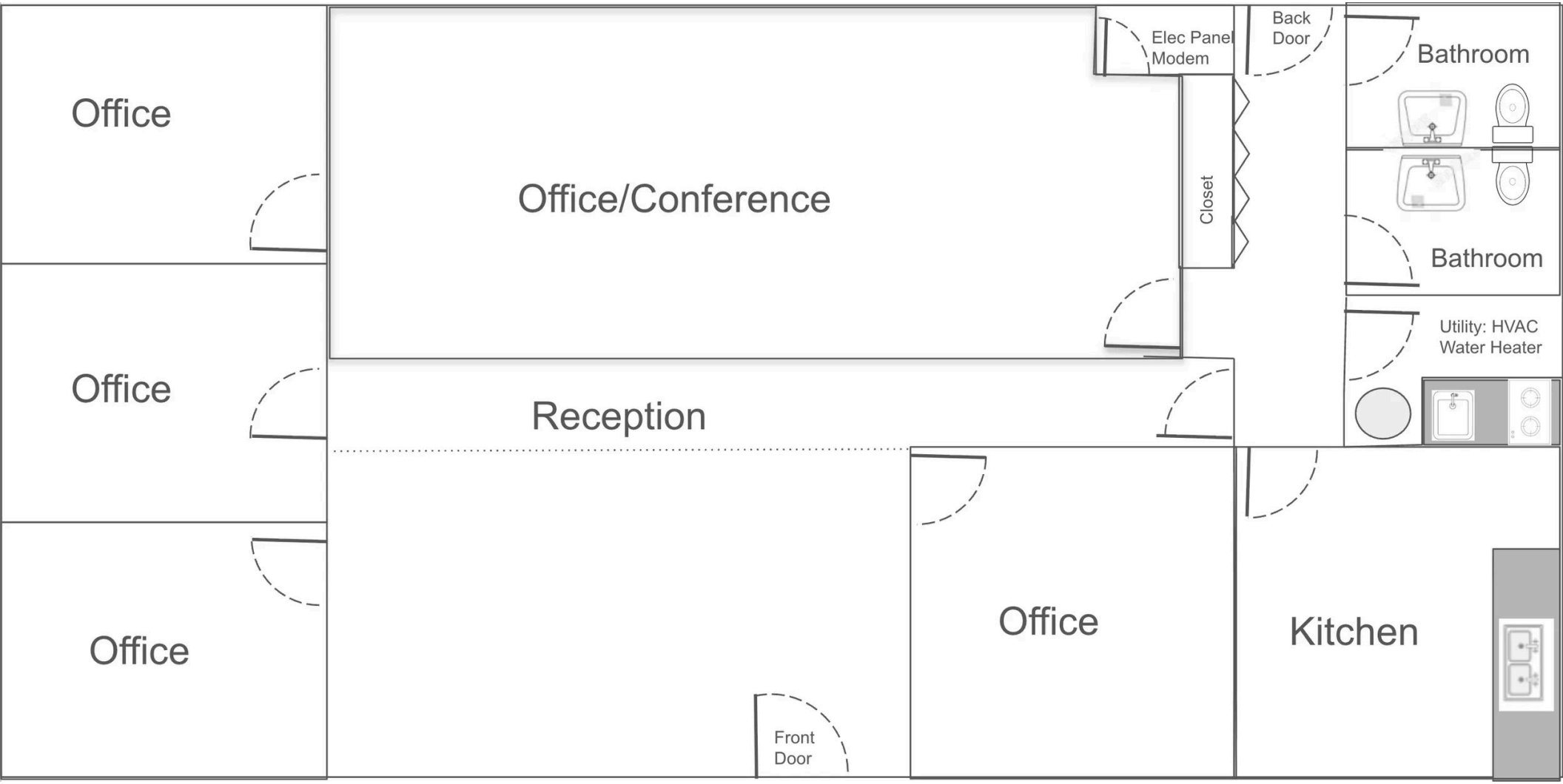


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# AERIALS

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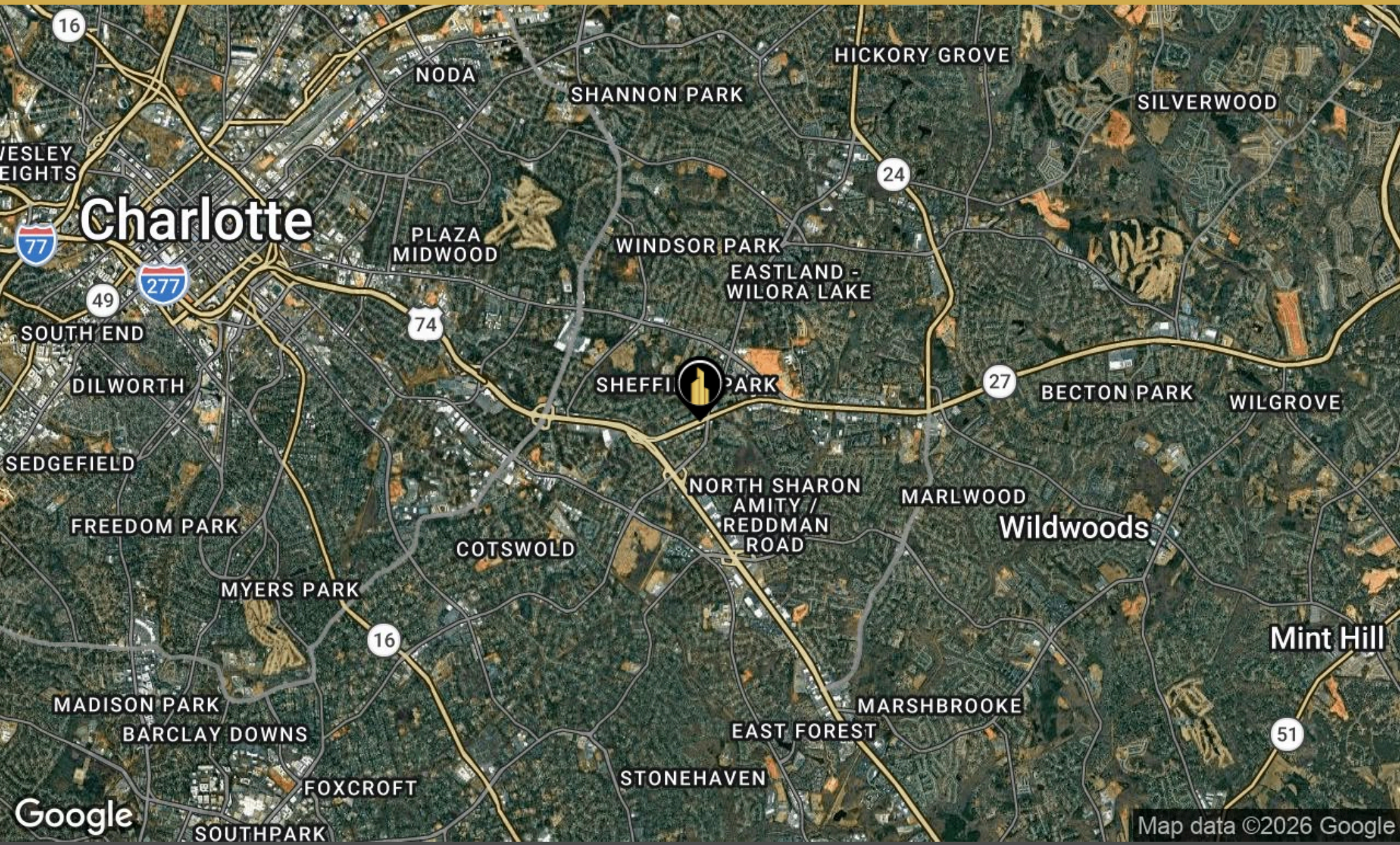


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# DEMOGRAPHICS

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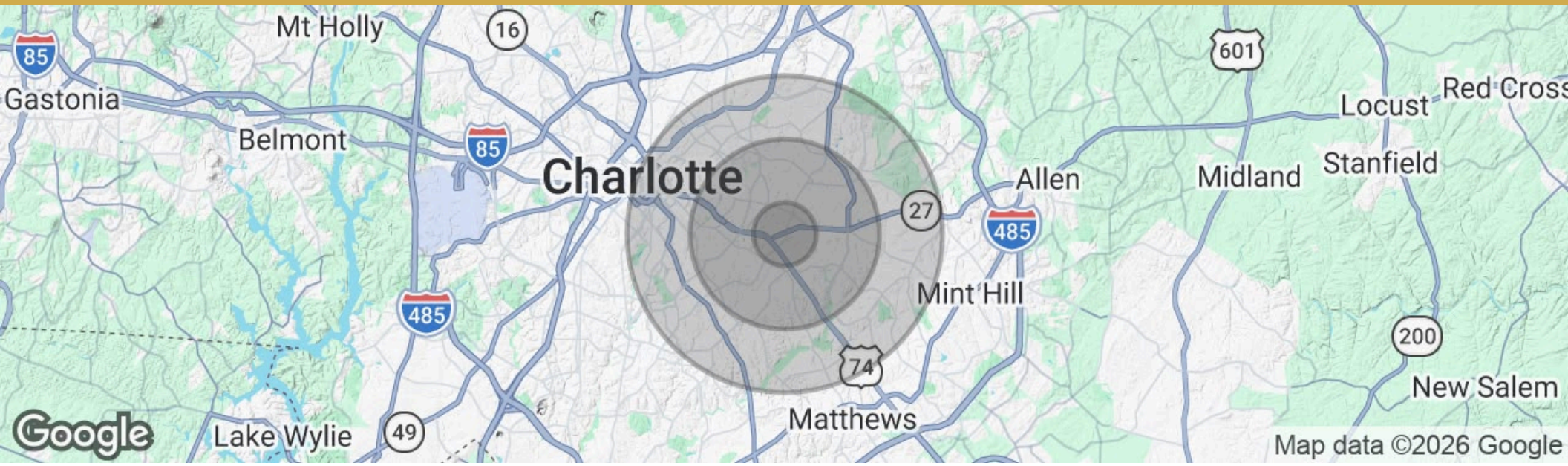


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Population | 14,296 | 118,476 | 274,624 |
| Average Age | 31.8 | 34.3 | 35.3 |
| Average Age (Male) | 29.8 | 33.6 | 34.4 |
| Average Age (Female) | 32.6 | 35.0 | 36.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Total Households | 5,429 | 46,900 | 111,786 |
| # of Persons per HH | 2.6 | 2.5 | 2.5 |
| Average HH Income | $73,800 | $92,537 | $124,829 |
| Average House Value | $276,258 | $397,259 | $526,796 |

*2023 American Community Survey (ACS)*

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# CHARLOTTE, NC

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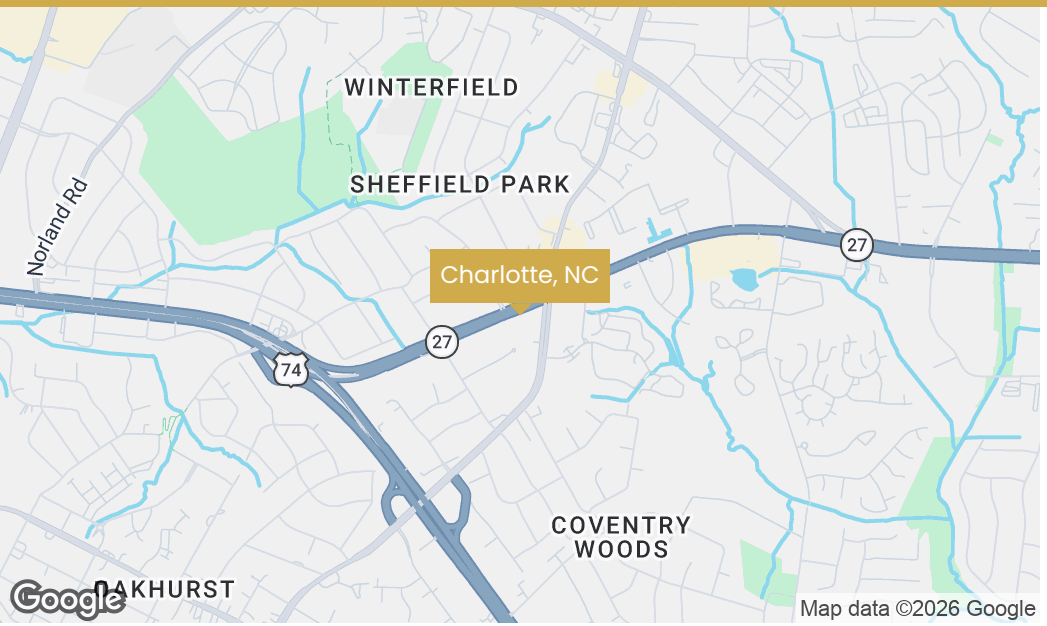




## LOCATION DESCRIPTION

Welcome to the vibrant neighborhood surrounding the property in Charlotte, NC! This thriving area is surrounded by an eclectic mix of local and national retailers, charming eateries, and popular entertainment venues. Just a stone's throw away, Plaza Midwood offers a dynamic mix of boutique shops and trendy dining experiences, while NoDa presents an artsy atmosphere with galleries and craft breweries. The nearby Albemarle Road Park provides additional allure, boasting recreational amenities and green spaces for outdoor enjoyment. With a steady stream of foot traffic and a lively atmosphere, this location offers an ideal setting for Retail and Street Retail tenants to thrive in Charlotte's bustling retail scene.

Beyond the vibrant local lifestyle, this location provides premium operational advantages for forward-thinking businesses. The versatile floor plans cater seamlessly to both dynamic street-retail concepts and modern, collaborative office environments. High-visibility storefront windows offer exceptional brand exposure to a continuous flow of daily commuters and neighborhood residents. Generous on-site parking and accessible transit links ensure effortless arrivals for both your clientele and your workforce. Position your business in a high-growth corridor where community energy directly drives commercial success.

### LOCATION DETAILS

| | |
|---|---|
| County | Mecklenburg |

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

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