



RETAIL PROPERTY FOR GROUND LEASE



PRIME RETAIL PARCEL

8915 Albemarle Road, Charlotte, NC 28227

Presented By

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VERIS PROPERTIES

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EXECUTIVE SUMMARY

8915 ALBEMARLE ROAD, CHARLOTTE, NC 28227



OFFERING SUMMARY

Lease Rate: Negotiable

Lot Size: .48 Acres

Building Size: 9,000

Zoning: B2-CD

Market: Charlotte

PROPERTY OVERVIEW

Parcel for Ground lease

The property is zoned for a 9,000 square foot retail building or a smaller drive-thru restaurant, making it the perfect location for your business. Located in a unified development with Sunrise restaurant, the property is easily accessible and highly visible with over 31,000 vehicles per day.

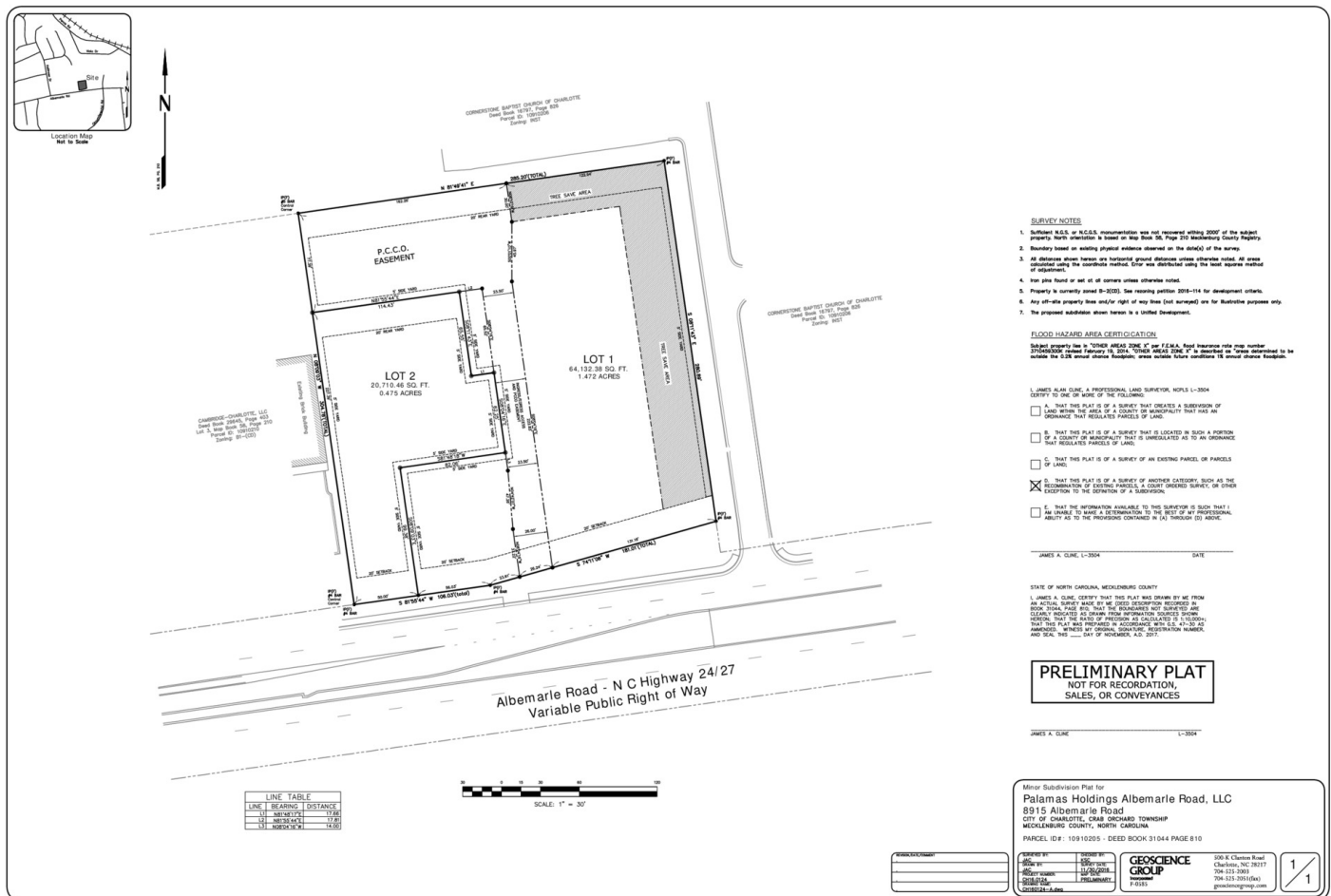
PROPERTY HIGHLIGHTS

- Cross Access and Parking Agreement
- Water detention pond in place
- Excellent Traffic Counts
- Utilities on site



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LOCATION MAPS

GROUND LEASE PARCEL

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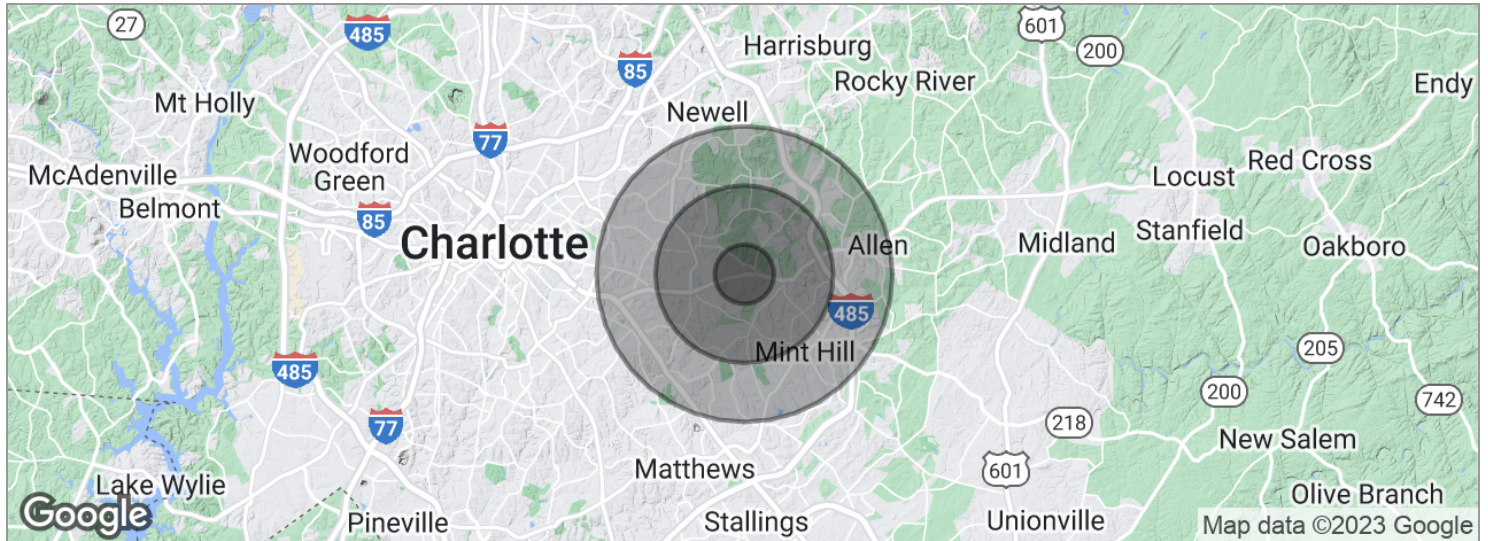


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DEMOGRAPHICS MAP

GROUND LEASE PARCEL

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,458	76,751	193,562
Median age	32.1	35.0	35.5
Median age (Male)	29.7	33.6	34.2
Median age (Female)	35.8	36.5	36.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,901	28,801	72,631
# of persons per HH	2.9	2.7	2.7
Average HH income	\$57,241	\$60,403	\$63,775
Average house value	\$266,018	\$214,363	\$217,662

* Demographic data derived from 2020 ACS - US Census



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