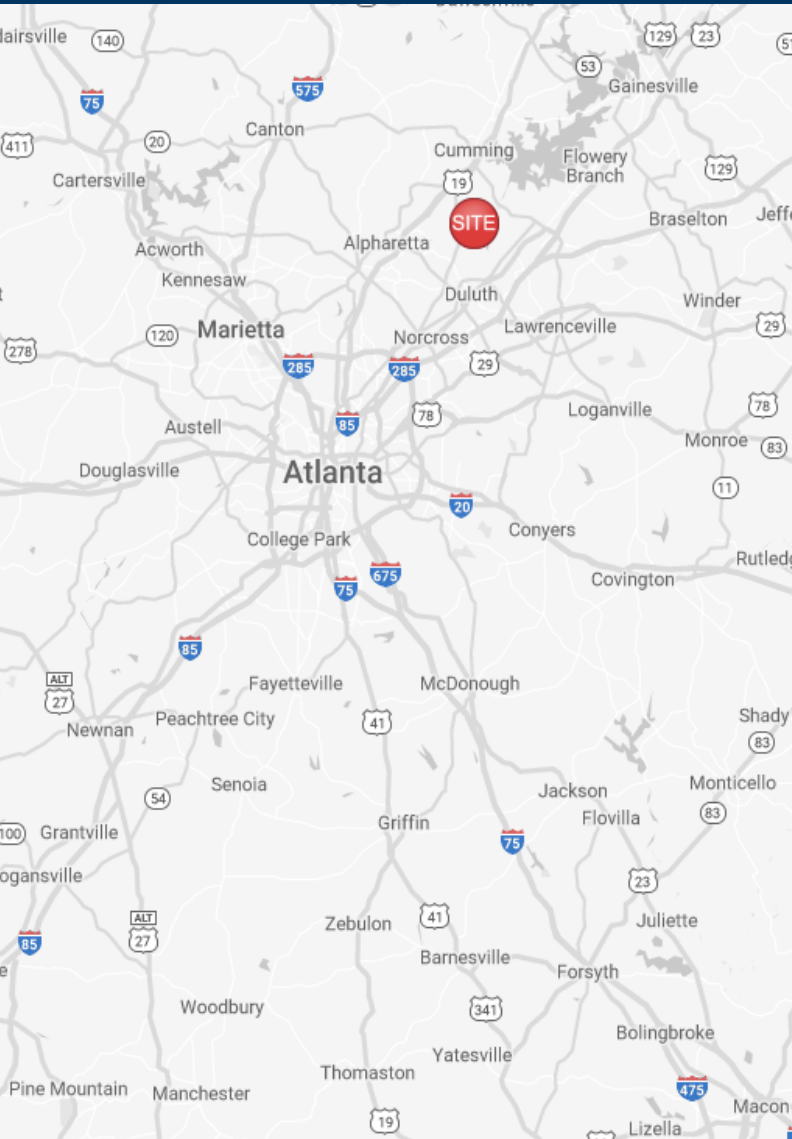


Albemarle Crossing

9020 Albemarle Road
Charlotte, North Carolina 28227



RIVERWOOD
PROPERTIES, LLC

Leasing Contacts

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Property Highlights

- Located at the corner of Albemarle Road and Circumferential Rd.
- Signalized intersection with points of ingress/egress on Albemarle Rd. and Circumferential Rd.
- Offers strong mix of service, retail and restaurant tenants,
- Over 30,000 VPD
- Retail Space Available 2,400 SF

Site Access: Property is accessible via the signalized intersection directly in front of the property.

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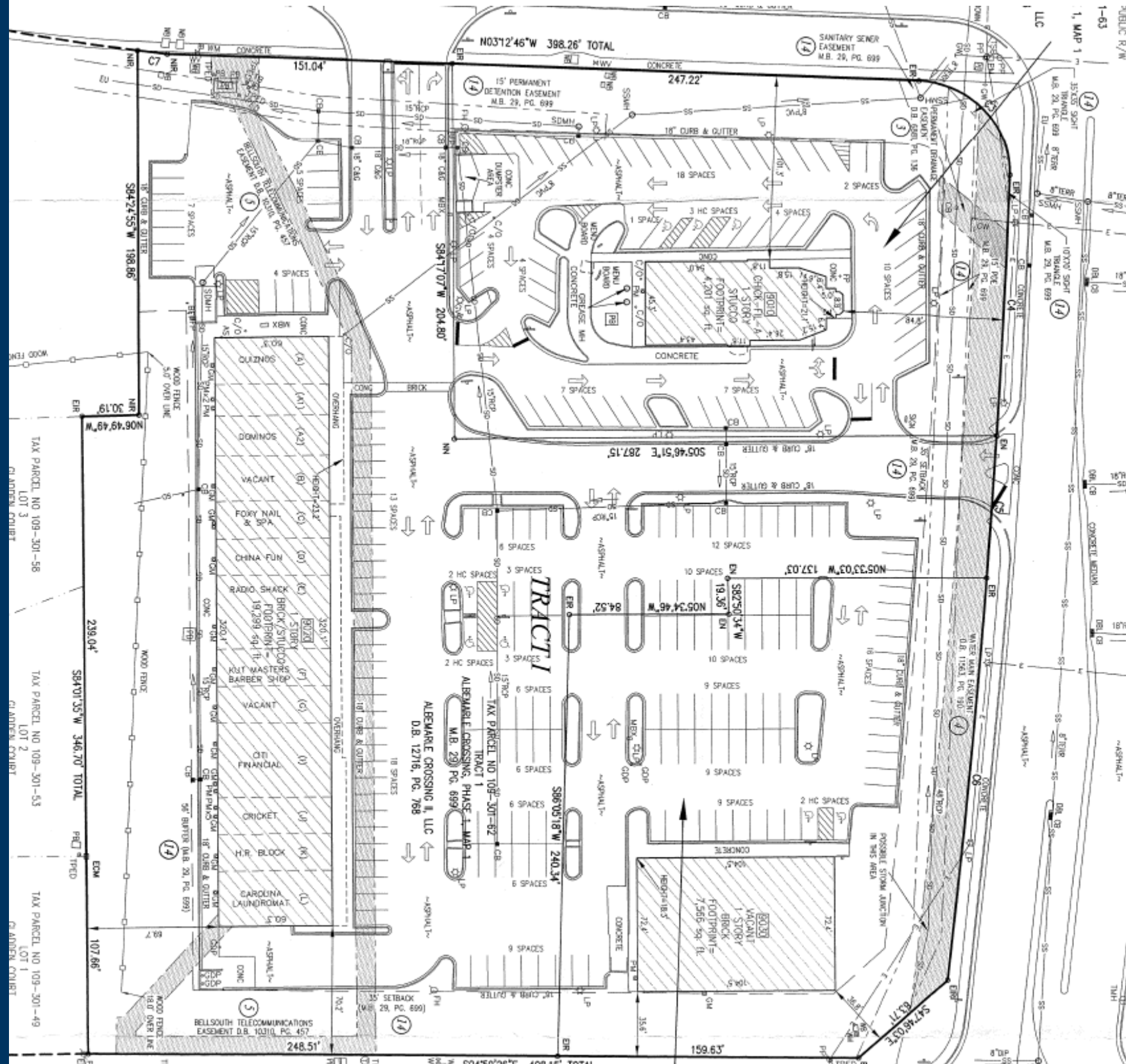
Albemarle Crossing

TENANTS

9020-A	Amazon Services	1,597
9020-A1	May's Alterations	1,011
9020-A2	Domino's Pizza	1,300
9020-B	Verizon Wireless	1,500
9020-C	Foxy Nails	1,200
9020-D	Tropical Smoothie Cafe	1,200
9020-E	Marathon Health	3,600
9020-G	Kutt Masters	1,200
9020-H	Retail Space Available	2,400
9020-J	Wing Stop	1,200
9020-K	VapeCigar	1,200
9020-L	Carolina Laundromat	1,800
9030-A	T-Mobile	1,374
9030-B	Estrella's Bakery	1,374
9030-C	AT&T	2,522
9030-D	Chipotle	2,350
GLA		26,828

Availability

Retail / Space
Available
2,400 SF



ALBEMARLE CROSSING

Site Plan

RIVERWOOD
PROPERTIES, LLC

AREA DEMOGRAPHICS



2022
Population

1 MILE	7,428
3 MILE	71,926
5 MILE	176,722



2022 Daytime
Population

1 MILE	1,347
3 MILE	12,887
5 MILE	38,881



Household 2022

1 MILE	2,647
3 MILE	26,561
5 MILE	66,828



Household
Income

1 MILE	\$55,324
3 MILE	\$59,408
5 MILE	\$61,153



ALBEMARLE CROSSING

Trade Area Overview