



Lemmond Farm IV

Albemarle Road at I-485 | Charlotte, North Carolina 28227

CRESSWIND®

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

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

East Mint MultiFamily
252 Apartments
Delivery: Q3 2025



+/- 1.990 AC
Available

485 Entry & Exit Ramps



Available for Ground Lease or Build-to-Suit
Up to +/- 1.990 AC

Property Overview

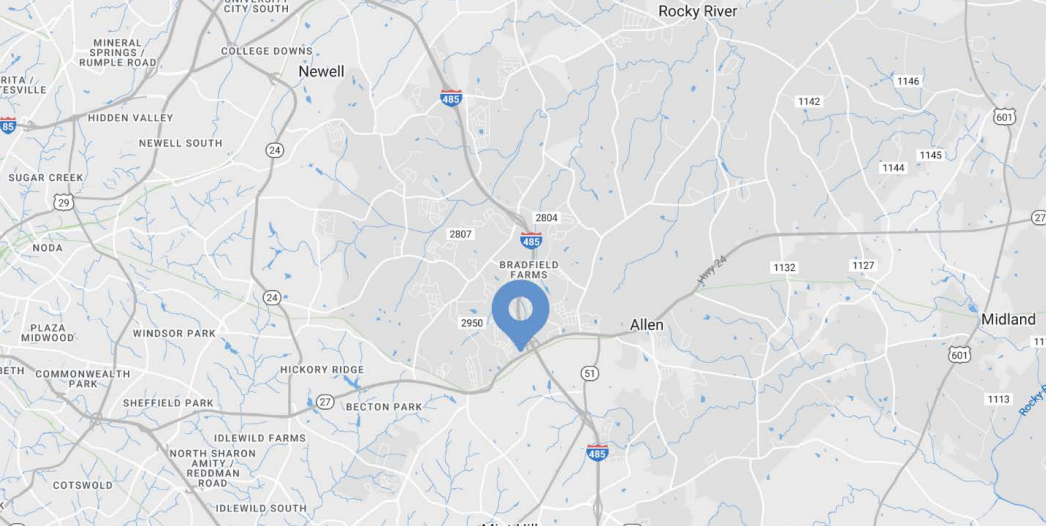
Lemmond Farm IV

Available for Ground Lease or BTS

+/- 1.990 AC available for ground lease or build to suit at the intersection of I-485 and Albemarle Rd. This is a great opportunity for restaurants, retail, medical, and service uses. Lemmond Farm has excellent access, high visibility and boasts a signalized corner, enhancing its prominence at the intersection of Lemmond Farm Dr. and Albemarle Rd. Lemmond Farm Apartments, built in 2020 with 336 luxury units, is adjacent to the site, with multiple single-family residential developments and a new Publix-anchored grocery center 1 mile from the site.

Property Details

Address	Albemarle Road at I-485 Charlotte, NC 28227
Availability	+/- 1.990 AC Available for Ground Lease or BTS Will consider subdivision for smaller uses
Use	Retail, Restaurant, Service, or Medical
Parcel ID	11146117
Parking	Abundant parking
Access	Adjacent to Exit 41 at I-485 allowing for ease of access
Delivery	Rough graded pad
Traffic Counts	Albemarle Road 27,000 VPD
Additional Details	Signalized intersection at Lemmond Farm Dr. and Albemarle Rd
Restrictions	No C-Stores allowed. Drive-thru allowed for non-food users.
Lease Rate	Call for Leasing Details

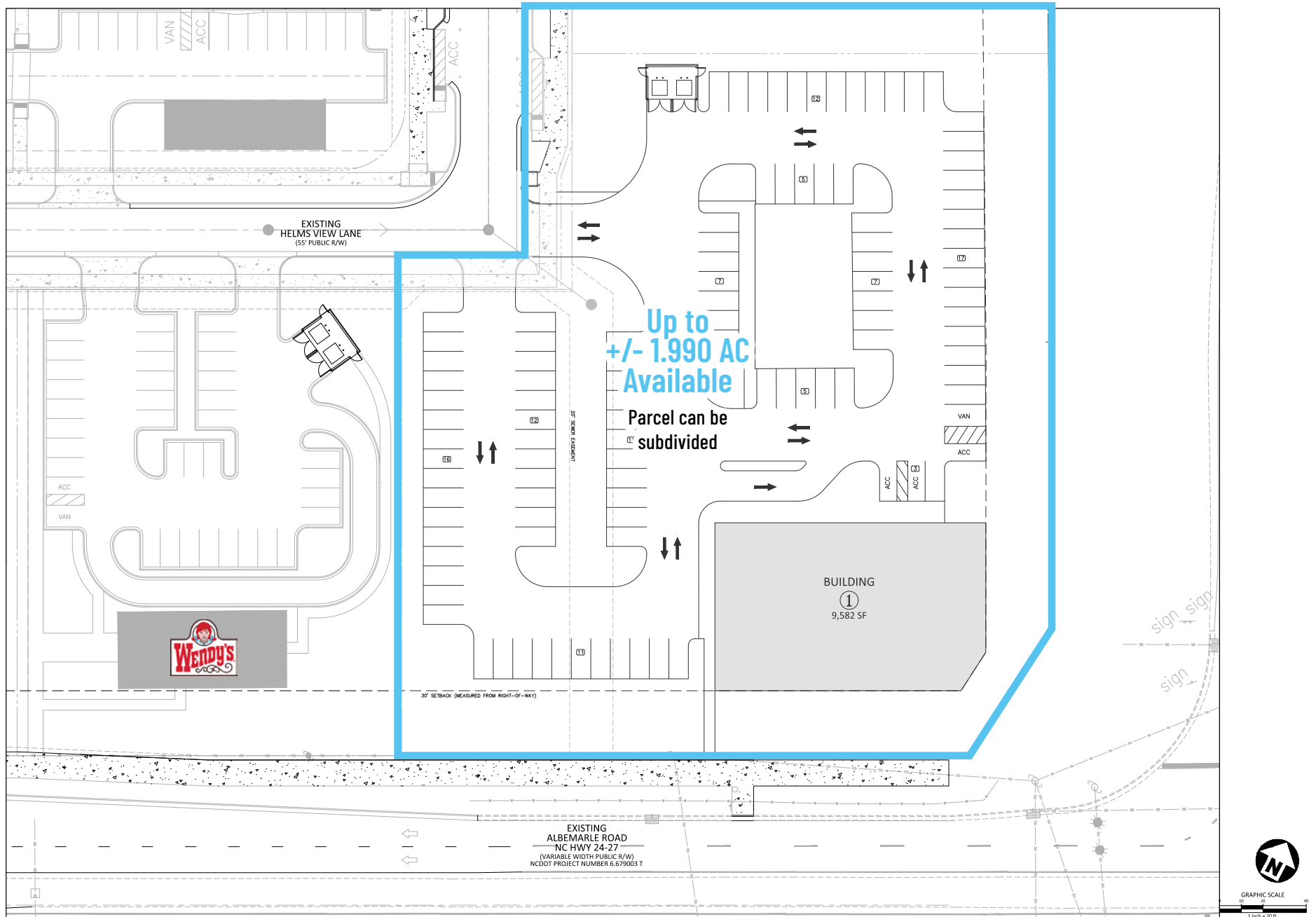


Demographics

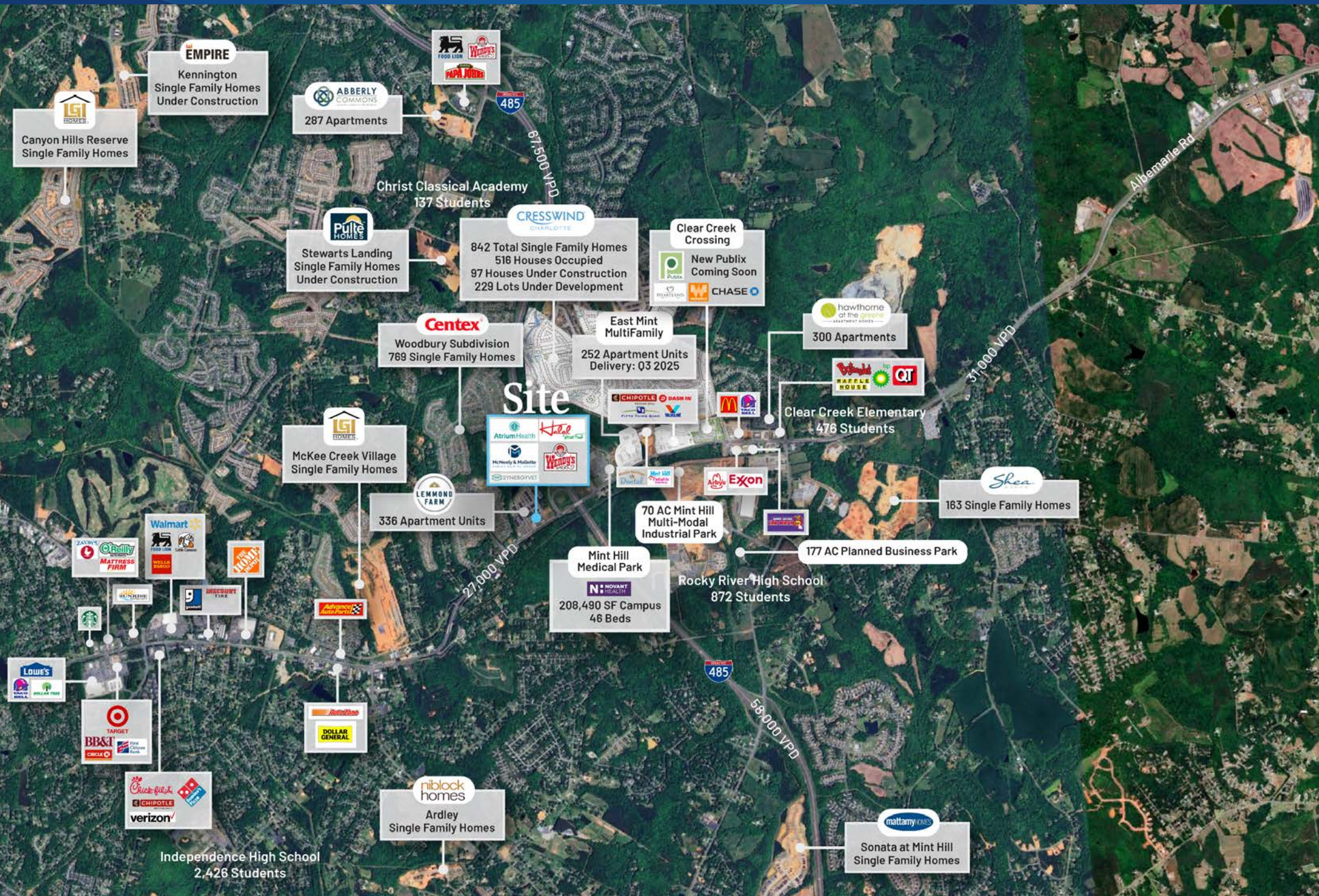
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,662	46,637	118,649
Avg. Household Income	\$89,212	\$99,712	\$100,067
Median Household Income	\$71,024	\$75,625	\$73,699
Households	2,641	16,269	42,997
Daytime Employees	1,040	7,505	19,531



Conceptual Site Plan



Market Overview





Contact for Details

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STANCHION
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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.