

FOR SALE

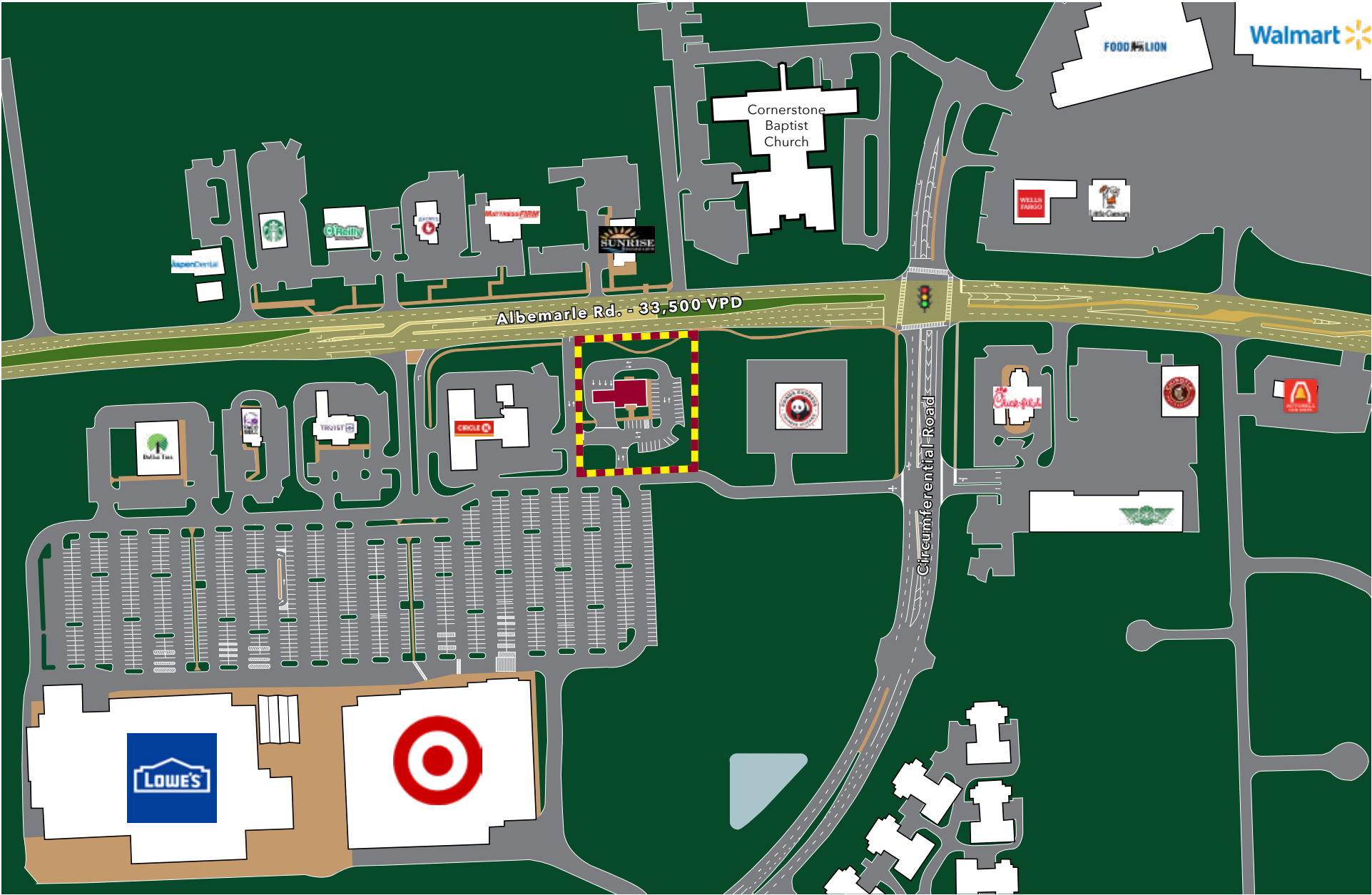
8916 ALBEMARLE ROAD
CHARLOTTE, NC 28227

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

SITE PLAN



8916 ALBEMARLE RD • CHARLOTTE, NC 28227

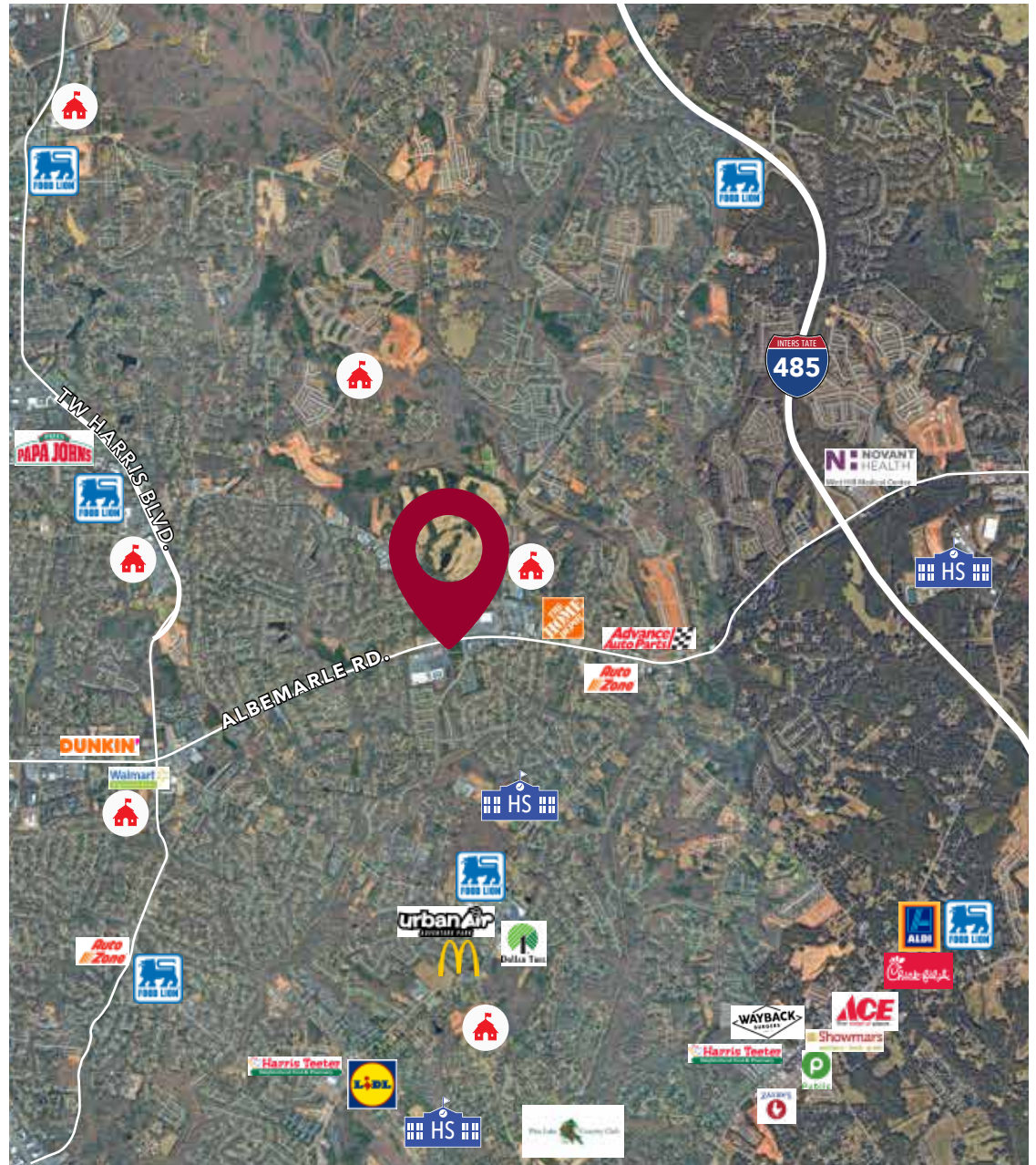
PROPERTY OVERVIEW

FOR SALE

- 3,408 SF former bank branch with drive thru
- Parcel size: 1.64 Acres
- Sale subject to Shopping Center restrictions. Will provide upon request
- Sale price: Contact Broker

PROPERTY HIGHLIGHTS

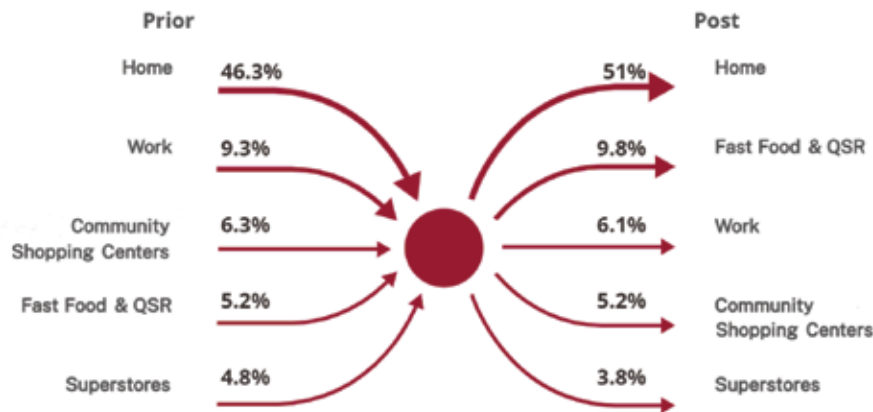
- 2M+ visits to the shopping center (Placer.ai)
- Traffic counts: 33,500 VPD on Albemarle Road
- Located in East Charlotte on Albemarle Road between E. T. W. Harris Boulevard and I-485
- Property is located adjacent to a Target and Lowe's Home Improvement anchored center. Co-tenants include Dollar Tree, Taco Bell, Truist, Panda Express, and Circle K
- Multiple entrances on both Albemarle Road and Circumferential Road
- Zoning: CC - Commercial allowing for a variety of permitted uses
- Parking: 34 Spaces
- Year constructed: 2003
- Nearby retailers include: Chick-fil-A, Starbucks, Walmart Supercenter, Food Lion, Chipotle Mexican Grill, Zaxby's, and Aspen Dental



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DEMOGRAPHICS

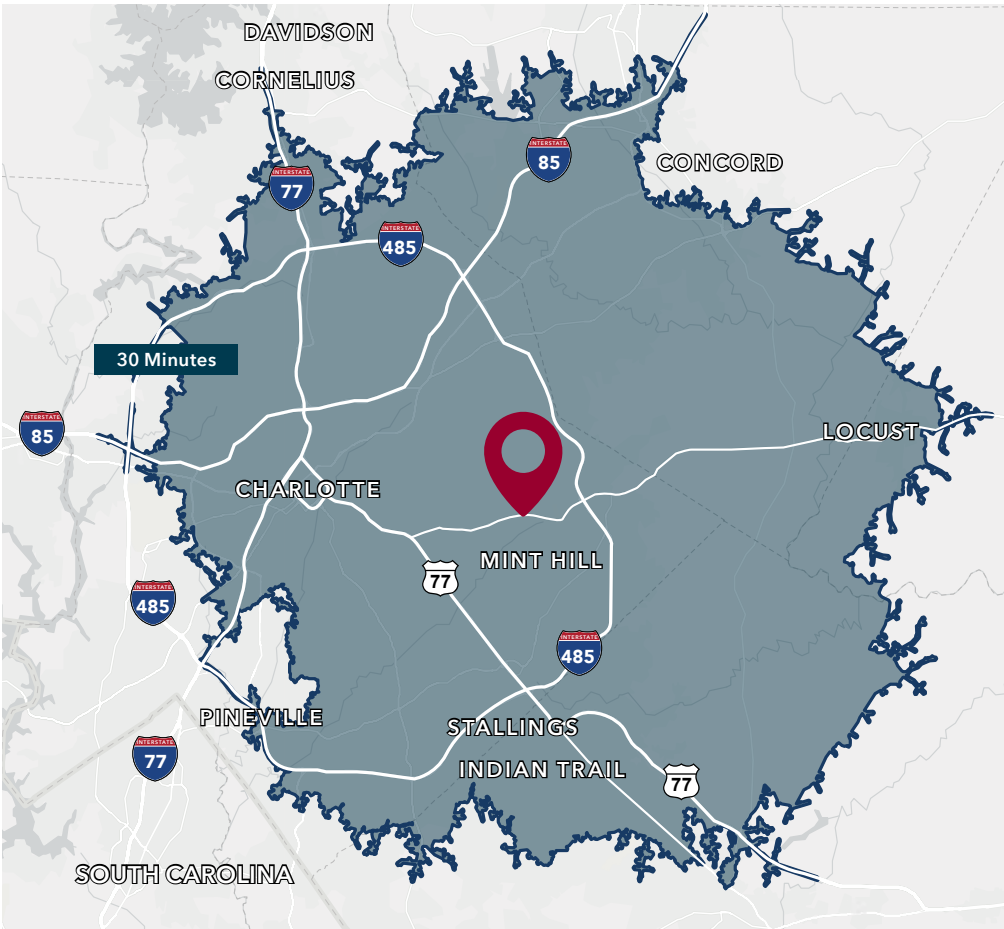
VISITOR JOURNEY



VISITOR METRICS

Visits	2M
Visits/SF	1.01
Size (SF)	1.9M
Visitors	305.9K
Visit Frequency	6.39
Avg. Dwell Time	25 Minutes

Source: Placer.ai 12/1/24 to 11/30/25



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,237	78,819	190,981
Avg HH Income	\$82,331	\$86,307	\$93,940
No. of Businesses	193	1,570	4,722
No. of Employees	2,170	12,330	40,257
Total Daytime Population	6,568	57,380	148,466

Source: ESRI 2025

ACTUAL SITE

Presented by:

JAMES BAILEY, SIOR

Vice President, Principal

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