

# FOR LEASE

OFFICE/RETAIL  
Albemarle, NC

**NORTHSTATE**  
PROPERTY ADVISORS



1954 E Main Street

Albemarle, NC 28001

Well suited for office or retail uses. Both spaces are currently built out as office space. E Main Street is currently being expanded into a 4-lane highway, improving access from Albemarle to Lake Tillery and Montgomery County. Both spaces are in good condition and move-in ready. Call for more information.

- Two spaces available: ±1,500sf & 1,850sf
- Suitable for office or retail uses
- Move-in ready
- \$20/SF + utilities



704.782.7777  
nparealestate.com

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## AVAILABILITY

Suite C

±1,500 Square Feet

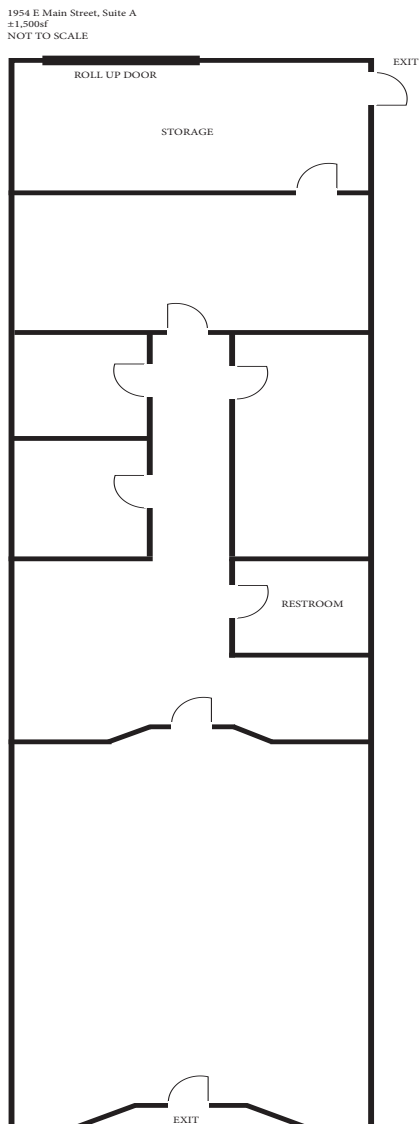
\$20 PSF

~~LEASED~~  
Suite B

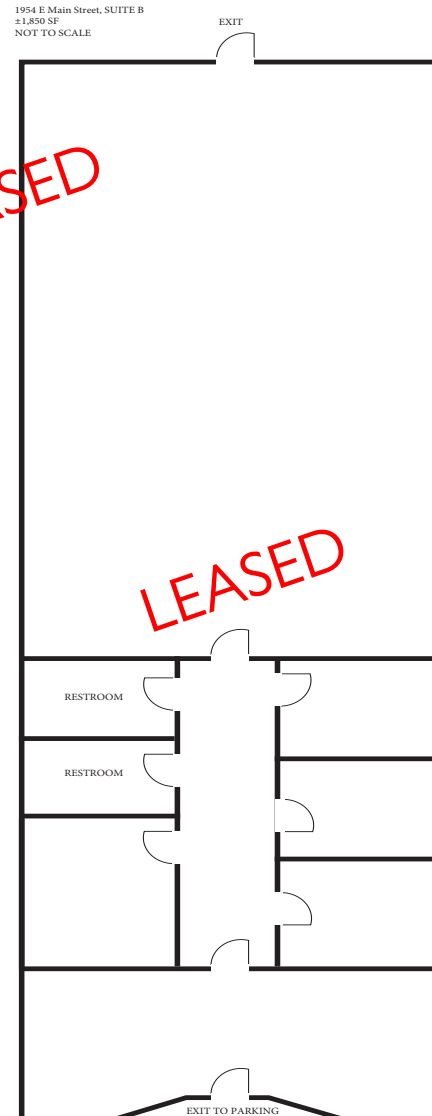
~~LEASED~~  
±1,850 Square Feet

\$20 PSF

Suite C



Suite B  
~~LEASED~~



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## DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius
Population	5,060	26,110
Households	3,327	15,201
Unemployment Rate	6.22%	6.18%
Average Household Income	\$52,458	\$47,646
Median Household Income	\$36,032	\$35,561

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