



Outparcel 6 at Clear Creek Farm

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

Join These Tenants at Clear Creek Farm



+/- 2,000 - 8,125 SF

Available for Lease

Single Tenant or Multi-Tenant

Clear Creek Farm

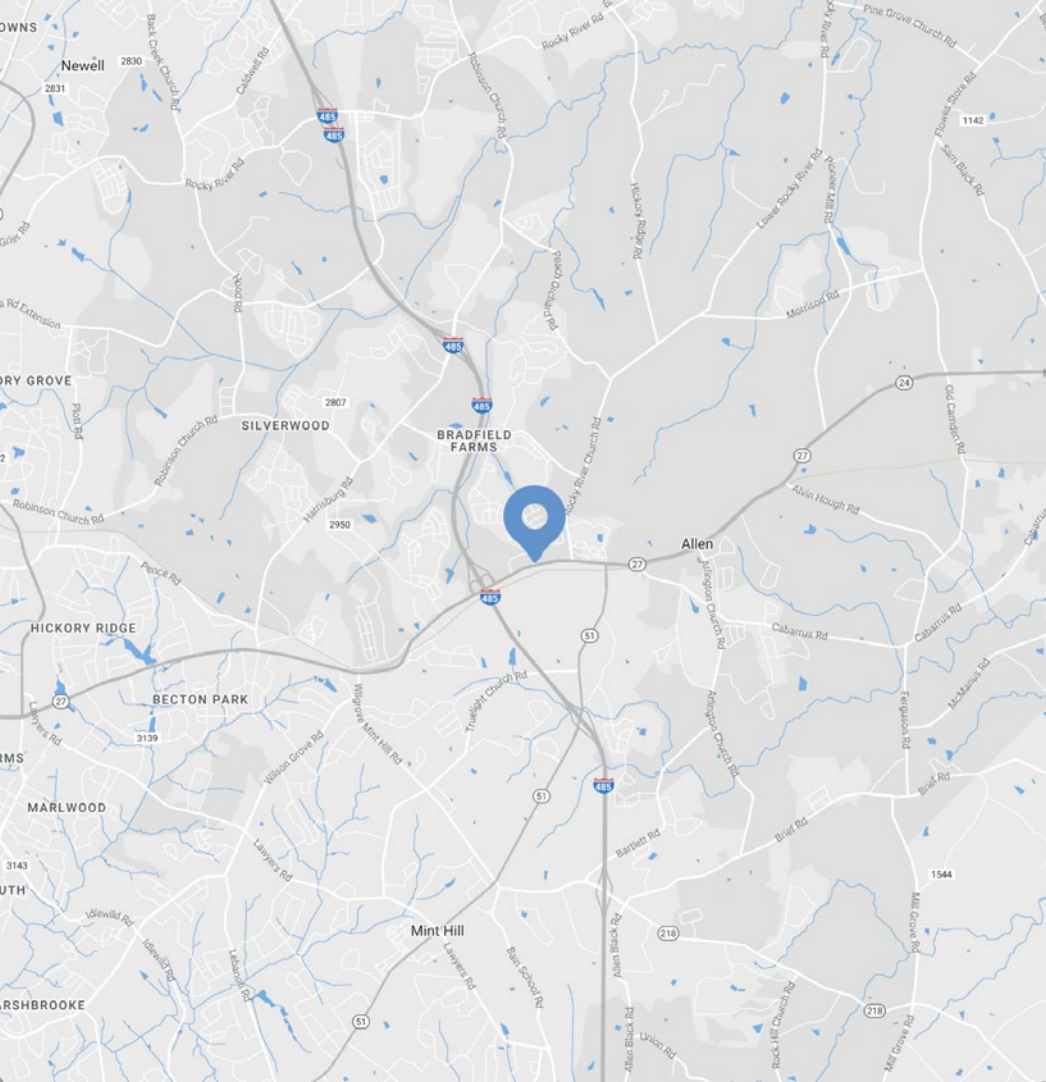
Available Single Tenant or Multi-Tenant

Single or multi-tenant space available at Clear Creek Farm fronting Albemarle Road (Hwy 24/27). The project has developed to include national tenants such as Chipotle, Valvoline, Fifth Third Bank, and Dash-In. The site is immediately adjacent to a new Publix, What-A Burger, Chase Bank, and Heartland Dental at Clear Creek Crossing. Located just off I-485, the site offers superior visibility and access through multiple connection points, including signalized access to Albemarle Road at Cresswind Boulevard.

The property is surrounded by dense residential and healthcare demand drivers, including the 850+ home Cresswind single-family community, several new apartment developments, and Novant Mint Hill Hospital, which serves the surrounding area.

Property Details

Address	Albemarle Road & Cresswind Boulevard Charlotte, NC 28227
Availability	+/- 1.19 Acre Pad Site - Available for Lease Single or Multi-Tenant space from 2,000 SF - 8,125 SF
Use	Retail/Medical
Parking	77 Total Shared Spaces (46 immediate stalls + 31 shared)
Access	Signalized intersections at Albemarle Rd. & Cresswind Blvd. and Albemarle Rd. & Rocky River Church Rd.
Delivery	Cold Dark Shell Delivery in Q3 2027
Traffic Counts	Albemarle Road 32,000 VPD
Lease Rate	Call for Leasing Details



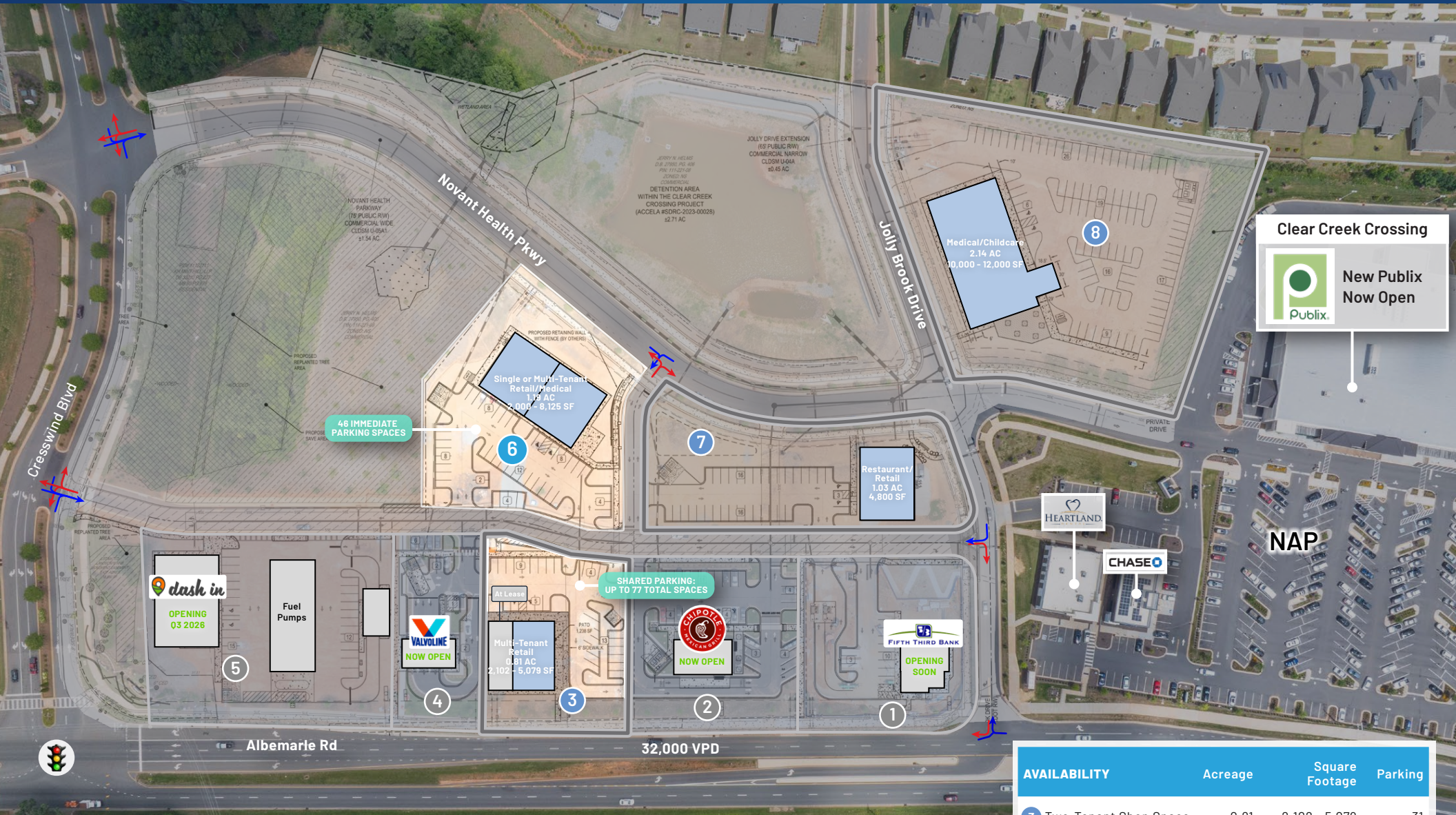
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	5,733	38,533	103,946
Avg. Household Income	\$126,280	\$116,707	\$120,576
Median Household Income	\$98,244	\$92,511	\$93,396
Households	2,300	13,813	37,698
Daytime Employees	1,058	4,391	15,345



 Drone Video

Site Overview



Clear Creek Crossing



New Publix
Now Open

NAP

Single or Multi-Tenant Retail/Medical

+/- 2,000 - 8,125 SF Available

AVAILABILITY		Acreage	Square Footage	Parking
3	Two-Tenant Shop Space	0.81	2,102 - 5,079	31
6	Single or Multi-Tenant Retail/Medical	1.19	2,000 - 8,125	46
7	Restaurant/Retail	1.03	4,800	32
8	Medical/Childcare	2.14	10,000 - 12,000	93

*OP3 and OP6 have shared parking with up to 77 total spaces

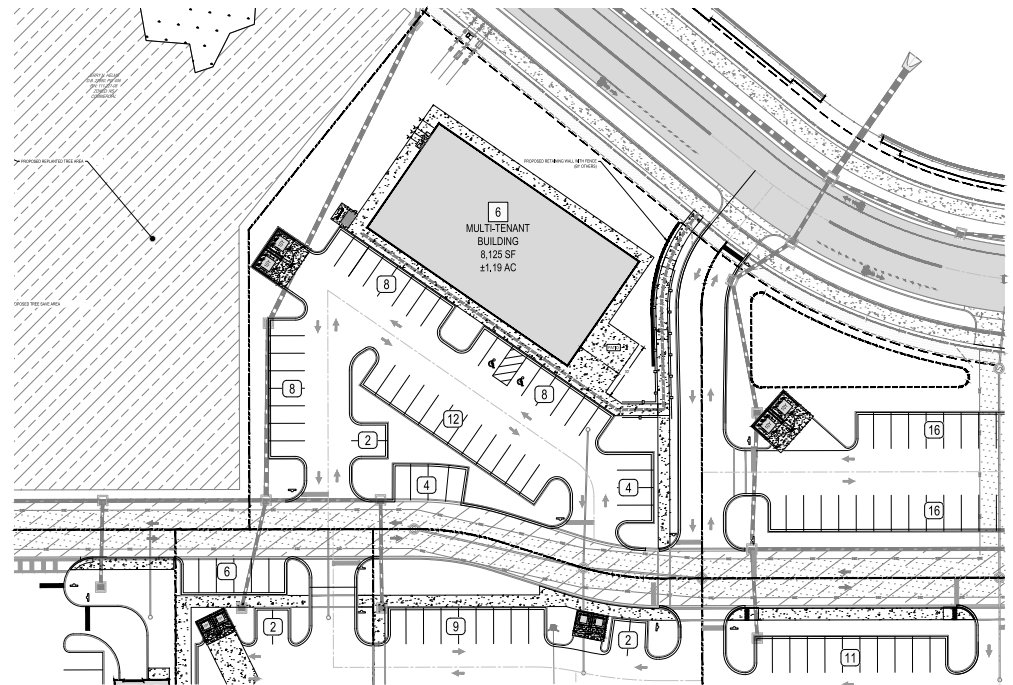
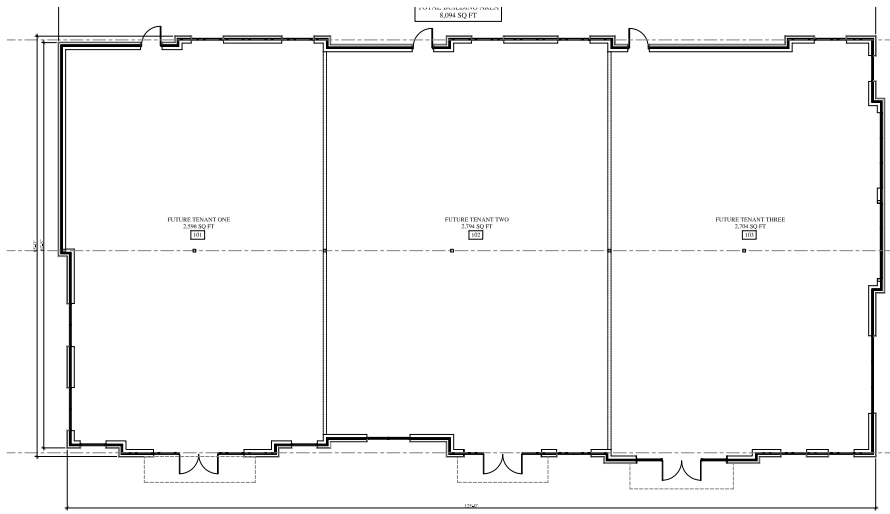
Parcel 6

Single or Multi-Tenant

+/- 2,000 - 8,125 SF Retail/Medical



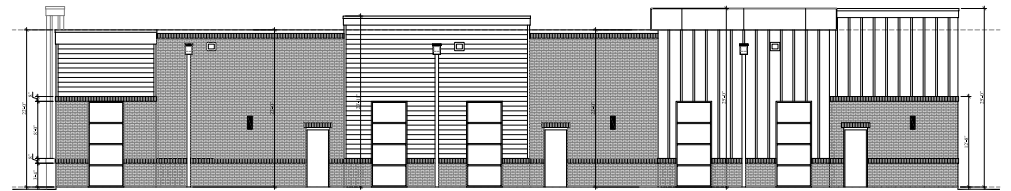
3-Tenant



Elevations



1 FRONT ELEVATION
A-2



4 REAR ELEVATION
A-2

**Plans are conceptual and for illustrative purposes only*

Site Overview

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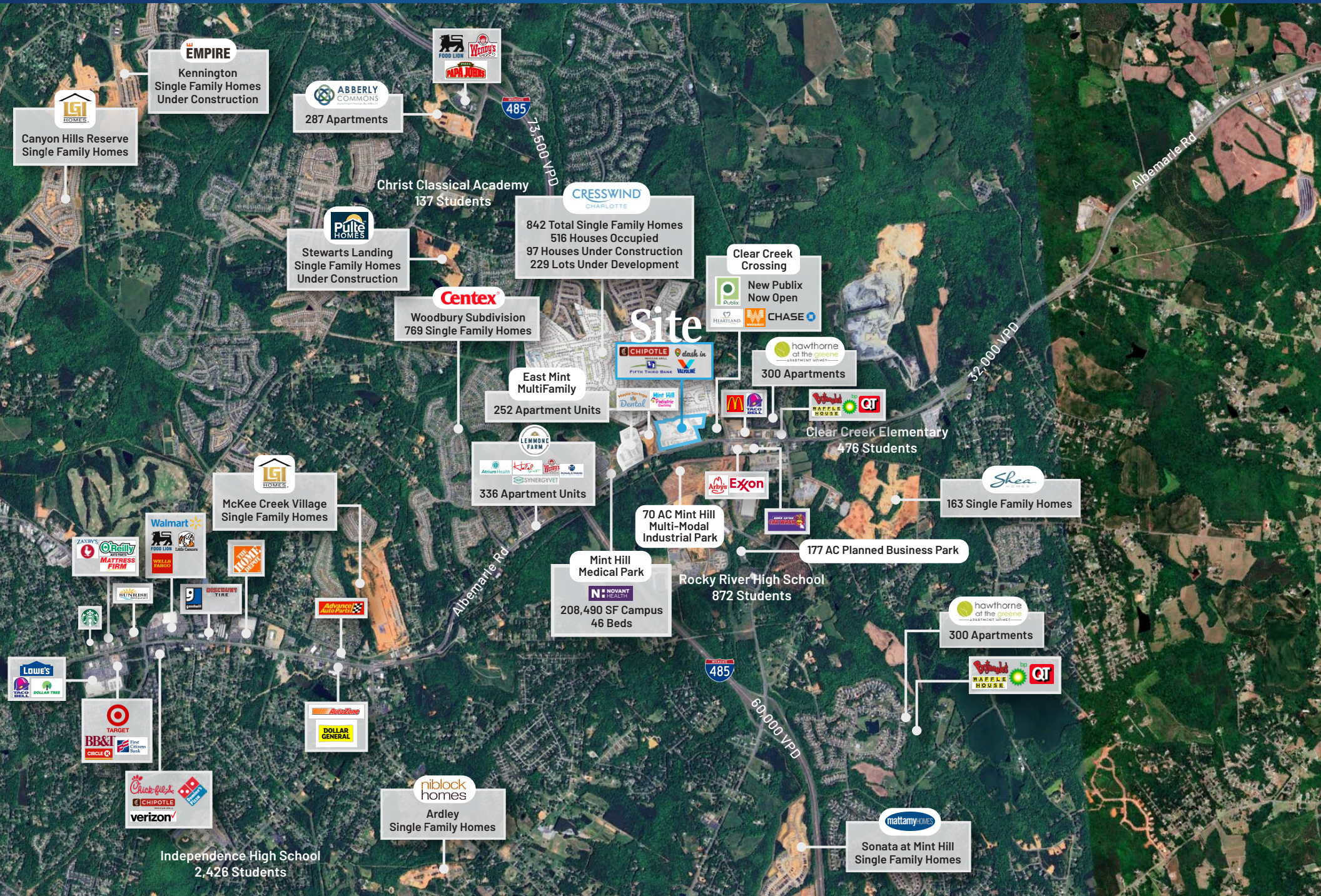
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CRESSWIND

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



Market Overview





Clear Creek Crossing

 **New Publix
Now Open**



Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com

Frank Jernigan

(704) 749 - 5742

frank@thenicholscompany.com

Developed By:

STANCHION
ASSET PARTNERS

Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798