



Clear Creek Farm

Albemarle Rd. and Cresswind Blvd. | Charlotte, NC 28227

CRESSWIND

842 Total Single Family Homes
516 Houses Occupied
97 Houses Under Construction
229 Lots Under Development



Cresswind Blvd

Novant Pkwy

Future Jolly Brook Drive

Rocky River Church Rd

Clear Creek Crossing



New Publix Coming Soon



23,000 VPD

Mint Hill Medical Park



NOVANT HEALTH

208,480 SF Campus
46 Beds



Available for Ground Lease or Build to Suit
 +/- 1 - 3 AC Opportunities Suitable for Restaurant, Retail, Service or Medical

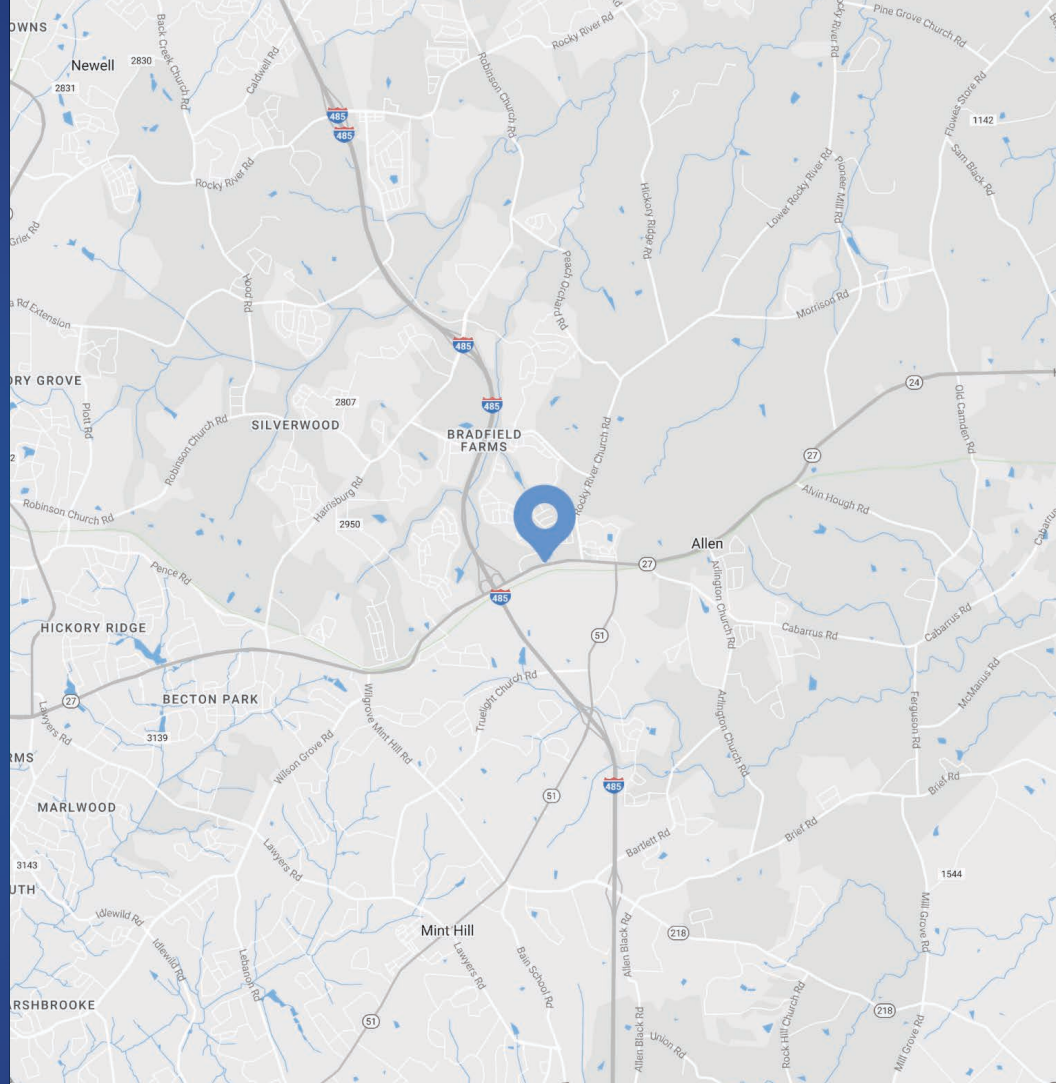
Clear Creek Farm

Available for Ground Lease or Build to Suit

Ground lease and build-to-suit opportunities on Albemarle Road adjacent to the under constructed Publix Grocery-anchored shopping center, Clear Creek Crossing. Right off I-485, the center has excellent access, high visibility and boasts a signalized corner, enhancing its prominence at the intersection of Albemarle Rd. and Cresswind Blvd. The site is surrounded by planned and under construction new development, including 850 single family homes at Cresswind Charlotte, a 70 AC Industrial Park, and 177 AC planned Business Park. This is a great opportunity for restaurants, retail, medical, and service uses in an excellent location.

Property Details

Address	Albemarle Road & Cresswind Boulevard Charlotte, NC 28227
Availability	+/- 1-3 AC Available for Ground Lease or BTS Single Tenant and Future Multi-Tenant Opportunities
Use	Restaurant, Retail, Service or Medical
Parking	Abundant parking
Access	Signalized intersections at Albemarle Rd. & Cresswind Blvd. and Albemarle Rd. & Rocky River Church Rd.
Delivery	Late Q2 2025
Traffic Counts	Albemarle Road 23,000 VPD
Lease Rate	Call for Leasing Details
Additional Information	Limited Drive-Thru Opportunities Available



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	5,599	39,860	102,917
Avg. Household Income	\$96,215	\$102,594	\$108,001
Median Household Income	\$72,062	\$77,578	\$80,361
Households	2,135	14,007	36,563
Daytime Employees	1,158	4,623	15,670



[Drone Video](#)

Site Overview

CRESSWIND

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- | | | |
|---|---------------------------------|-----------|
| 1 | Bank - Leased | 1,900 SF |
| 2 | Retail/Restaurant w/ Drive-Thru | 2,450 SF |
| 3 | Retail/Restaurant | 3,965 SF |
| 4 | Automotive - Leased | 1,960 SF |
| 5 | C-Store/Gas Station - Leased | 6,930 SF |
| 6 | Retail/Medical | 8,125 SF |
| 7 | Retail/Medical | 2,700 SF |
| 8 | Childcare Center | 10,115 SF |

Clear Creek Crossing

New Publix
 Coming Soon

hawthorne
 at the greene
 APARTMENT HOMES
 300 Apartments

Maple Springs
 Dental
 Mint Hill
 Pediatric
 Dentistry

Mint Hill Medical Park
NOVANT
 HEALTH
 208,490 SF Campus
 46 Beds

HEARTLAND

NAP

OUTPARCEL 1

OUTPARCEL 2



Planned
TOMMY'S
 EXPRESS

Cresswind Blvd

Albemarle Rd

Rocky River Church Rd

Future Rocky River Church Rd
 Connector

Mint Hill Multi-Modal
 Industrial Park
 70 AC

Planned Business Park
 177 AC

INTERSTATE
485
 On Ramp
 0.5 Mile

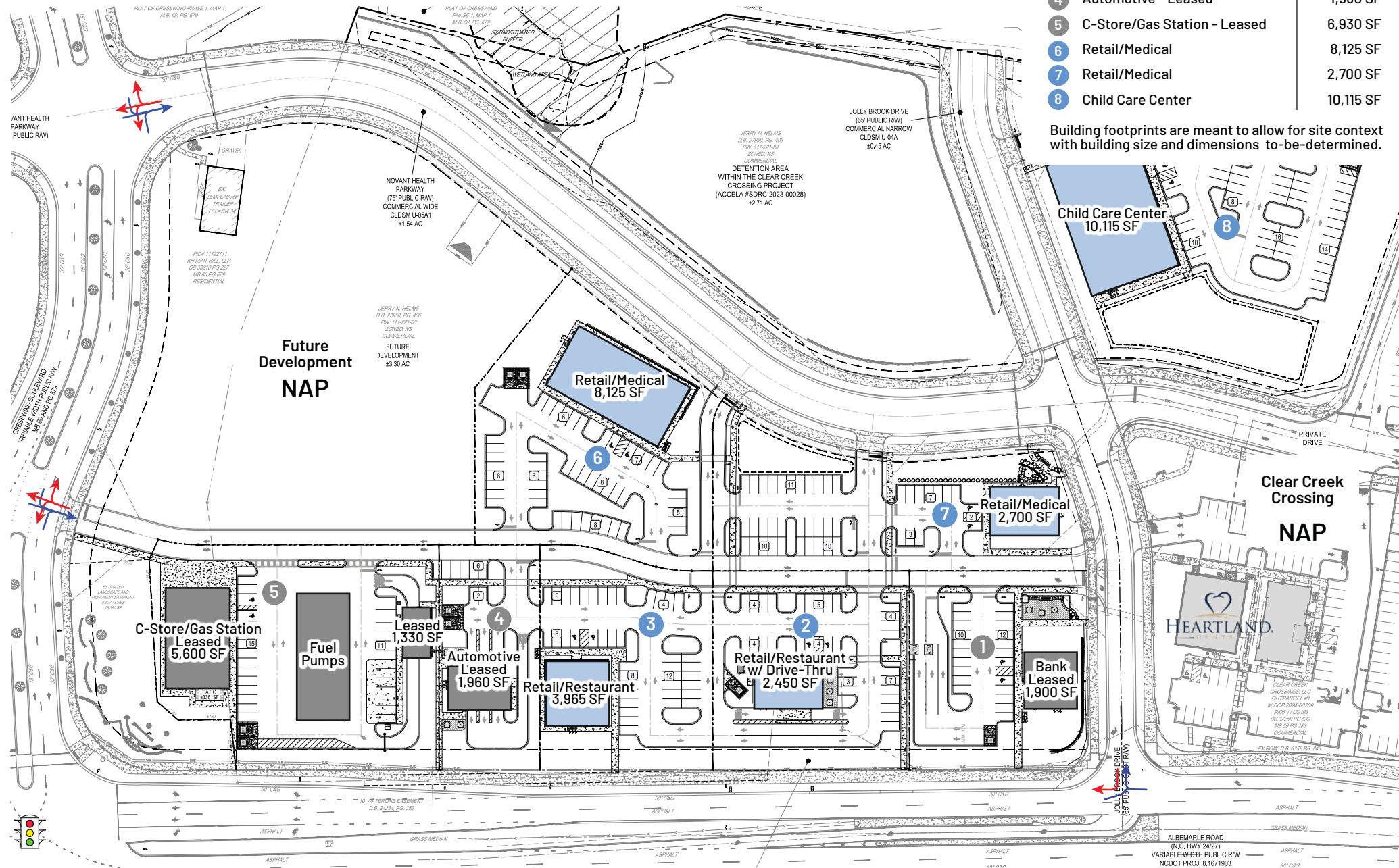
23,000 VPD

6,900 VPD

Site Plan

- 1 Bank - Leased 1,900 SF
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Building footprints are meant to allow for site context with building size and dimensions to-be-determined.




CLEAR CREEK CROSSING, LLC
 OUTPARCEL #1
 PLAT #11122103
 DB 3/28/08 PG 639
 MB 50 PG 181
 COMMERCIAL

ALBEMARLE ROAD
 (N.C. HWY 24/27)
 VARIABLE WIDTH PUBLIC RW
 NCDOT PROJ. 8.1671903



hawthorne
at the **greene**
APARTMENT HOMES
300 Apartment Units

Clear Creek Crossing
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Future Jolly Brook Drive

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Cresswind Blvd

Albemarle Rd

1 Bank Leased

2

3

4 Automotive Leased

5 C-Store/Gas Station Leased

6

7

8

Contact for Details

Josh Beaver

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Developed By:

STANCHION
ASSET PARTNERS



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.