

**Lease Rate**

**NEGOTIABLE**

## OFFERING SUMMARY

<b>Building Size:</b>	13,250 SF
<b>Available SF:</b>	Fully Leased
<b>Lot Size:</b>	
<b>Market:</b>	Albermarle

## PROPERTY OVERVIEW

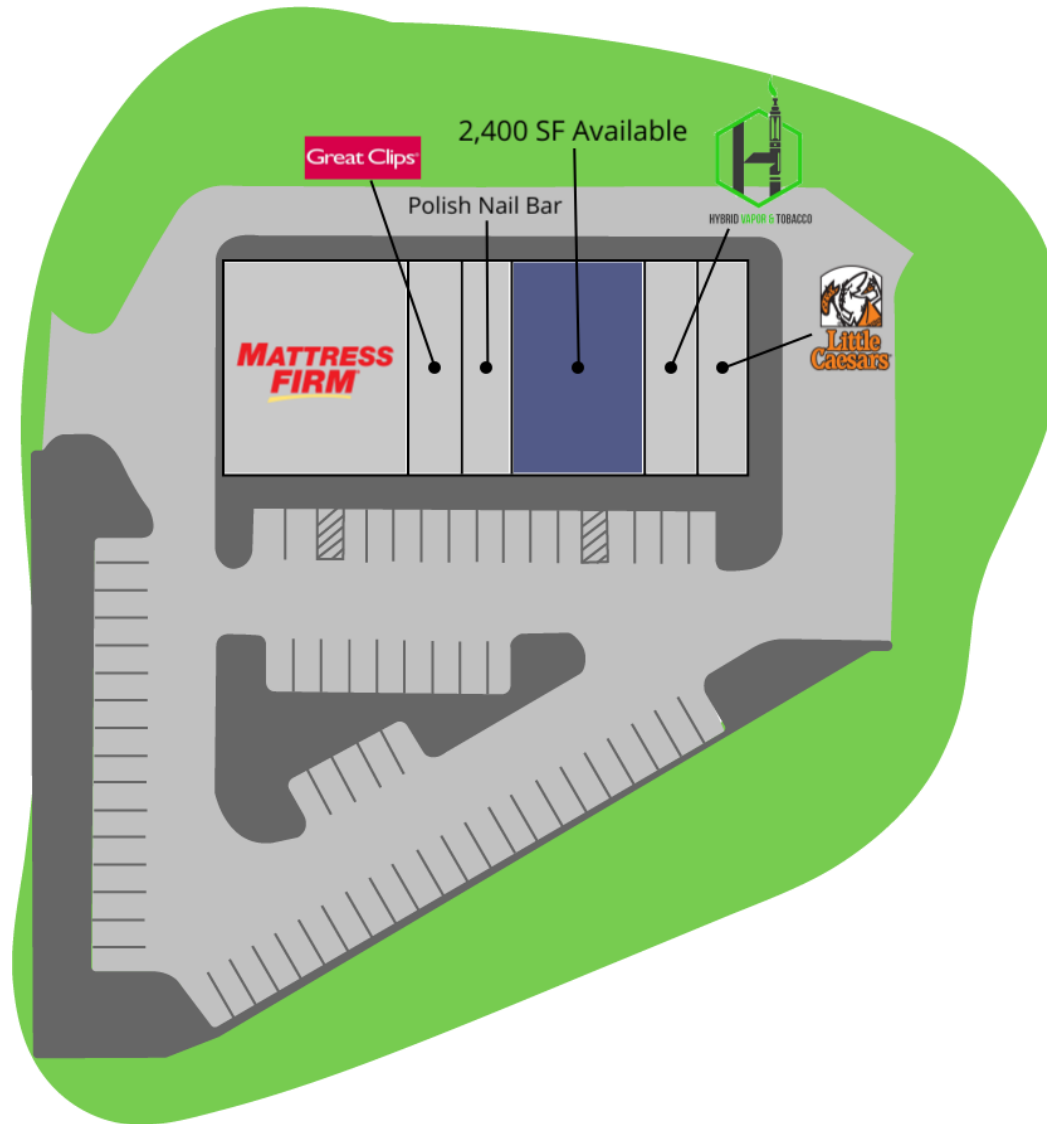
Retail space for lease in Olive Place Centre, the newest shopping center in Albermarle. High-traffic, high-visibility location touting an average daily traffic count of 24,000. Nearby tenants include Hobby Lobby, TX Maxx, Petsmart, among many others. Shadow anchored by Wal-Mart. Excellent spot for retail, restaurant or medical office.

## PROPERTY HIGHLIGHTS

- Visible from Hwy 24/27 corridor
- High-visibility signage from road
- Ample and accessible parking
- High-traffic retail center with strong existing tenants: Mattress Firm, Great Clips, Little Caesar's, Polish Nail Bar, Hybrid Vapor



Suite E, red awning, anchored by MattressFirm, Great Clips, Little Cesar's





## DEMOGRAPHIC SUMMARY

Kay Jewelers

Drive time of 15 minutes

### KEY FACTS

29,051

Population



11,606

Households

41.9

Median Age

\$35,535

Median Disposable Income

### EDUCATION

14%

No High School Diploma



33%

High School Graduate



36%

Some College



17%

Bachelor's/Grad/Prof Degree

### INCOME



\$41,902

Median Household Income



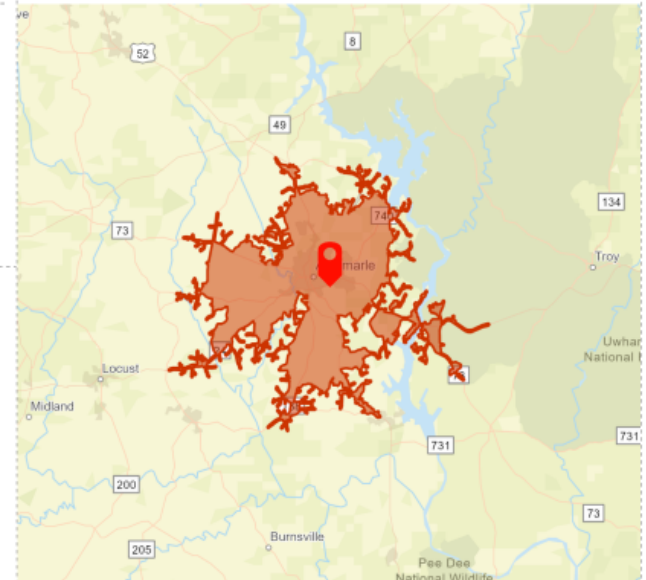
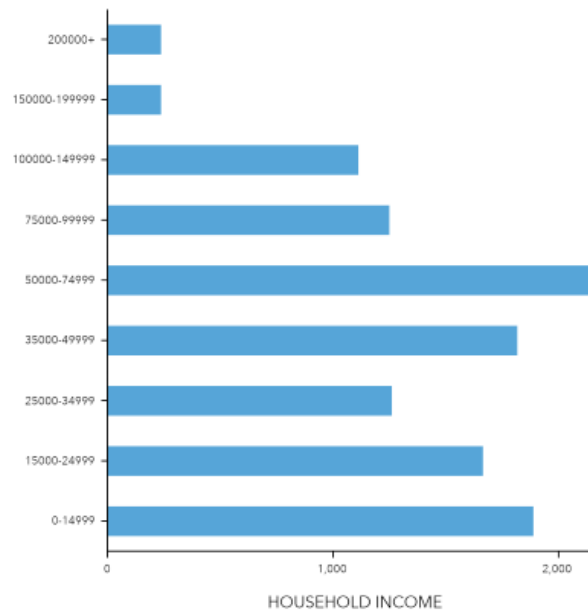
\$22,970

Per Capita Income



\$39,803

Median Net Worth



### EMPLOYMENT



55%

White Collar



28%

Blue Collar



16%

Services

12.4%

Unemployment Rate

This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

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