

# SINGLE OFFICE SPACE IN ALBEMARLE CROSSING - A LOWES ANCHORED SHOPPING CENTER | NEWLY RENOVATED



## MULTI-TENANT STRIP BUILDING

Furnished Office Space Opportunity

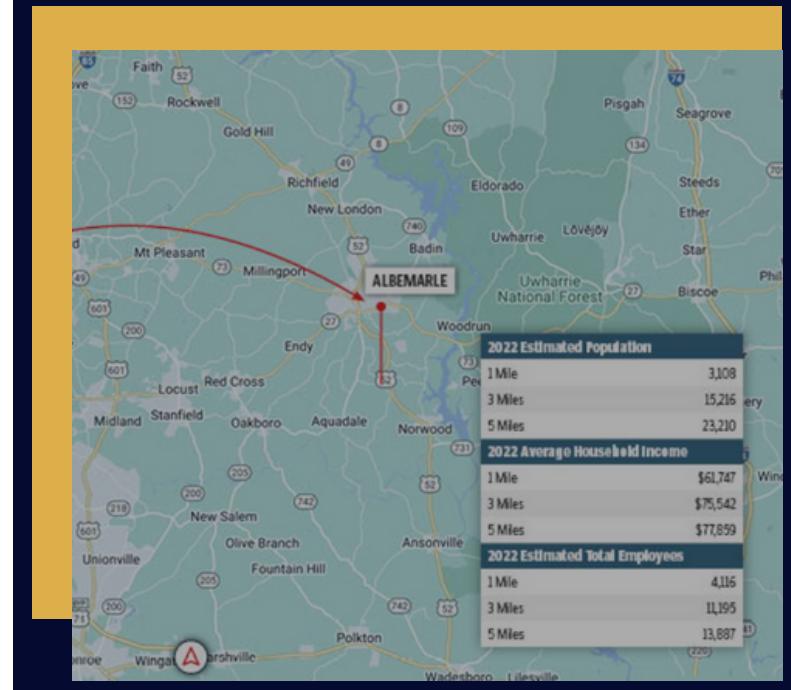


Office Space Available for Rent  
Albemarle, NC - 4 Tenant Strip Albemarle Crossing

814 North Carolina Hwy 24/27  
Bypass E | Albemarle, NC 28001

8,100 ± SF Building Size | 0.9 ± AC Lot Size

Location: The building is a listing for the solar company space rental in Albemarle Crossing, a 326,000 SF shopping center and one of the major shopping centers in the community. Lowe's shadow anchors the subject property and provides crossover shopping to the building. Other adjacent tenants in Albemarle Crossing include: Belk, Walgreens, ALDI, Verizon, Pet Sense, Taco Bell, Pizza Hut and more. The property is strategically located along NC Highway 24/27 Bypass E one of the major thoroughfares through the community. The building is also located near the signalized, hard-corner intersection of NC Highway 24/27 and E. Main Street, averaging a combined (38,500 VPD). NC Highway 24/27 and E. Main Street are the two major retail thoroughfares serving the city of Albemarle. The site is adjacent to Centre Pointe Plaza, a 300,000 SF shopping center anchored by Big Lots and Harbor Freight. The 5-mile trade area is supported by 23,000 residents and 14,000 employees and benefits from an average household income of \$77,859. This listing is for the office space rental, evalance



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814 NORTH CAROLINA HWY 24/27 BYPASS E | ALBEMARLE, NC 28001

## LOCATION OVERVIEW

SITE IN ALBEMARLE CROSSING, A 326,000 SF SHOPPING CENTER AND ONE OF THE MAJOR SHOPPING CENTERS IN THE COMMUNITY.

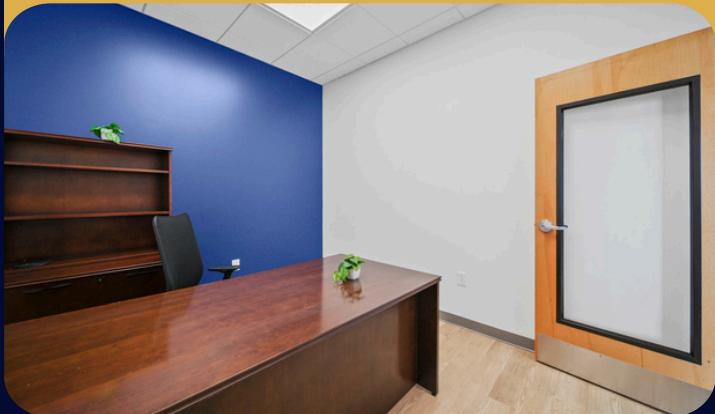
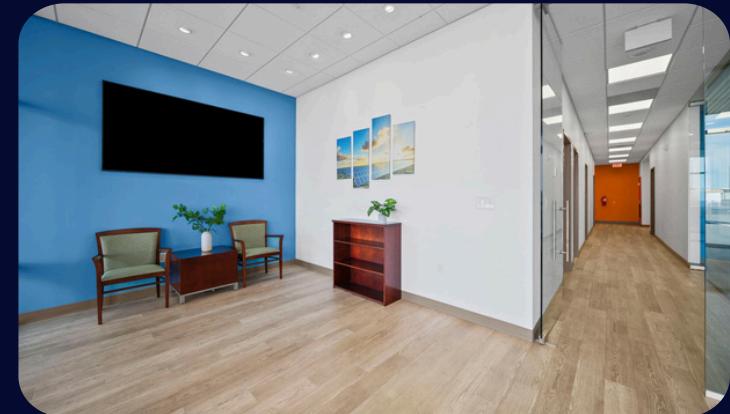
## PROPERTY INFORMATION:

BASED RENT \$18.50/SQFT + TRIPLE NET  
UNIT SQFT 1850 LEASE TERM 5 TO 10 YEARS



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## GALLERY PHOTOS



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