



ALBEMARLE AT SHARON

OFFICE/RETAIL SPACES FOR LEASE
5237 ALBEMARLE ROAD, CHARLOTTE NC 28212

THE PROPERTY

Location	5237 Albemarle Road Charlotte, NC 28212
County	Mecklenburg
Cross Street	N. Sharon Amity Road

HIGHLIGHTS

- Highly visible center located off of Albemarle Road and N. Sharon Amity Road.
- Conveniently located near restaurants and shopping
- Multi-functional Retail & Office Space Available
- Ample parking
- Available office and retail space
- 37,000 average daily traffic count
- Road Signage, Great Visibility, Great Tenant Mix
- Below Market Lease Rates



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
14,484	116,204	269,598

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$53,658	\$70,618	\$92,083

NUMBER OF HOUSEHOLDS

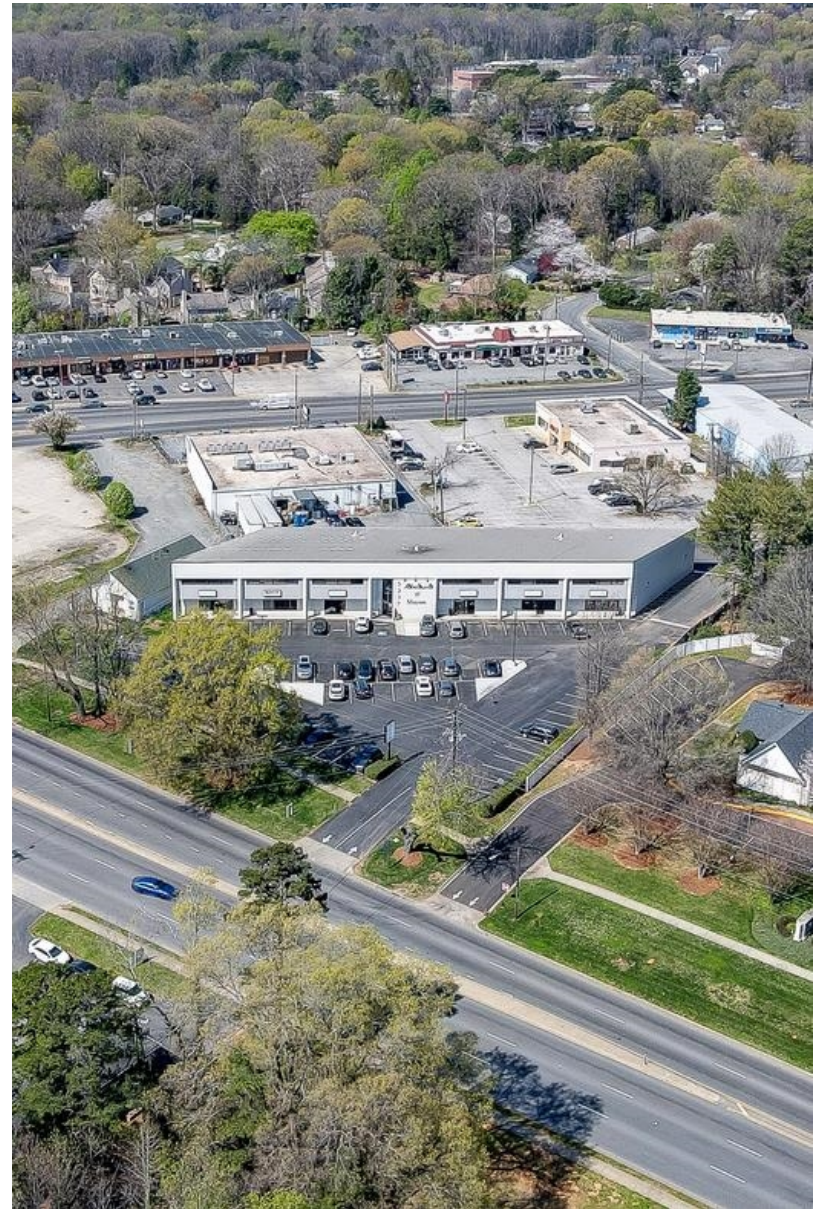
1.00 MILE	3.00 MILE	5.00 MILE
5,622	45,111	108,226

Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
203	Occupied	2	+/- 999 SF	\$18	Modified Gross	2nd floor office space. Monthly Rent \$1,499 (Available 4/1/2025)
102-B	Vacant	1	+/- 1,257 SF	\$20	NNN (\$4.75/SF)	Previous dance studio. Retail space on high traffic Albemarle Road.

Suite Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
102-C Vacant	1	+/- 1,386 SF	\$20	NNN (\$4.75/SF)	Previous dance studio. Retail space on high traffic Albemarle Road.
102-BC Vacant	1	+/- 2,643 SF	\$20	NNN (\$4.75/SF)	Previous dance studio. Retail space on high traffic Albemarle Road.

PROPERTY FEATURES

BUILDING SF	26,682
GLA (SF)	26,682
LAND ACRES	0.6
YEAR BUILT	1978
ZONING TYPE	B-2
BUILDING CLASS	c
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	60
PARKING RATIO	2.25/1,000



About Albemarle at Sharon

- Albemarle at Sharon is located at the intersection of Albemarle Road and N. Sharon Amity Road in Charlotte, NC. The center consists of 26,682 square feet of retail and office space.

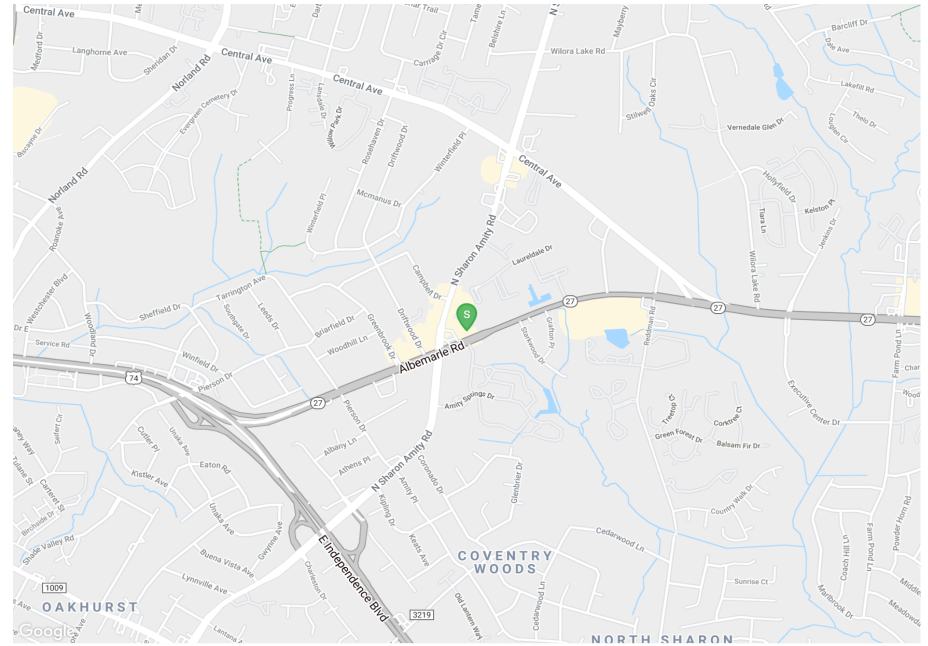
About Charlotte, NC

- Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

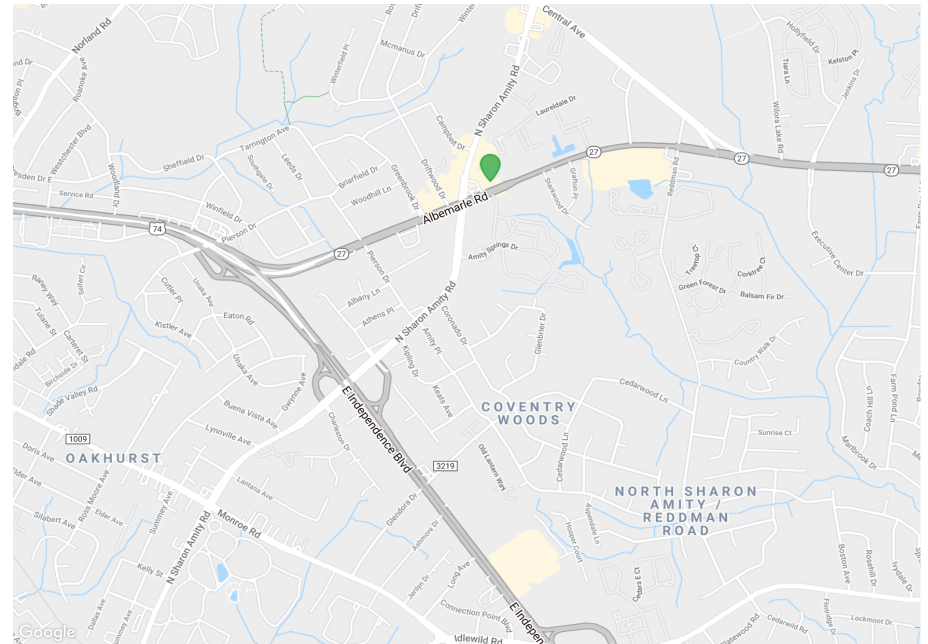
Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

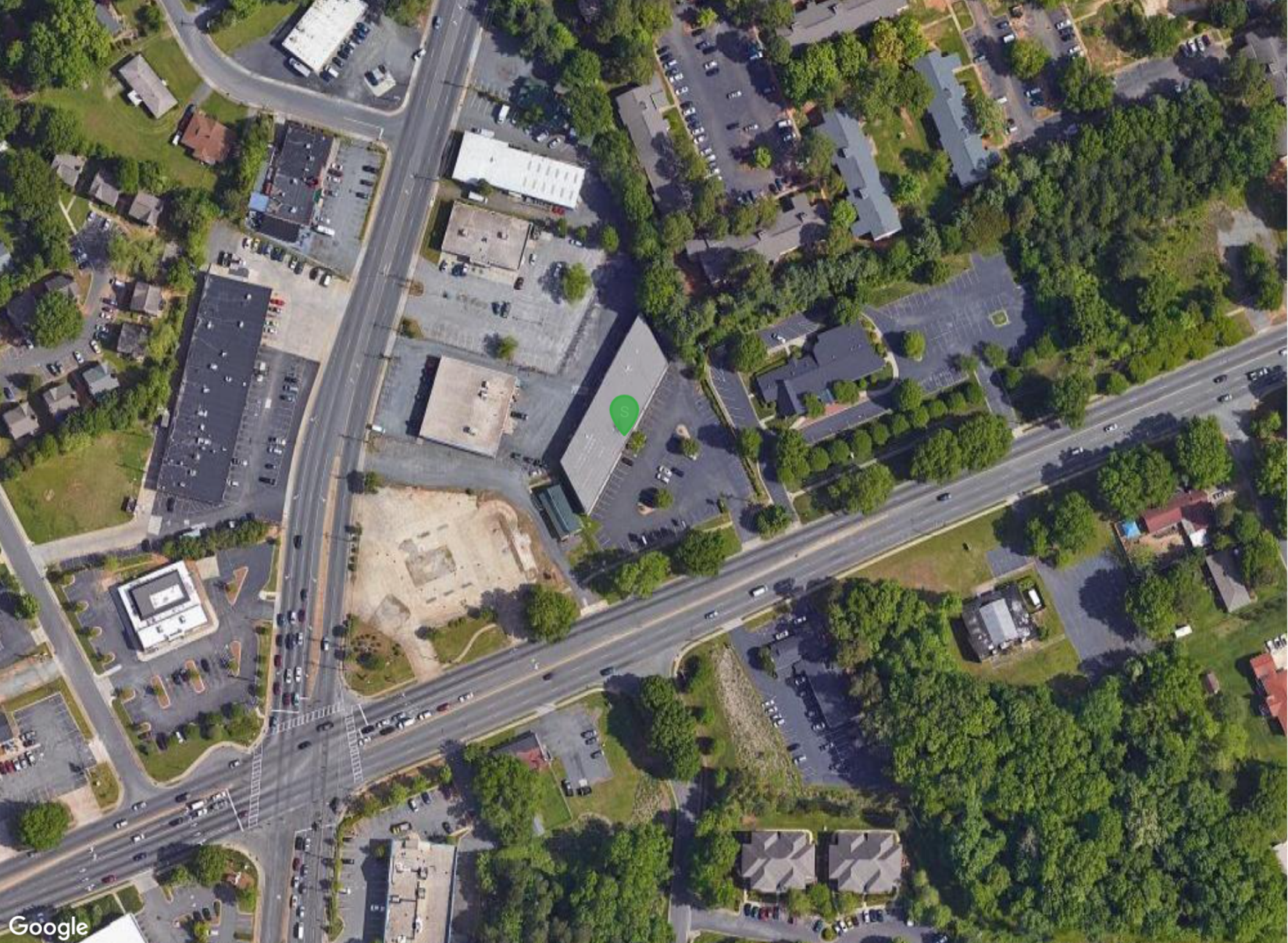
Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

Locator Map



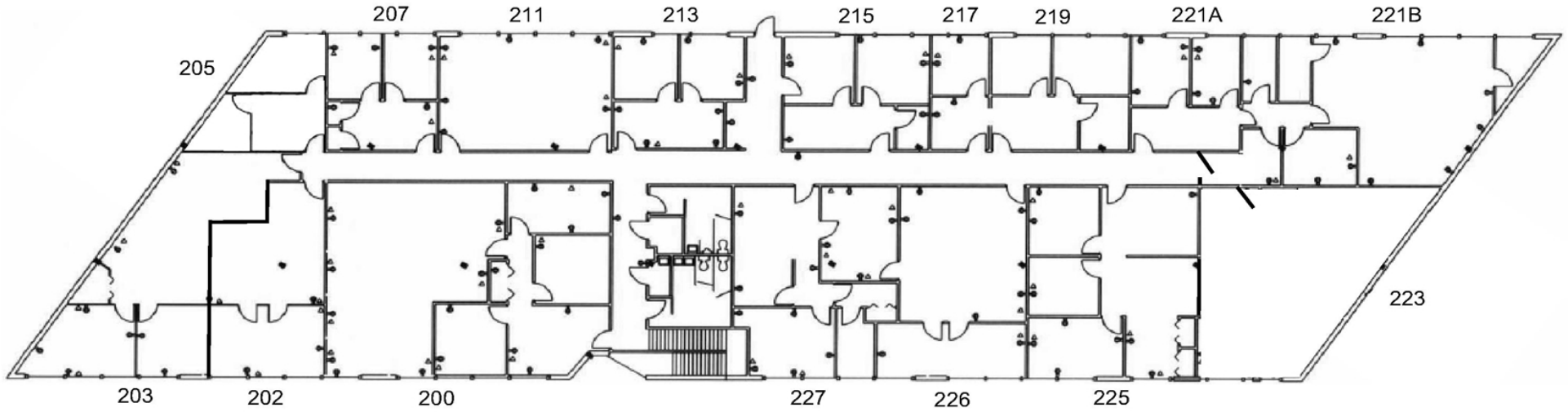
Regional Map

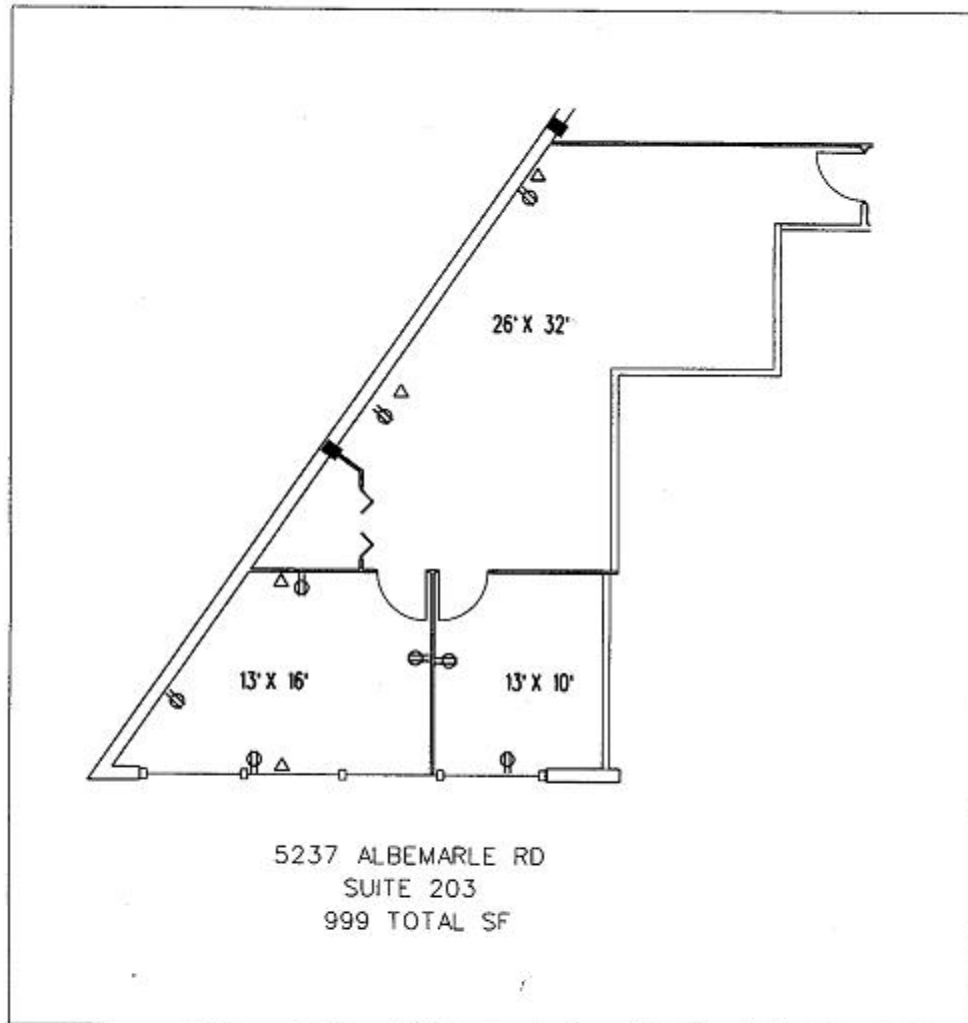


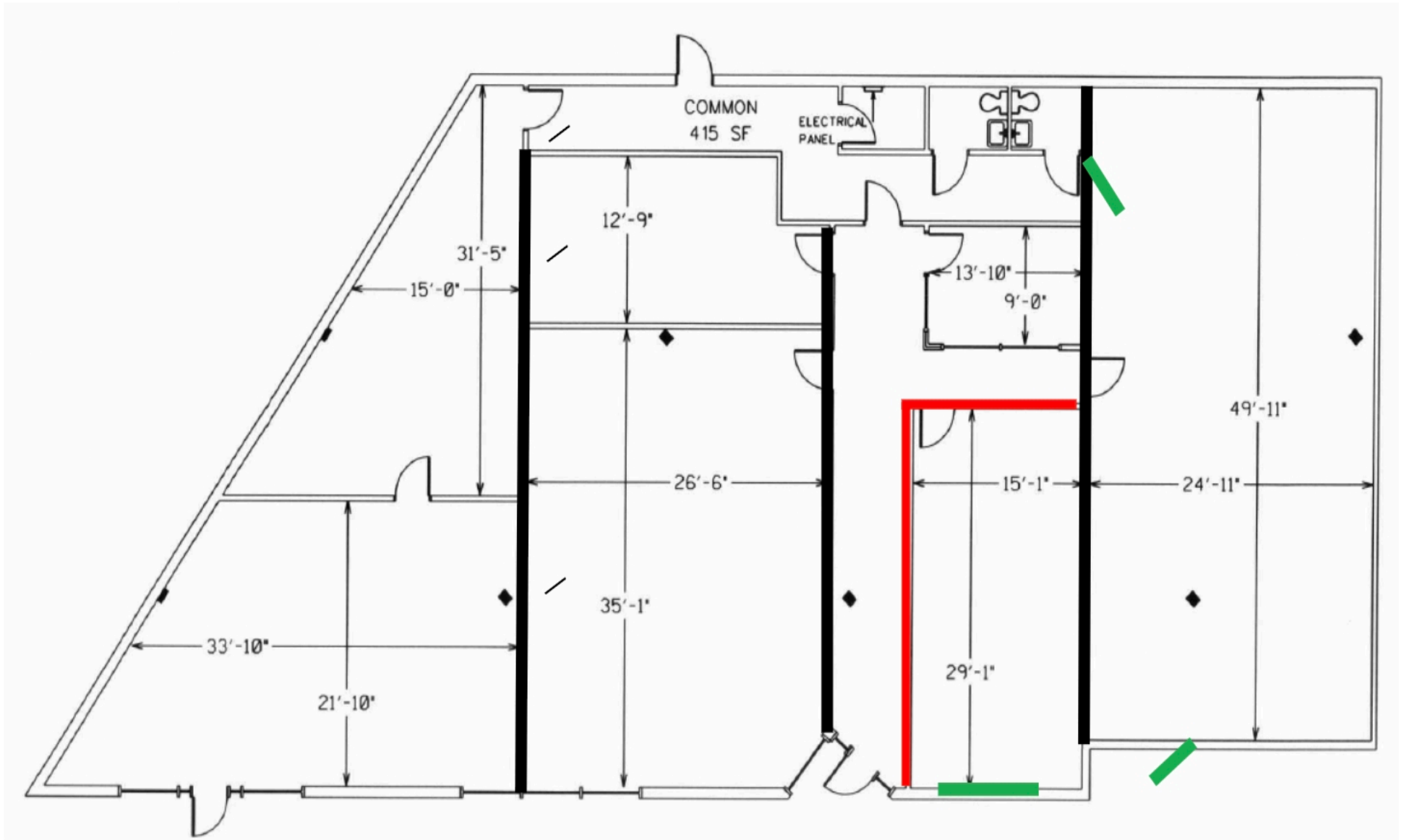


Unit List
200: 1833 sf
202: 664 sf
203: 999 sf
205: 403 sf
207: 435 sf
211: 684 sf
213: 471 sf
215: 557 sf

Unit List
217: 234 sf
219: 544 sf
221 A: 360 sf
221 B: 1139 sf
223: 1036 sf
225: 1005 sf
226: 862 sf
227: 984 sf







Unit 101

Unit 102A

Unit 102B

Unit 102C

Albemarle at Sharon

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