



RETAIL PROPERTY FOR LEASE

FIRST STREET STATION

801-819 NORTH FIRST STREET, ALBEMARLE, NC 28001



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Harris Teeter anchored center in the heart of Albemarle, NC.

PROPERTY HIGHLIGHTS

- Total contiguous space available is 5,850 SF
- Former restaurant space available that totals 3,450 SF
- Easy access
- Primary thoroughfare
- Excellent Visibility
- Two minutes from Atrium Stanly Hospital and medical district
- One mile to Downtown Albemarle
- 262 parking spaces or 5/1000sf
- Built in 1989

OFFERING SUMMARY

Lease Rate:	Please Call
Available SF:	1,200 - 5,850 SF
Lot Size:	6.28 Acres
Building Size:	52,230 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,159	6,581	9,844
Total Population	2,796	15,510	24,045
Average HH Income	\$67,548	\$72,075	\$77,069
Daytime Population	1,605	10,852	13,814

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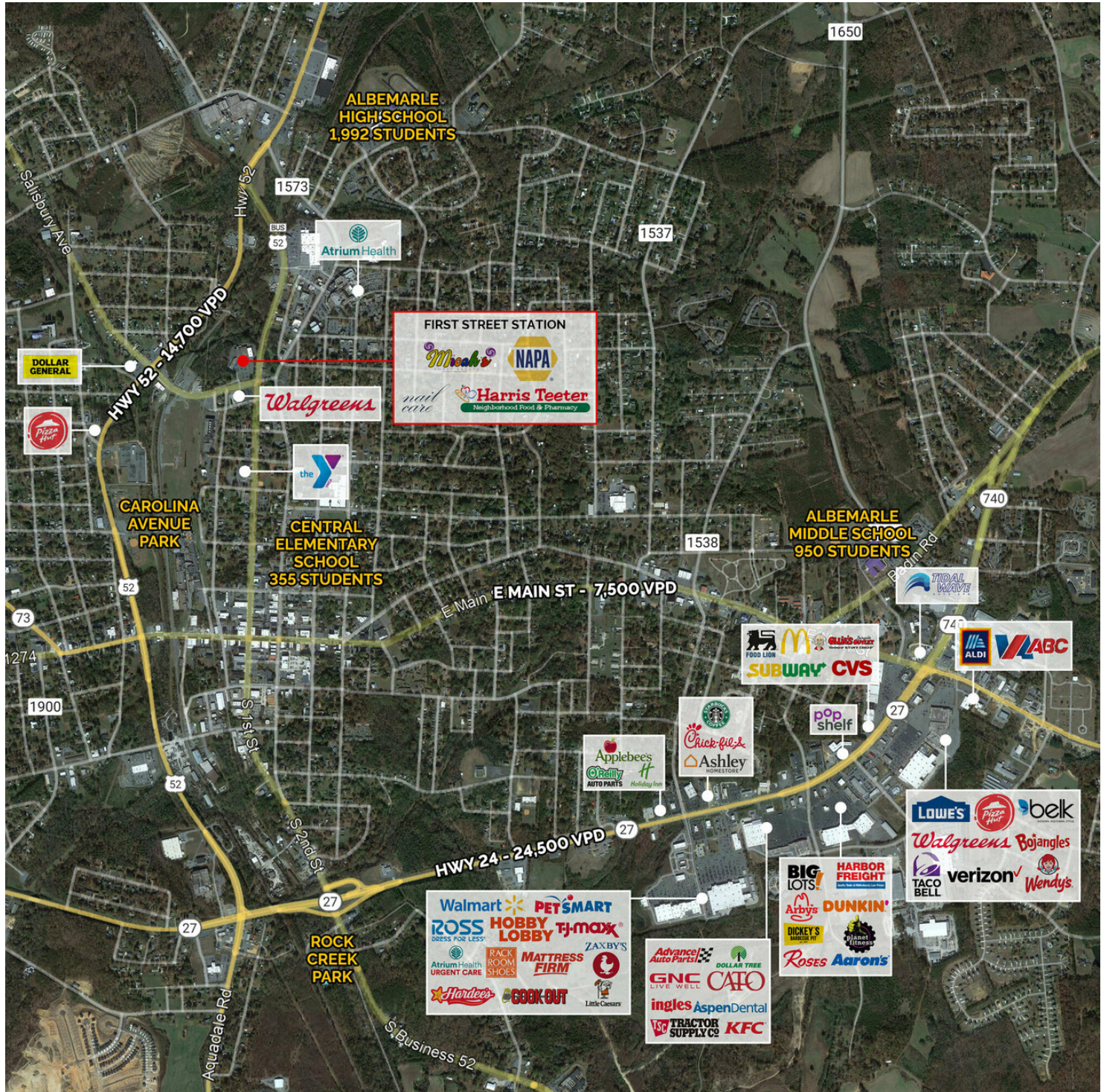
SITE PLAN



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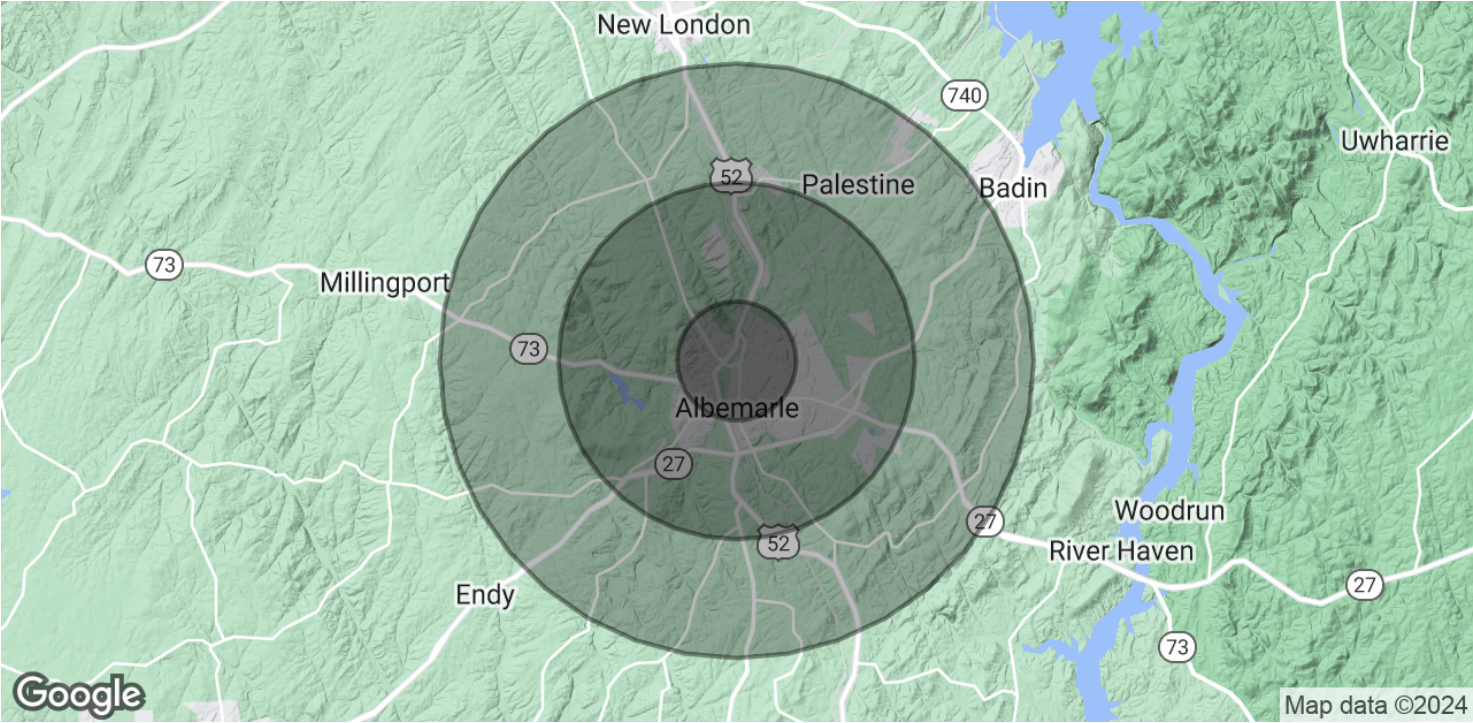
LOCAL AREA



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DEMOGRAPHICS MAP & REPORT

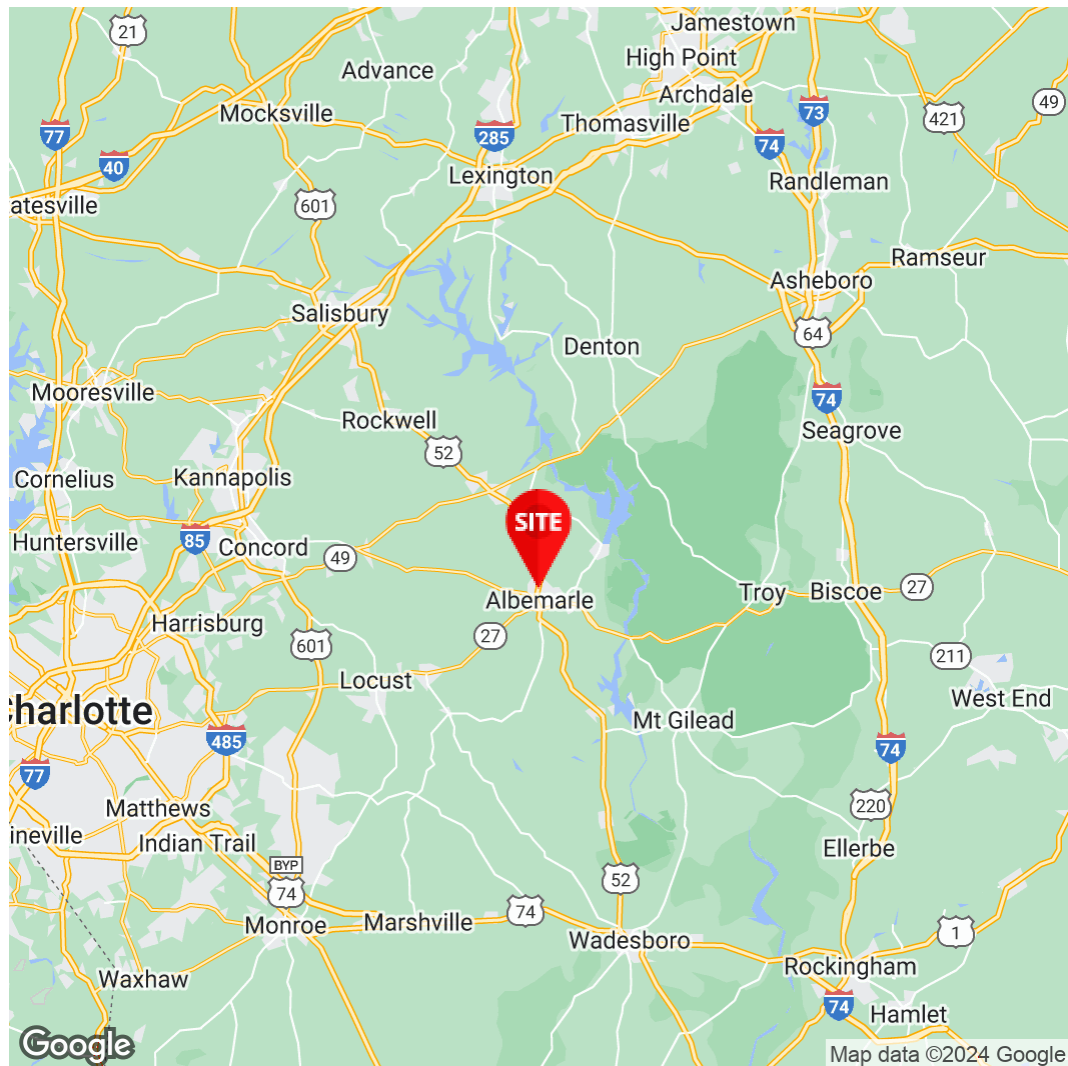


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,796	15,510	24,045
Average Age	45.4	42.3	42.6
Average Age (Male)	41.8	37.6	38.9
Average Age (Female)	50.1	45.5	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,159	6,581	9,844
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$67,548	\$72,075	\$77,069
Average House Value	\$123,197	\$124,205	\$131,568

* Demographic data derived from 2020 ACS - US Census





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