



FIRST STREET STATION

813 NORTH FIRST STREET, ALBEMARLE, NC 28001



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Harris Teeter anchored center in the heart of Albemarle, NC.

PROPERTY HIGHLIGHTS

- Easy access
- Primary thoroughfare
- Excellent Visibility
- Two minutes from Atrium Stanly Hospital and medical district
- One mile to Downtown Albemarle
- 262 parking spaces or 5/1000sf
- Built in 1989

OFFERING SUMMARY

Lease Rate:	Please Call
Available SF:	1,200 SF
Lot Size:	6.28 Acres
Building Size:	52,230 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,633	10,270	17,662
Total Population	18,223	25,014	43,605
Average HH Income	\$75,822	\$79,494	\$84,299
Daytime Population	1,605	10,852	13,814

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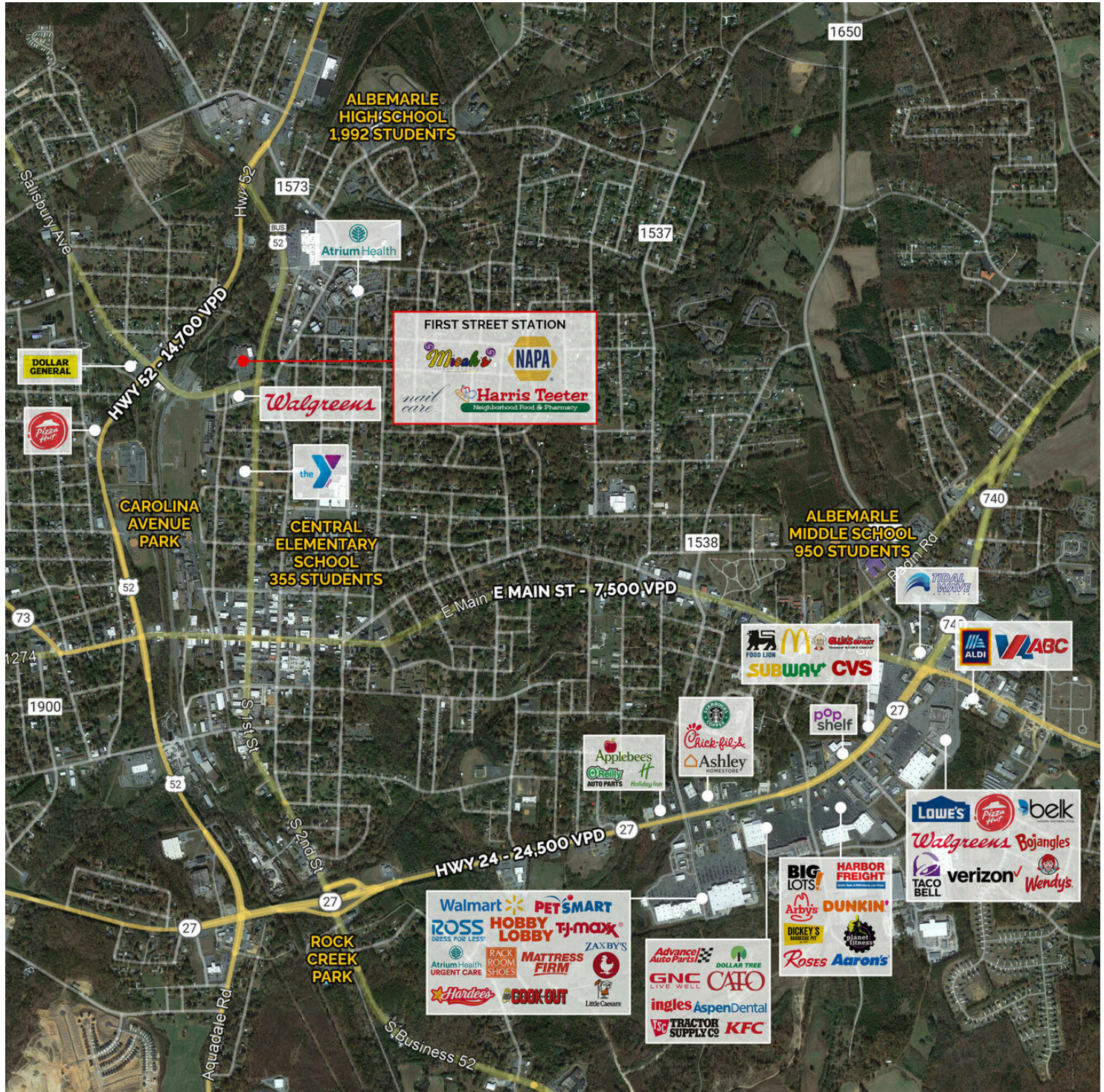
SITE PLAN



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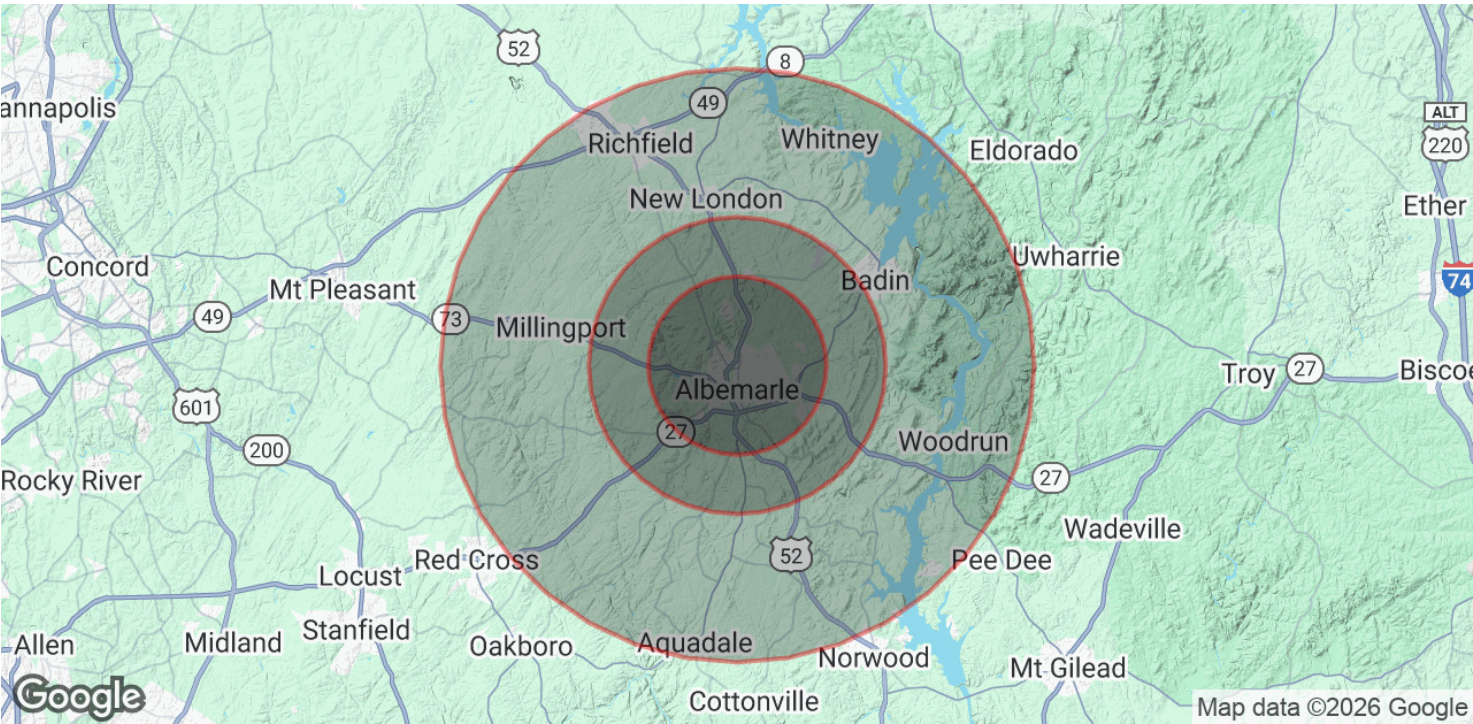
LOCAL AREA



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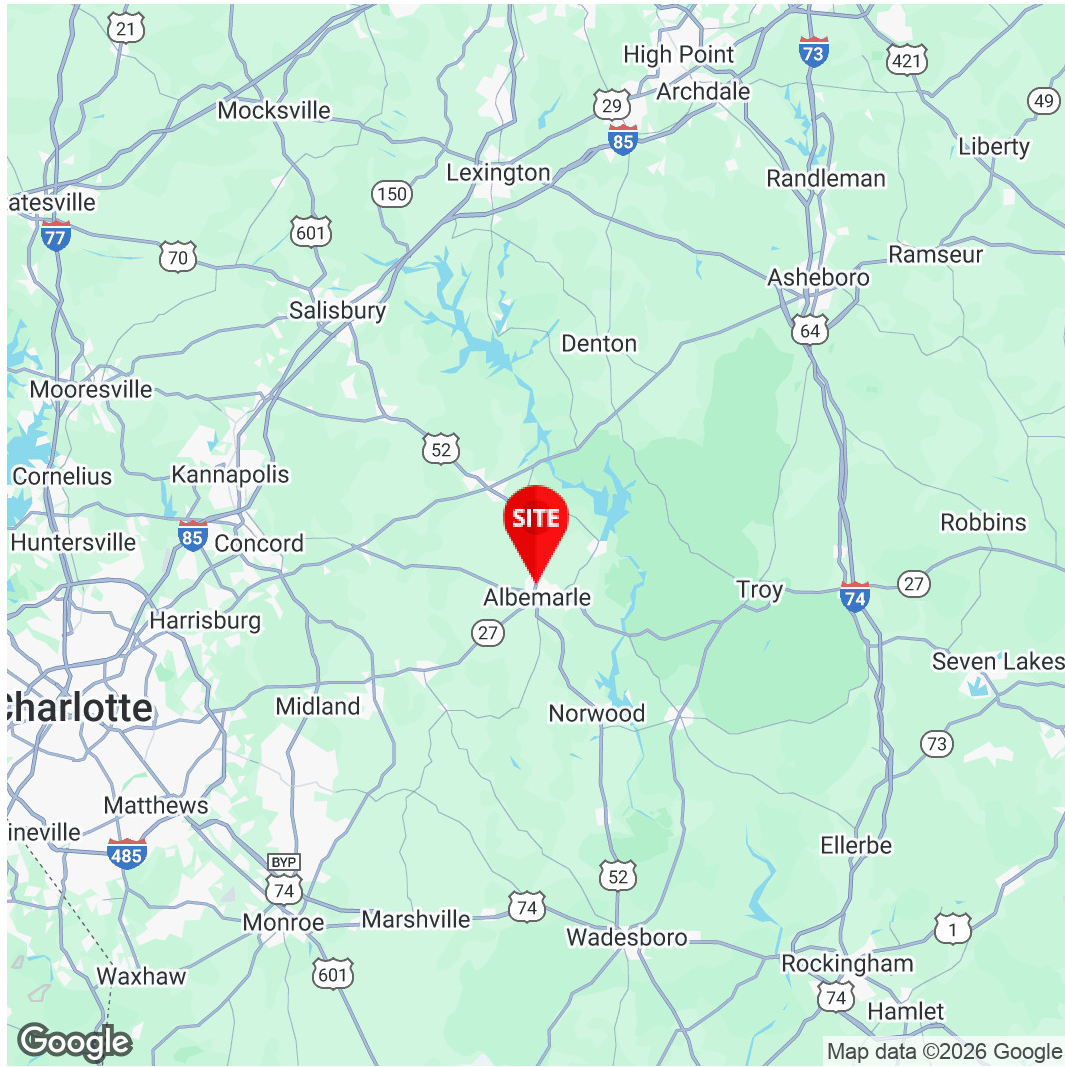
DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,223	25,014	43,605
Average Age	42	42	43
Average Age (Male)	40	41	42
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,633	10,270	17,662
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$75,822	\$79,494	\$84,299
Average House Value	\$218,175	\$222,953	\$247,119

* Demographic data derived from 2020 ACS - US Census





Charles S. Neil, CCIM
Principal
980.819.0119
Charles.Neil@Divaris.Com

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