



Clear Creek Farm

Albemarle Rd. and Cresswind Blvd. | Charlotte, NC 28227

CRESSWIND

842 Total Single Family Homes
516 Houses Occupied
97 Houses Under Construction
229 Lots Under Development

Novant Health Pkwy

Future Jolly Brook Drive

Rocky River Church Rd 8,800 VPD

Clear Creek Crossing



New Publix
Now Open



Leased



Leased



Leased



Leased

East Mint MultiFamily
Phase II

Available Single Tenant & Multi-Tenant Opportunities

+/- 1 - 2 Acre Opportunities
Ground Lease, Build-To-Suit, and Multi-Tenant

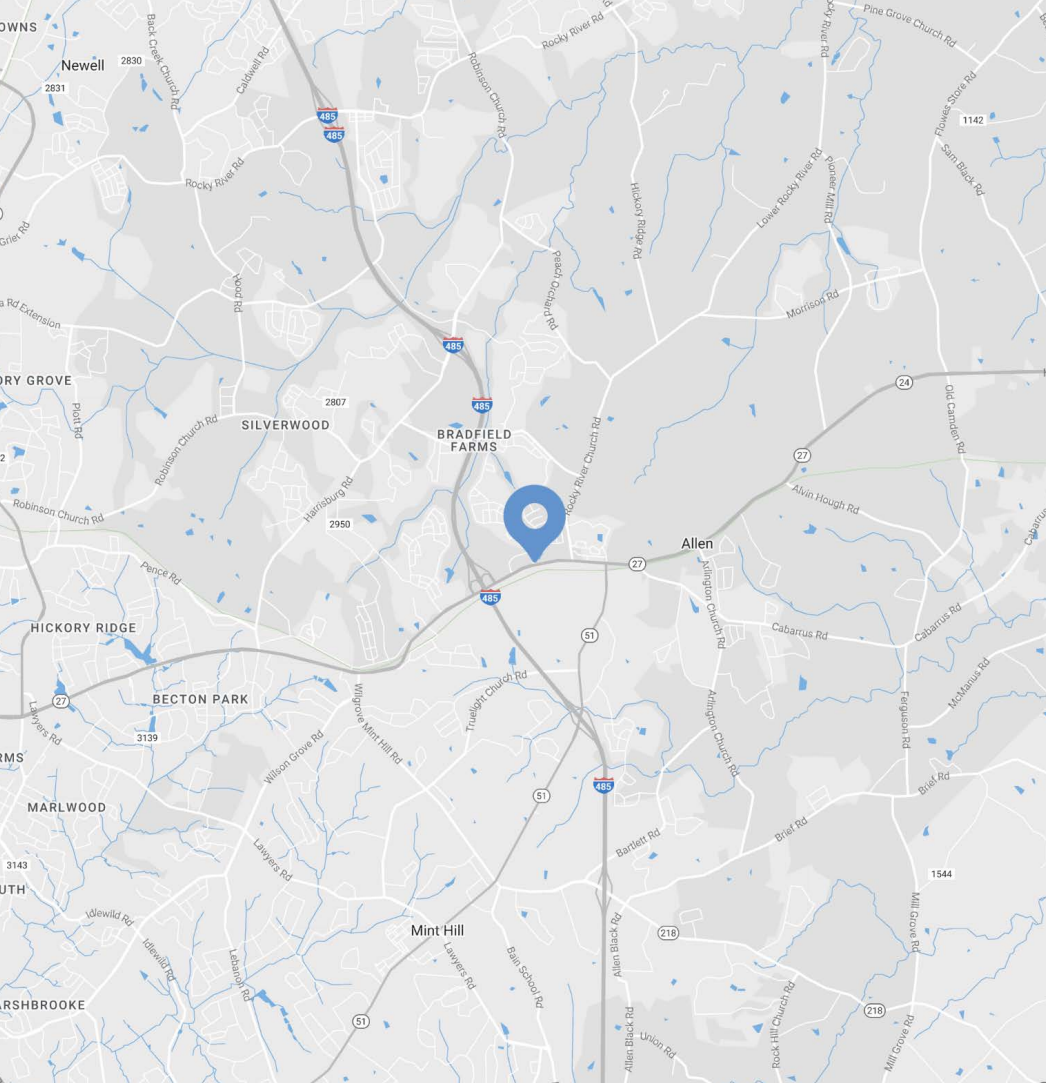
Clear Creek Farm

Available Single Tenant & Multi-Tenant

Ground Lease, Single Tenant BTS and Multi-Tenant opportunities along Albemarle Road (Hwy 24/27). Clear Creek Farm sits immediately adjacent to a new Publix, What-A-Burger and Chase Bank (Clear Creek Crossing). Just off I-485, the site has superior visibility and access, via a myriad of connections including signalized access to Albemarle Road at Cresswind Boulevard. Clear Creek Farm is surrounded by a +850 home single family residential project, Cresswind, as well as multiple new apartment project and the Novant hospital serving the surrounding community.

Property Details

Address	Albemarle Road & Cresswind Boulevard Charlotte, NC 28227
Availability	+/- 1 - 2 Acre Pad Sites for Ground Lease or Build to Suit To be built Shop/Restaurant Multi-Tenant space from 2,000 SF to 5,000 SF
Use	Restaurant, Retail, Service or Medical
Parking	Abundant parking
Access	Signalized intersections at Albemarle Rd. & Cresswind Blvd. and Albemarle Rd. & Rocky River Church Rd.
Delivery	Pad sites are available now with all infrastructure in place BTS and multi-tenant timing determined by lease up
Traffic Counts	Albemarle Road 23,000 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	5,599	39,860	102,917
Avg. Household Income	\$96,215	\$102,594	\$108,001
Median Household Income	\$72,062	\$77,578	\$80,361
Households	2,135	14,007	36,563
Daytime Employees	1,158	4,623	15,670



 Drone Video



Single Tenant & Multi-Tenant Opportunities

+/- 1 - 2 Acres Available | Ground Lease, Build-To-Suit, and Multi-Tenant

1	Fifth Third Bank - Opens Q2 2026	1,900 SF
2	Chipotle - Opens Q2 2026	2,450 SF
3	Multi-Tenant Retail	2,000 - 5,700 SF
4	Valvoline - Opens Q2 2026	1,960 SF
5	Dash-In - Opens Q3 2026	6,930 SF
6	Multi-Tenant Retail/Medical	2,000 - 8,125 SF
7	Restaurant/Retail	4,800 SF
8	Medical/Childcare	10,000 - 15,000 SF

Site Overview

- | | | |
|---|----------------------------------|--------------------|
| 1 | Fifth Third Bank - Opens Q2 2026 | 1,900 SF |
| 2 | Chipotle - Opens Q2 2026 | 2,450 SF |
| 3 | Multi-Tenant Retail | 2,000 - 5,700 SF |
| 4 | Valvoline - Opens Q2 2026 | 1,960 SF |
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| 7 | Restaurant/Retail | 4,800 SF |
| 8 | Medical/Childcare | 10,000 - 15,000 SF |

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New Publix
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300 Apartments



East Mint MultiFamily
Phase II

East Mint MultiFamily
Phase I

252 Apartment Units
Delivery: Q3 2025

Open Space
NAP



CHASE

NAP



OUTPARCEL 2



Planned
TOMMY'S
EXPRESS

Future Rocky River Church Rd
Connector

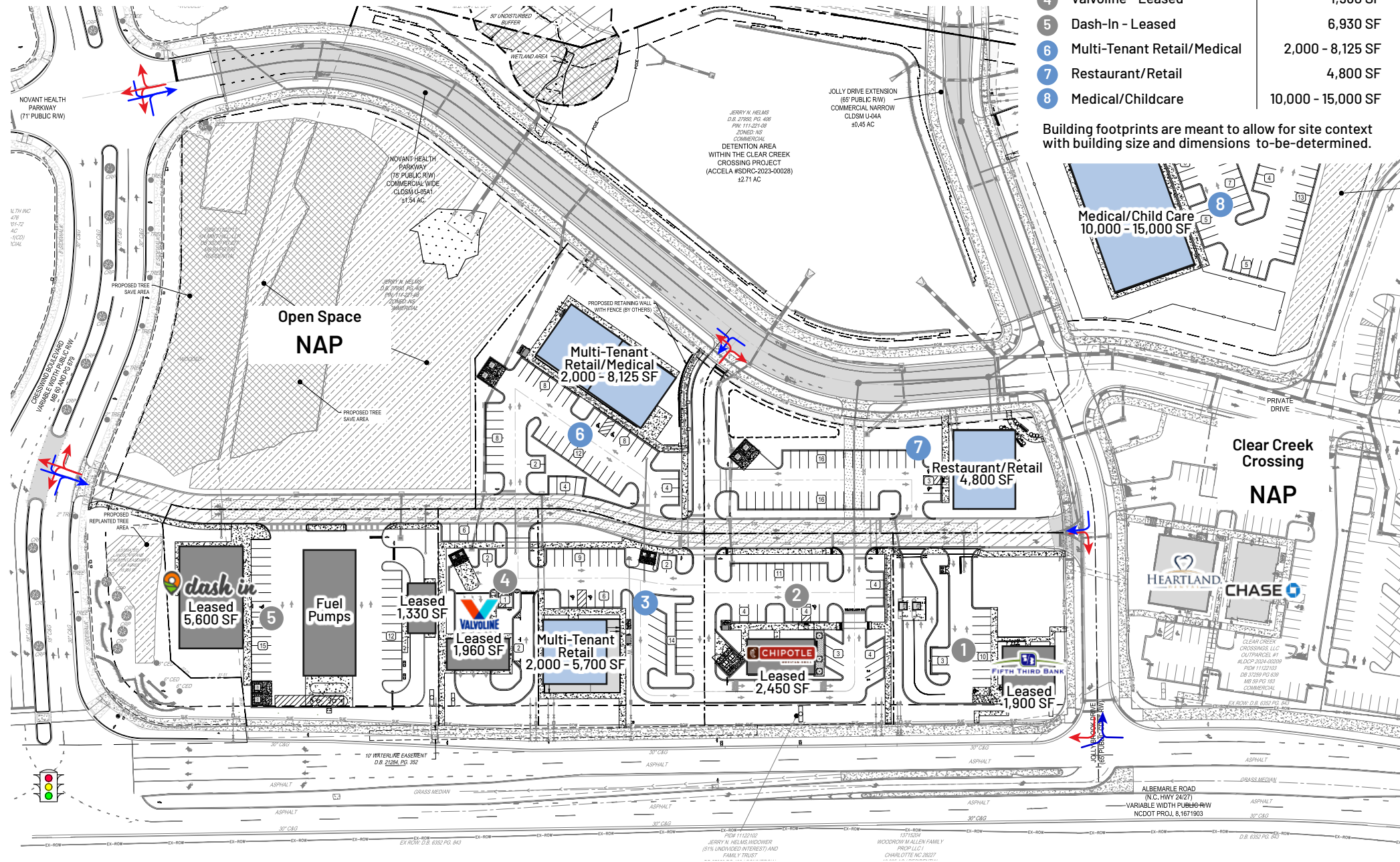


Mint Hill Multi-Modal
Industrial Park
70 AC

Planned Business Park
177 AC

485 On Ramp
0.5 Mile

Site Plan



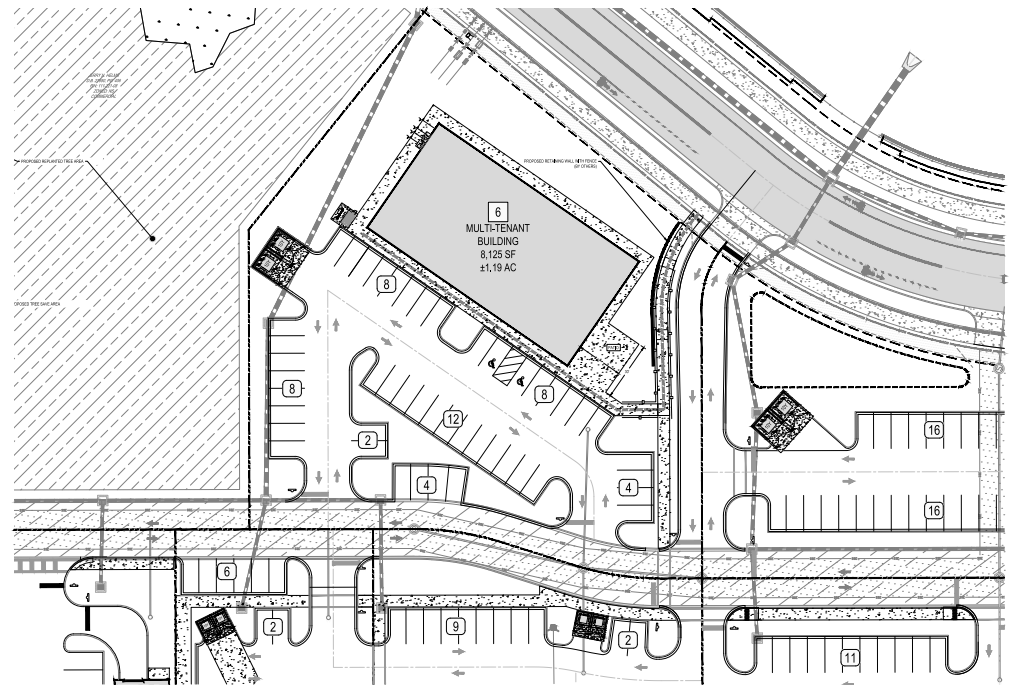
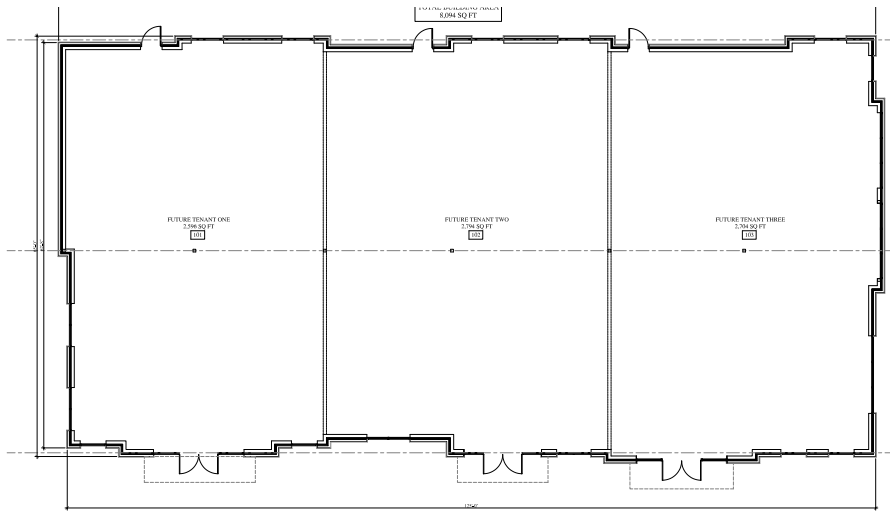
Parcel 6

Multi-Tenant Opportunity

+/- 2,000 - 8,125 SF



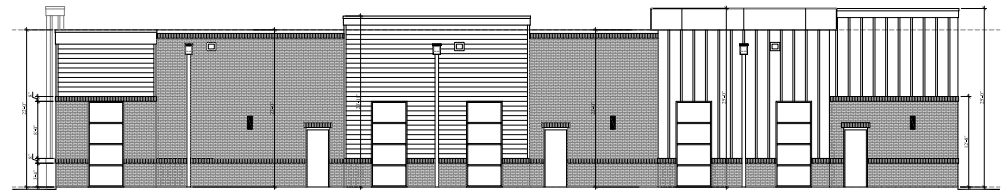
3-Tenant



Elevations



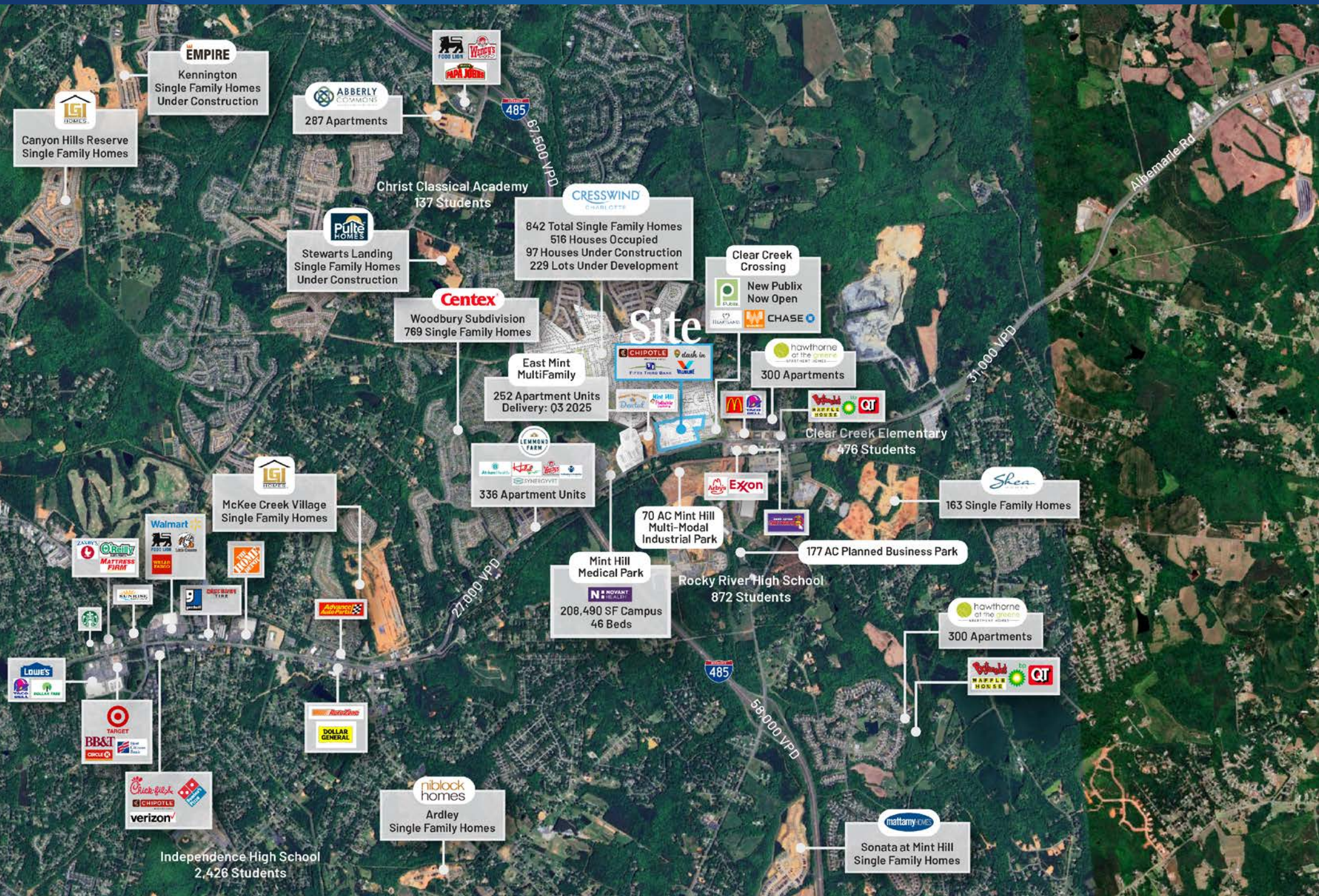
1 FRONT ELEVATION
A-2

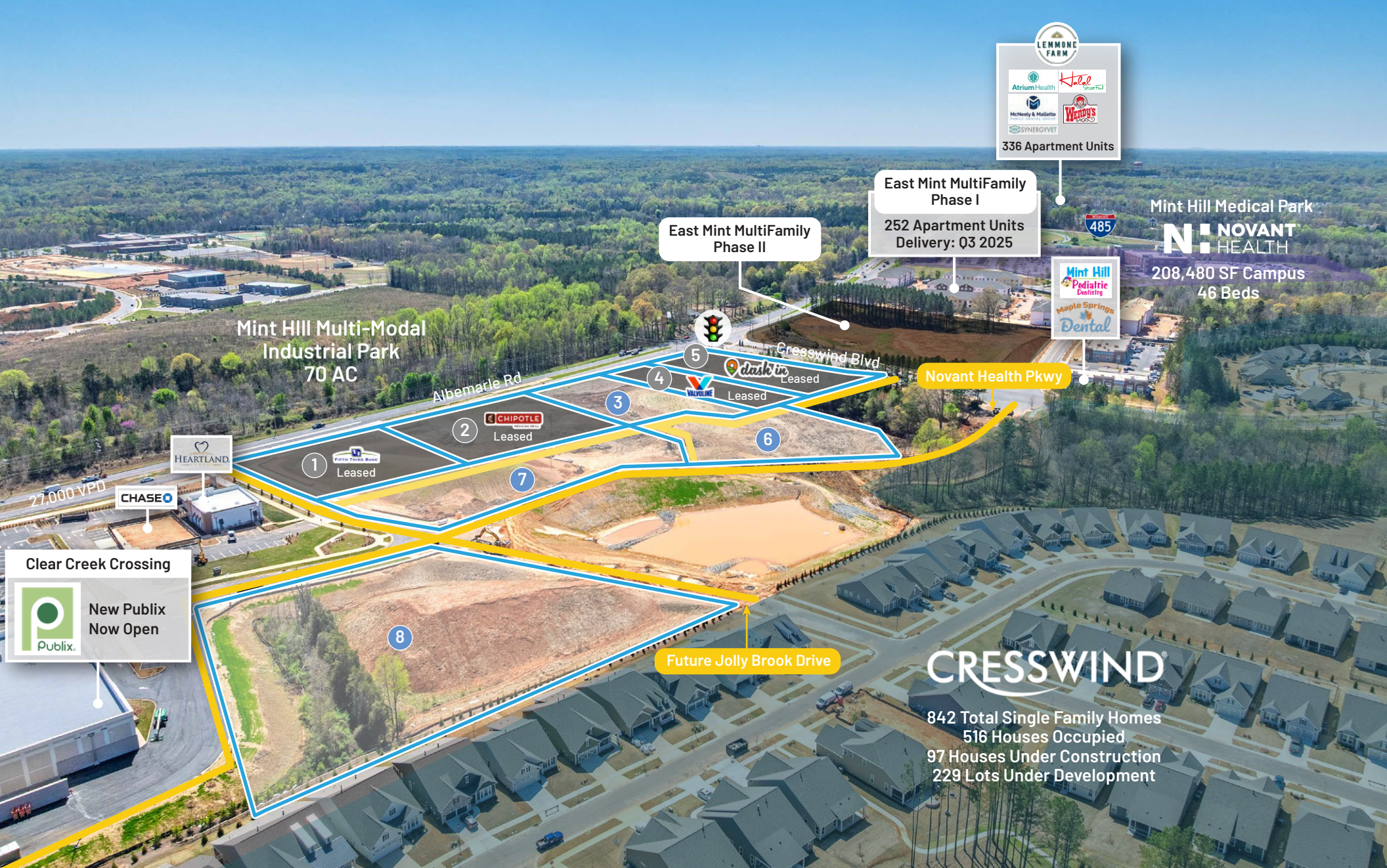


4 REAR ELEVATION
A-2

**Plans are conceptual and for illustrative purposes only*

Market Overview





Mint Hill Multi-Modal
Industrial Park
70 AC

East Mint MultiFamily
Phase II

East Mint MultiFamily
Phase I
252 Apartment Units
Delivery: Q3 2025

LEMMON FARM
AtriumHealth
Kale
McNeely & Mallin
Wendy's
SYNERGYVET
336 Apartment Units

Mint Hill Medical Park
NOVANT HEALTH
208,480 SF Campus
46 Beds

Mint Hill
Pediatric
Dental
Maple Springs
Dental

Novant Health Pkwy

Future Jolly Brook Drive

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