



FOR LEASE

The Heath Building

116 East Main Street
Albemarle, NC 28001

198 - 247 SF
AVAILABLE

\$1,100.00 - \$1,200.00
MONTHLY

6
SPACES



Mortice Commercial Real Estate
126 Arlington Ave SE
Concord, NC 28025
704 684-1958
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Steven Tice, CCIM
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Property Overview



198 - 247 SF
AVAILABLE SF



\$1,100 - \$1,200
ASKING RATE MONTHLY



6
SPACES AVAILABLE

EXECUTIVE SUMMARY

Historic Professional Offices in Downtown Albemarle

Private offices available within one of downtown Albemarle's most distinctive historic buildings. Located on the second floor at 16 East Main Street, these recently renovated professional suites preserve many of the building's original architectural elements, including hardwood floors, transom windows, rich woodwork, and beautifully restored painted office glass dating back to the building's early years.

Tenants enjoy access to shared conference facilities, a modern breakroom, high-speed internet, and all utilities included in the monthly rental rate.

Ideal for attorneys, accountants, consultants, therapists, designers, remote professionals, and other office users seeking a unique business address in the heart of downtown Albemarle.

PROPERTY HIGHLIGHTS

- Private professional offices
- All utilities included
- High-speed internet included
- Shared conference room
- Shared breakroom
- Recently renovated historic building
- Original painted office glass and historic architectural details
- Downtown Main Street location
- Walkable to restaurants, coffee shops, government offices, and the courthouse
- Monthly rents from \$1,100 to \$1,200

ACCESSIBILITY



AIRPORTS

Concord-Padgett Regional Airport	29.2 mi
Stanly County Airport	5.2 mi
Mid-Carolina Regional Airport (RUQ)	27.0 mi



HIGHWAYS

NC 24/ NC 27	0.5 mi
NC 73	0.5 mi
US 52 Bypass	2.5 mi
NC 740	1.0 mi

Space Available

Suite 1

\$1,200 Monthly

SF AVAILABLE

227 SF

TYPE

FSG

TERM

1 – 3 Yrs

Suite 3

\$1,100 Monthly

SF AVAILABLE

198 SF

TYPE

FSG

TERM

1 – 3 Yrs

Suite 4

\$1,100 Monthly

SF AVAILABLE

227 SF

TYPE

FSG

TERM

1 – 3 Yrs

Suite 11

\$1,200 Monthly

SF AVAILABLE

198 SF

TYPE

FSG

TERM

1 – 3 Yrs

Suite 12

\$1,200 Monthly

SF AVAILABLE

220 SF

TYPE

FSG

TERM

1 – 3 Yrs

Suite 14

\$1,200 Monthly

SF AVAILABLE

247 SF

TYPE

FSG

TERM

1 – 3 Yrs

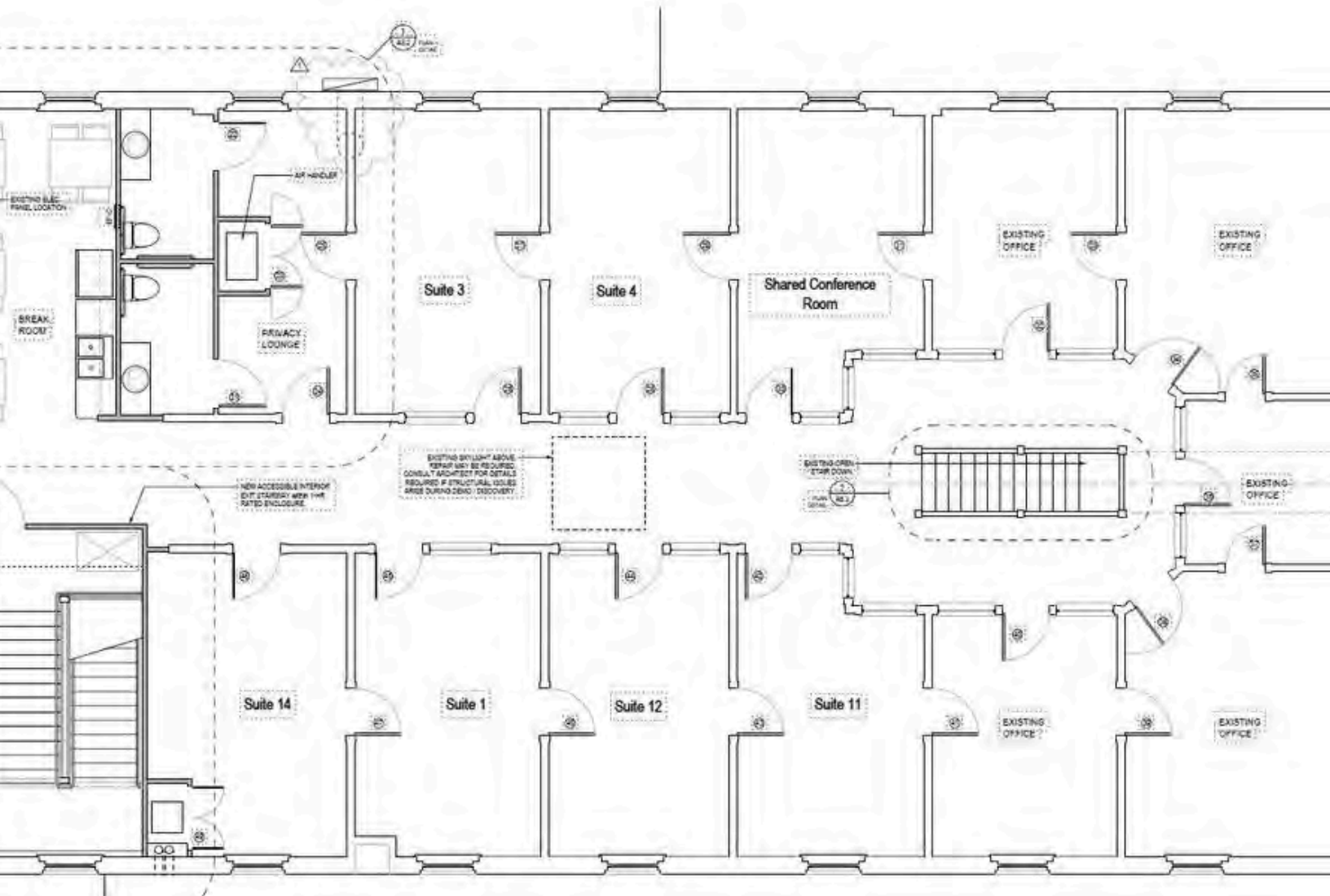
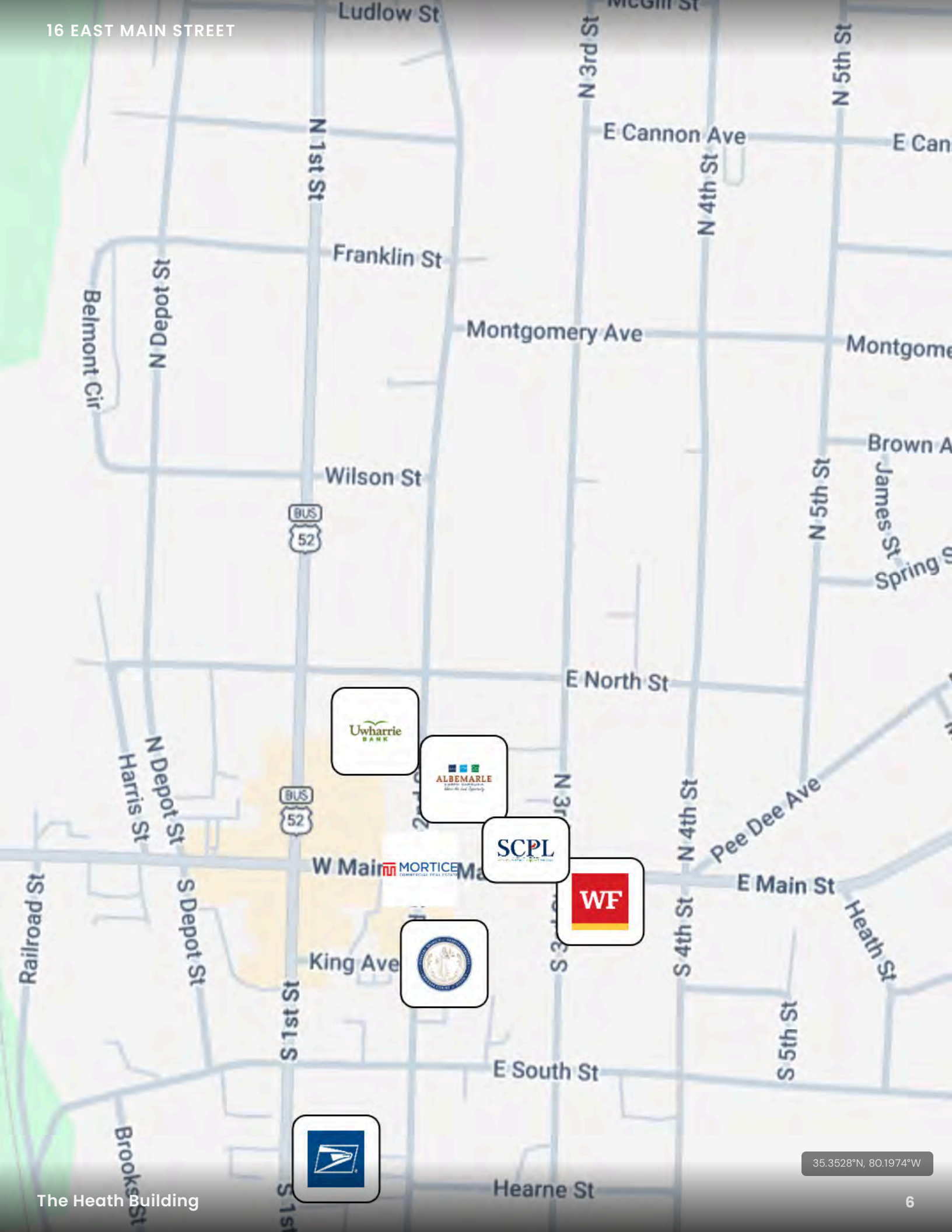


Photo Gallery





Market Overview



POPULATION
17800

AREA
17.1 sq mi

ELEVATION
499 ft

COUNTY
Stanly County

INCORPORATED
January 1, 1826

STATE
North Carolina

Market Overview: Albemarle, NC

Albemarle is the county seat of Stanly County and serves as the commercial, governmental, and cultural center of the region. Located within the greater Charlotte market, Albemarle offers a blend of historic charm, local business activity, and convenient access to surrounding communities throughout Stanly County and beyond.

Downtown Albemarle is home to government offices, local retailers, restaurants, professional services, and community gathering spaces centered around the Stanly County Courthouse and historic downtown district. The area features a walkable streetscape, preserved historic architecture, and ongoing public and private investment that continues to strengthen the downtown environment.

The city is strategically positioned near US Highway 52 and NC Highways 24, 27, and 73, providing convenient access to Concord, Salisbury, Charlotte, and the surrounding Uwharrie region.

With a rich history dating back to the 1800s, a growing and diversified economy, and a vibrant downtown business district, Albemarle continues to attract entrepreneurs, professionals, retailers, and visitors seeking an authentic downtown experience.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	5,652
Median HH Income	\$48,551
Households	2,495

3-MILE RADIUS

Population	19,179
Median HH Income	\$54,520
Households	8,063

5-MILE RADIUS

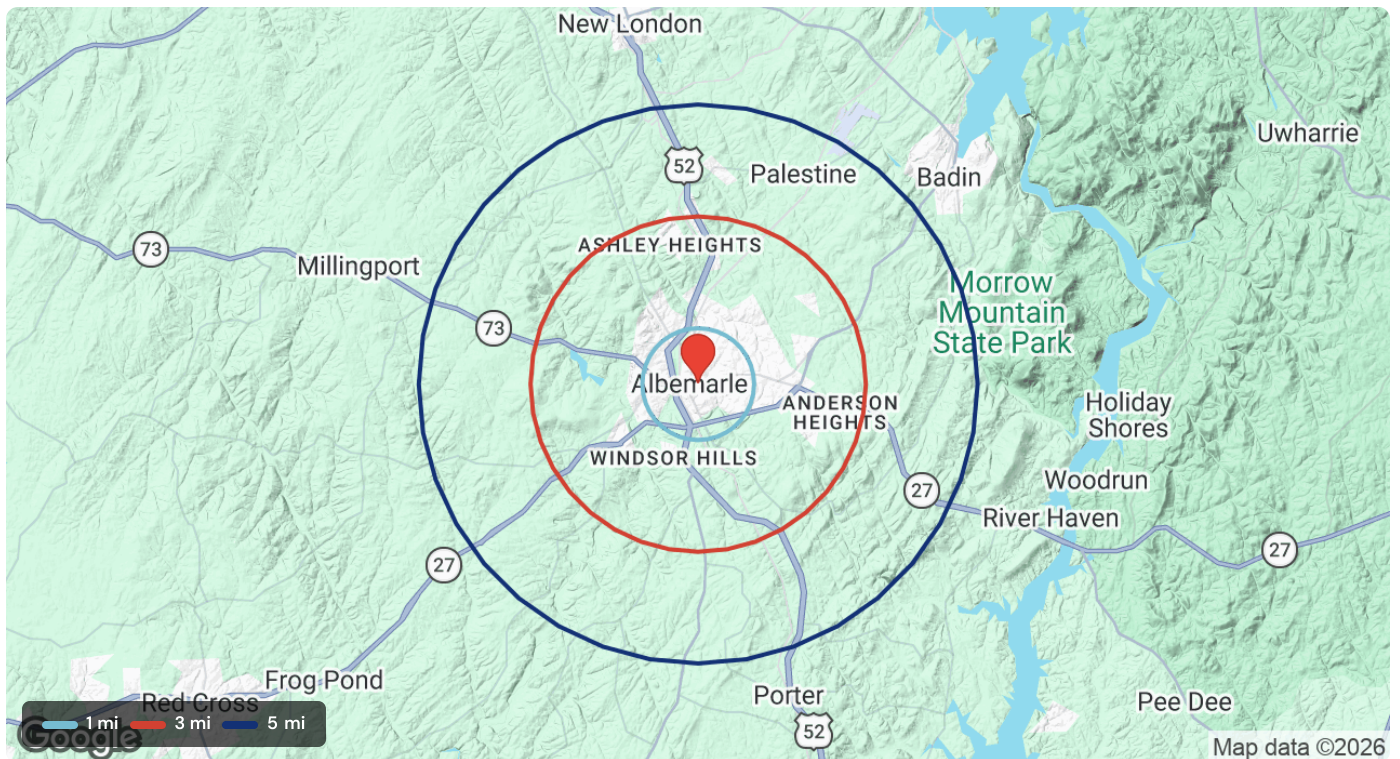
Population	25,782
Median HH Income	\$57,471
Households	10,757

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,574	17,476	23,221
2010 Population	5,265	17,203	23,299
2025 Population	5,652	19,179	25,782
2030 Population	5,863	20,149	27,024
2025-2030 Growth Rate	0.74 %	0.99 %	0.95 %
2025 Daytime Population	8,205	23,395	28,455

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,303	6,973	9,182	less than \$15,000	263	856	1,040
2010 Total Households	2,209	7,082	9,485	\$15,000-\$24,999	347	879	1,097
2025 Total Households	2,495	8,063	10,757	\$25,000-\$34,999	230	733	915
2030 Total Households	2,604	8,540	11,376	\$35,000-\$49,999	460	1,248	1,664
2025 Avg. Household Size	2.2	2.33	2.33	\$50,000-\$74,999	354	1,275	1,741
2025 Owner Occupied Housing	1,143	4,757	6,800	\$75,000-\$99,999	250	959	1,359
2030 Owner Occupied Housing	1,251	5,212	7,410	\$100,000-\$149,999	393	1,247	1,707
2025 Renter Occupied Housing	1,352	3,306	3,957	\$150,000-\$199,999	84	504	722
2030 Renter Occupied Housing	1,353	3,328	3,966	\$200,000 or greater	114	363	511
2025 Vacant Housing	259	825	1,047	Median HH Income	\$48,551	\$54,520	\$57,471
2025 Total Housing	2,754	8,888	11,804	Average HH Income	\$69,869	\$74,627	\$77,907





PRESENTED BY

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

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