



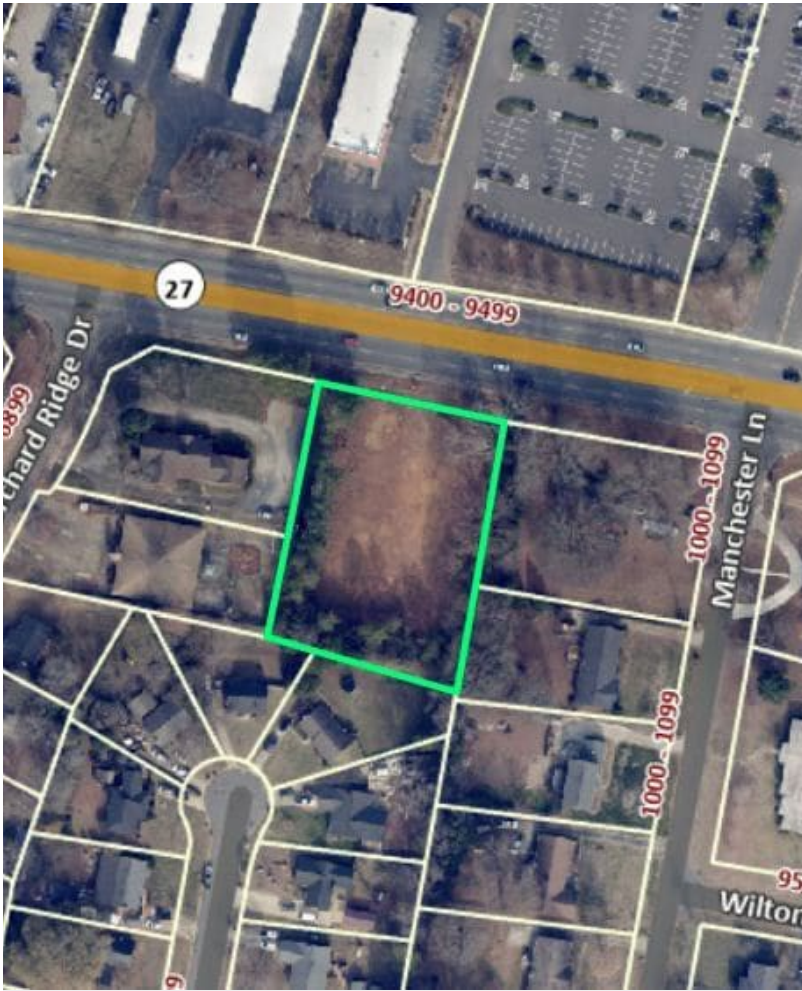
Ground Lease or Build to Suit

9452 Albemarle Rd, Charlotte, NC 28227



Deborah Aitken

Coldwell Banker Commercial Realty
3440 Toringdon Way, Suite 110, Charlotte, NC 28227
deborah.aitken@cbrealty.com
(704) 431-8594



Ground Lease or Build to Suit

\$141,509 /SF/YR

Positioned along Albemarle Road, this property offers a strategic location in one of Charlotte's high-traffic corridors, providing excellent visibility and accessibility for retail or service-oriented businesses. The surrounding area is a thriving commercial hub with strong residential density, ensuring a steady flow of customers and workforce. Proximity to major thoroughfares such as US-74 and I-485 enhances regional connectivity, making this an attractive investment...

- Prime location along Albemarle Road with strong traffic counts.
- Excellent visibility and signage opportunities for tenants.
- Convenient access to I-485 and major Charlotte thoroughfares.
- Surrounded by established retail, dining, and residential communities.
- Located in a high-growth market with strong economic fundamentals.

Rental Rate:	\$141,509 /SF/YR
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Rental Rate Mo:	\$11,792 /SF/MO

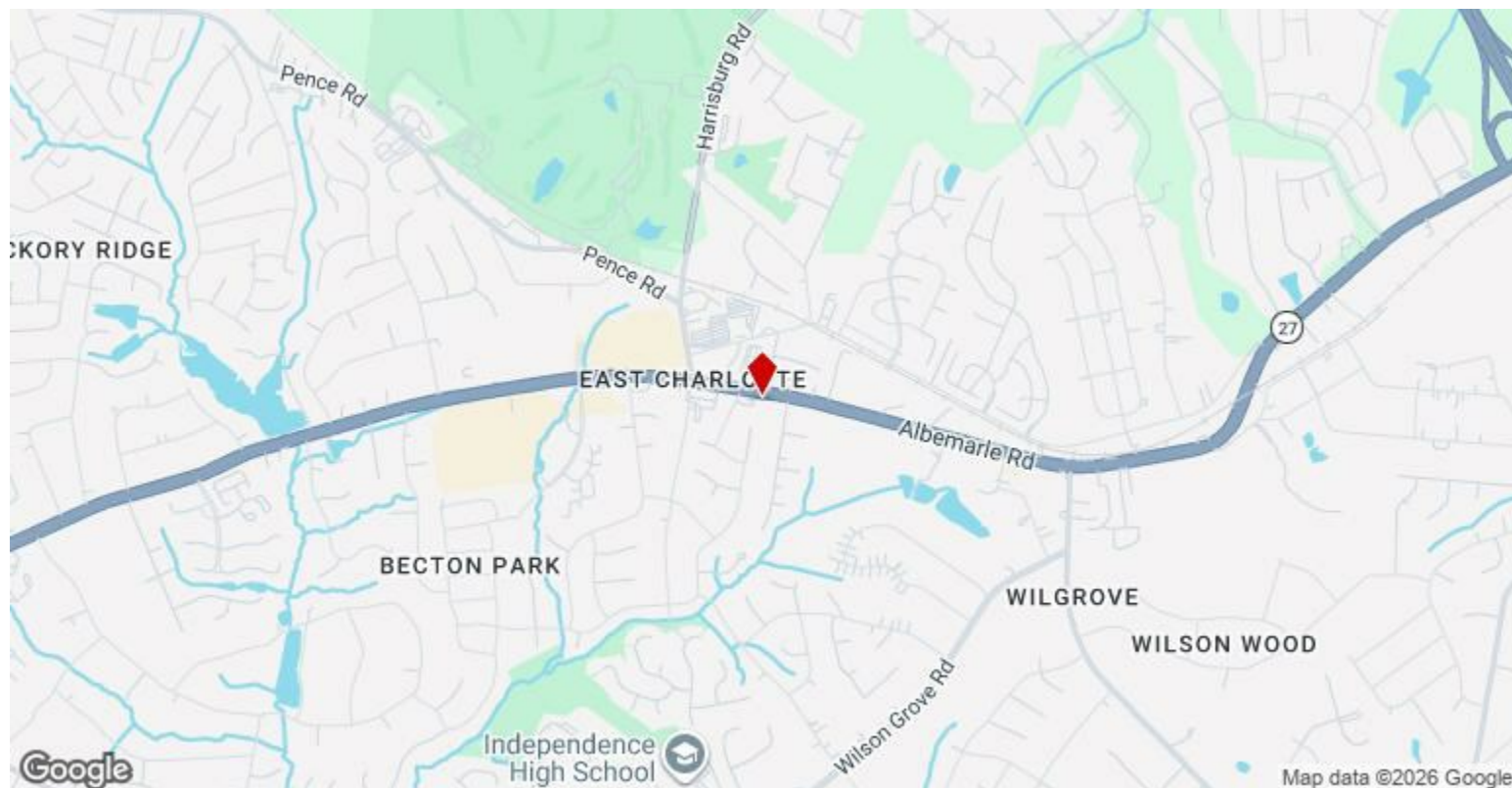


Space 1

1

Space Available	46,174 SF
Rental Rate	\$141,509 /SF/YR
Date Available	Now

Cleared and level open land with peripheral trees in the middle of a very busy corridor in a booming area. Directly across Albemarle Rd. from Home Depot, with lots of other commercial ventures of all kinds. Great traffic count with plenty of road frontage and great visibility for signage. In Spring 2028 there is the possibility of adding adjacent acreage to make a total of 1.78 acres at this site. Easy freeway access: 1.8 miles to 485 and approximately 5 miles to 74.\$12,500/mo



9452 Albemarle Rd, Charlotte, NC 28227

Positioned along Albemarle Road, this property offers a strategic location in one of Charlotte's high-traffic corridors, providing excellent visibility and accessibility for retail or service-oriented businesses. The surrounding area is a thriving commercial hub with strong residential density, ensuring a steady flow of customers and workforce. Proximity to major thoroughfares such as US-74 and I-485 enhances regional connectivity, making this an attractive investment for owner-users or investors seeking long-term value in a growing market.

Charlotte continues to experience robust economic growth, driven by a diverse business base and expanding population. This property benefits from its location within a dynamic retail corridor, supported by national and local retailers, dining options, and essential services. The site's accessibility and exposure create opportunities for businesses to capture significant consumer traffic. Investors will appreciate the potential for stable income and appreciation in a market recognized for its resilience and upward trajectory.