



RETAIL PROPERTY FOR LEASE

FIRST STREET STATION

801-819 NORTH FIRST STREET, ALBEMARLE, NC 28001



FIRST STREET STATION

801-819 NORTH FIRST STREET, ALBEMARLE, NC 28001

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

	1 MILE	3 MILES	5 MILES
Total Households	1,159	6,581	9,844
Total Population	2,796	15,510	24,045
Average HH Income	\$67,548	\$72,075	\$77,069
Daytime Population	1,605	10,852	13,814

FIRST STREET STATION

801-819 NORTH FIRST STREET, ALBEMARLE, NC 28001

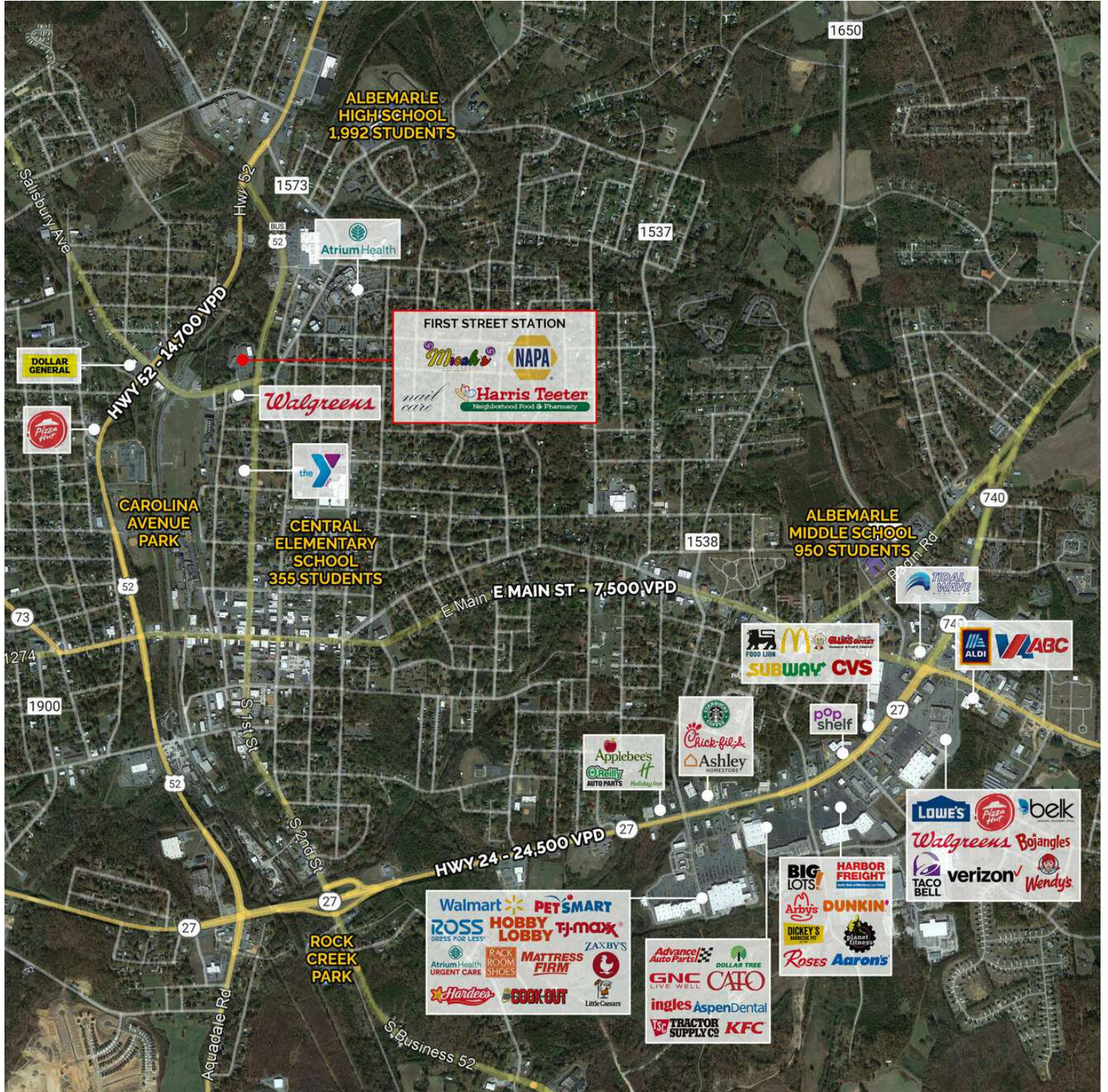
SITE PLAN



FIRST STREET STATION

801-819 NORTH FIRST STREET, ALBEMARLE, NC 28001

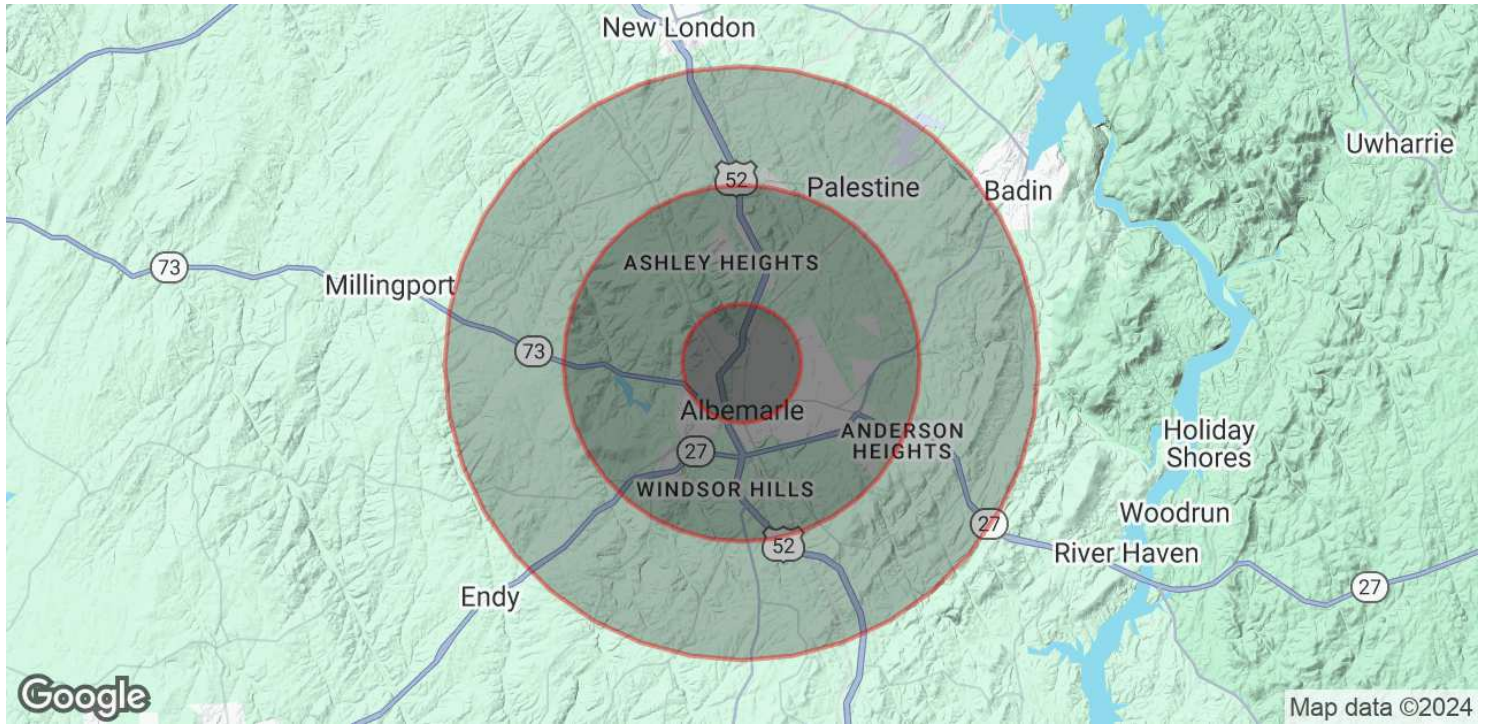
LOCAL AREA



FIRST STREET STATION

801-819 NORTH FIRST STREET, ALBEMARLE, NC 28001

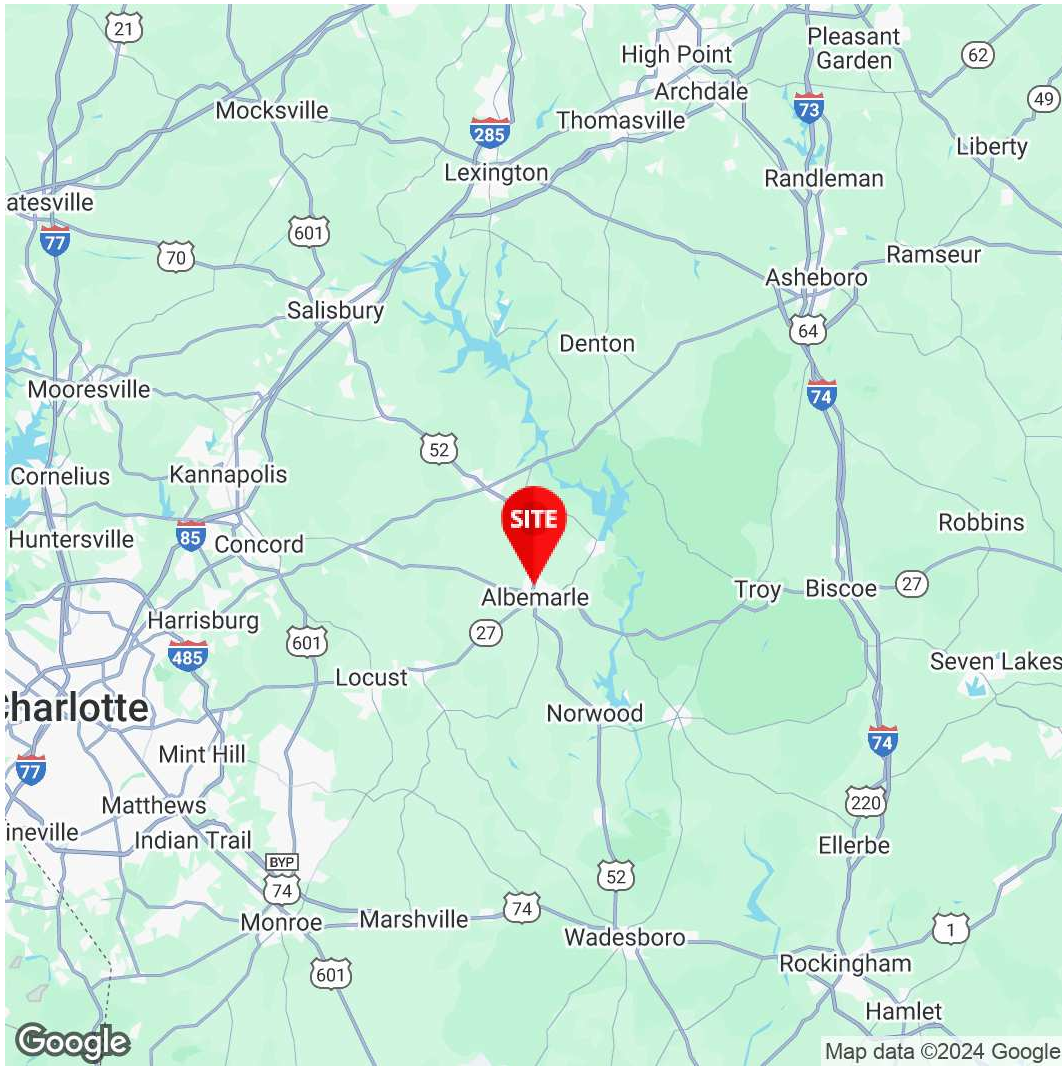
DEMOGRAPHICS MAP & REPORT



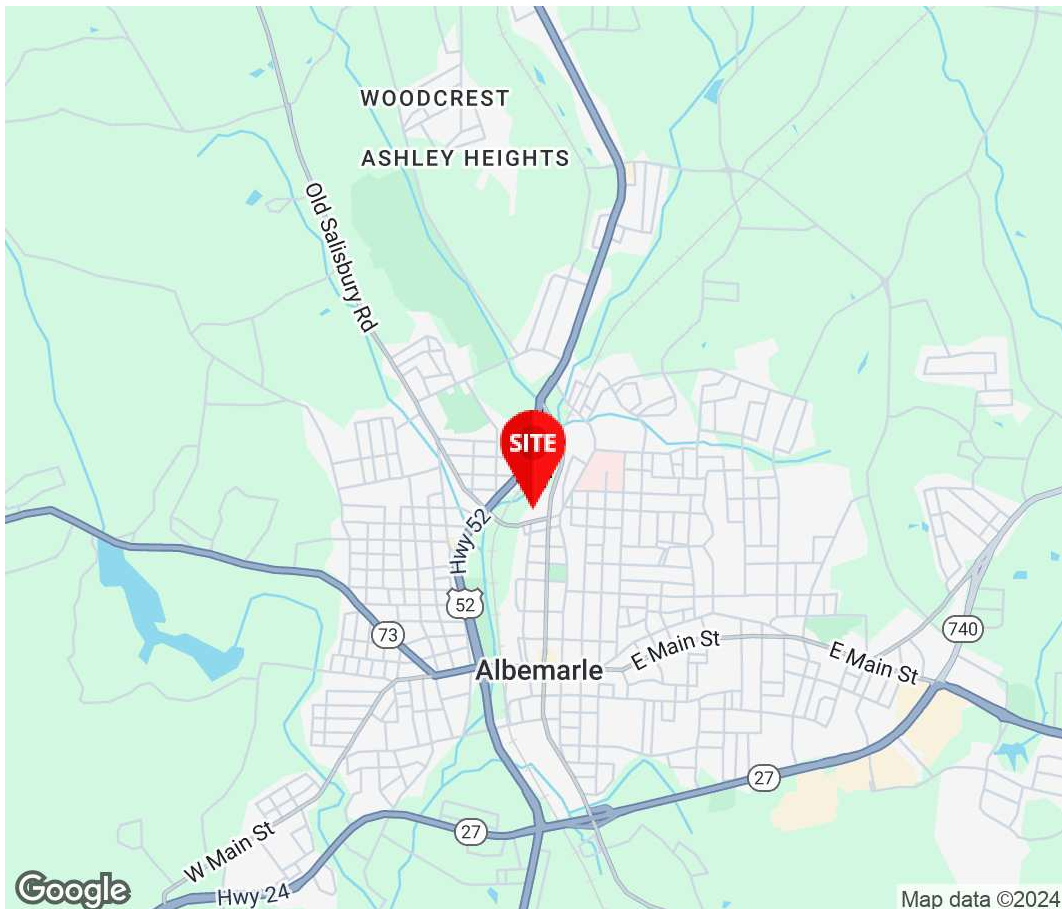
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,796	15,510	24,045
Average Age	45.4	42.3	42.6
Average Age (Male)	41.8	37.6	38.9
Average Age (Female)	50.1	45.5	45.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,159	6,581	9,844
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$67,548	\$72,075	\$77,069
Average House Value	\$123,197	\$124,205	\$131,568

* Demographic data derived from 2020 ACS - US Census





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



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.