



**RETAIL PROPERTY FOR LEASE**

## **FIRST STREET STATION**

813 NORTH FIRST STREET, ALBEMARLE, NC 28001



# FIRST STREET STATION

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

32,960 SF anchor space now available in Albemarle's top retail corridor. Situated along Hwy 24/27 with strong visibility and access, this is a rare opportunity to anchor an established center in a growing Stanly County market.

### PROPERTY HIGHLIGHTS

- Old Harris Teeter space available
- Two minutes from Atrium Stanly Hospital and medical district
- One mile to Downtown Albemarle
- 251 parking spaces or 4.8/1000sf
- Built in 1989
- Zoned NBD

### OFFERING SUMMARY

<b>Lease Rate:</b>	Please Call
<b>Available SF:</b>	1,200 - 32,960 SF
<b>Lot Size:</b>	6.28 Acres
<b>Building Size:</b>	52,230 SF

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	7,633	10,270	17,662
<b>Total Population</b>	18,223	25,014	43,605
<b>Average HH Income</b>	\$75,822	\$79,494	\$84,299
<b>Daytime Population</b>	1,605	10,852	13,814

### AVAILABLE SUITES

<b>Suite 803</b>	<b>SF</b> 1,200 SF
<b>Suite 817 (Former Harris Teeter)</b>	32,960 SF

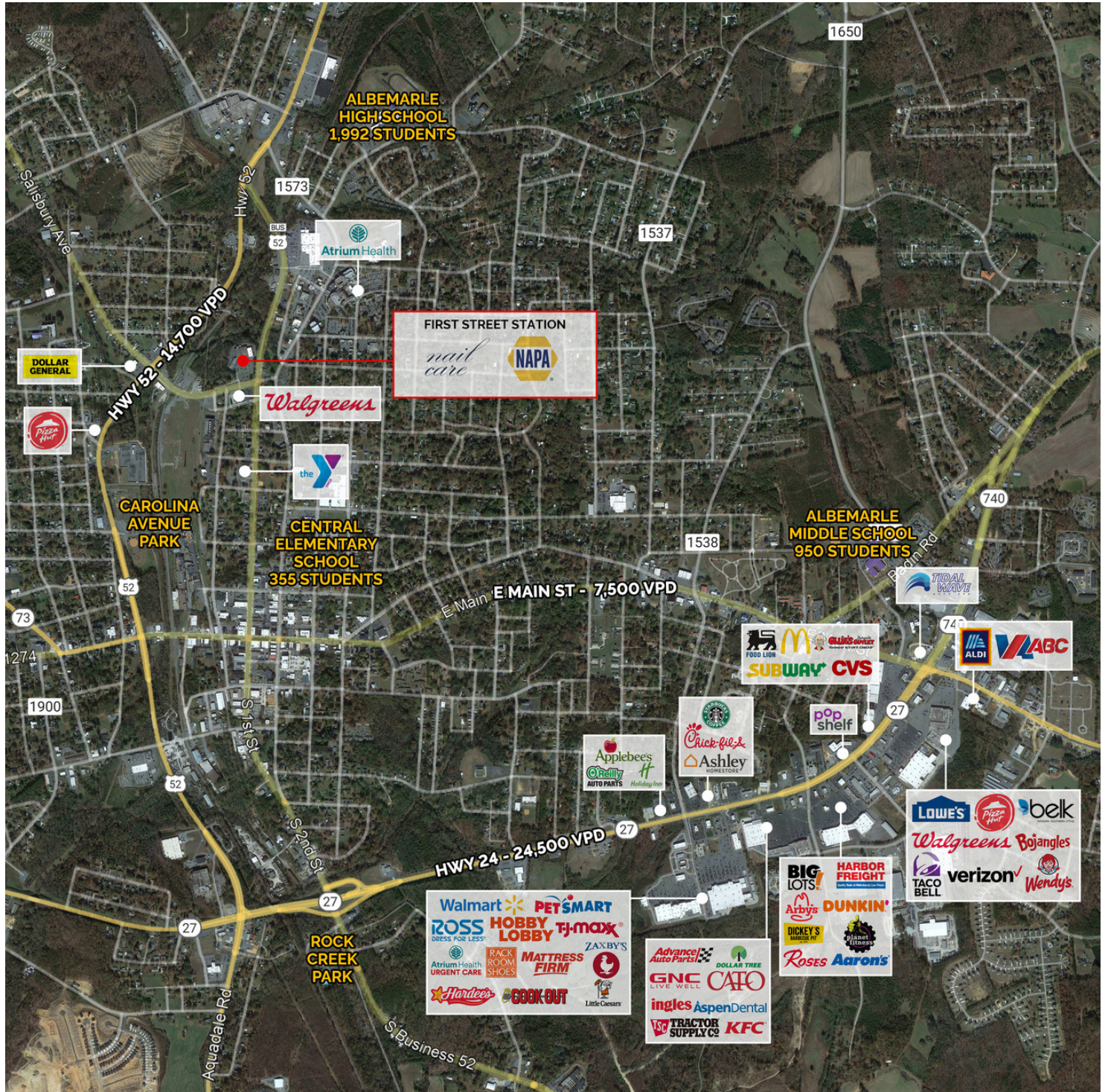
# FIRST STREET STATION

## SITE PLAN



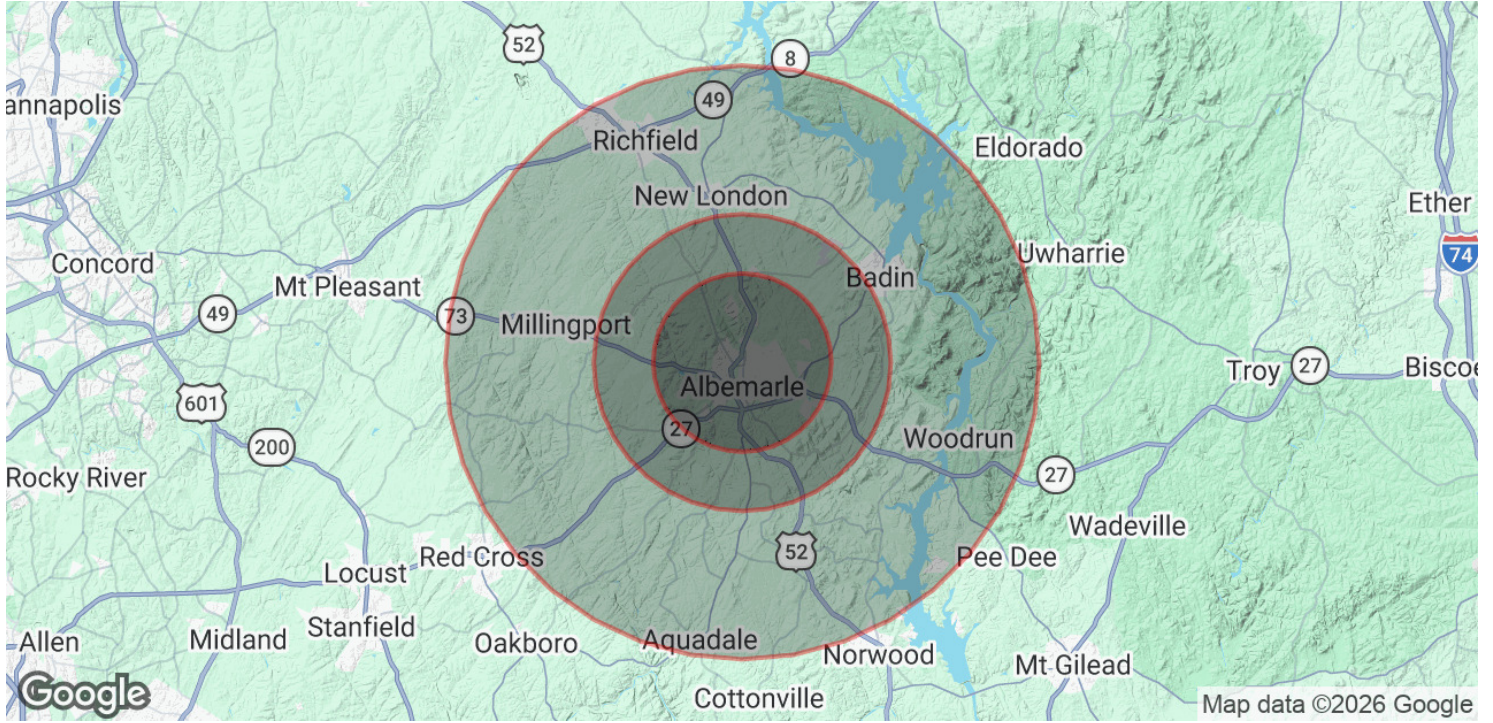
# FIRST STREET STATION

LOCAL AREA



# FIRST STREET STATION

## DEMOGRAPHICS MAP & REPORT



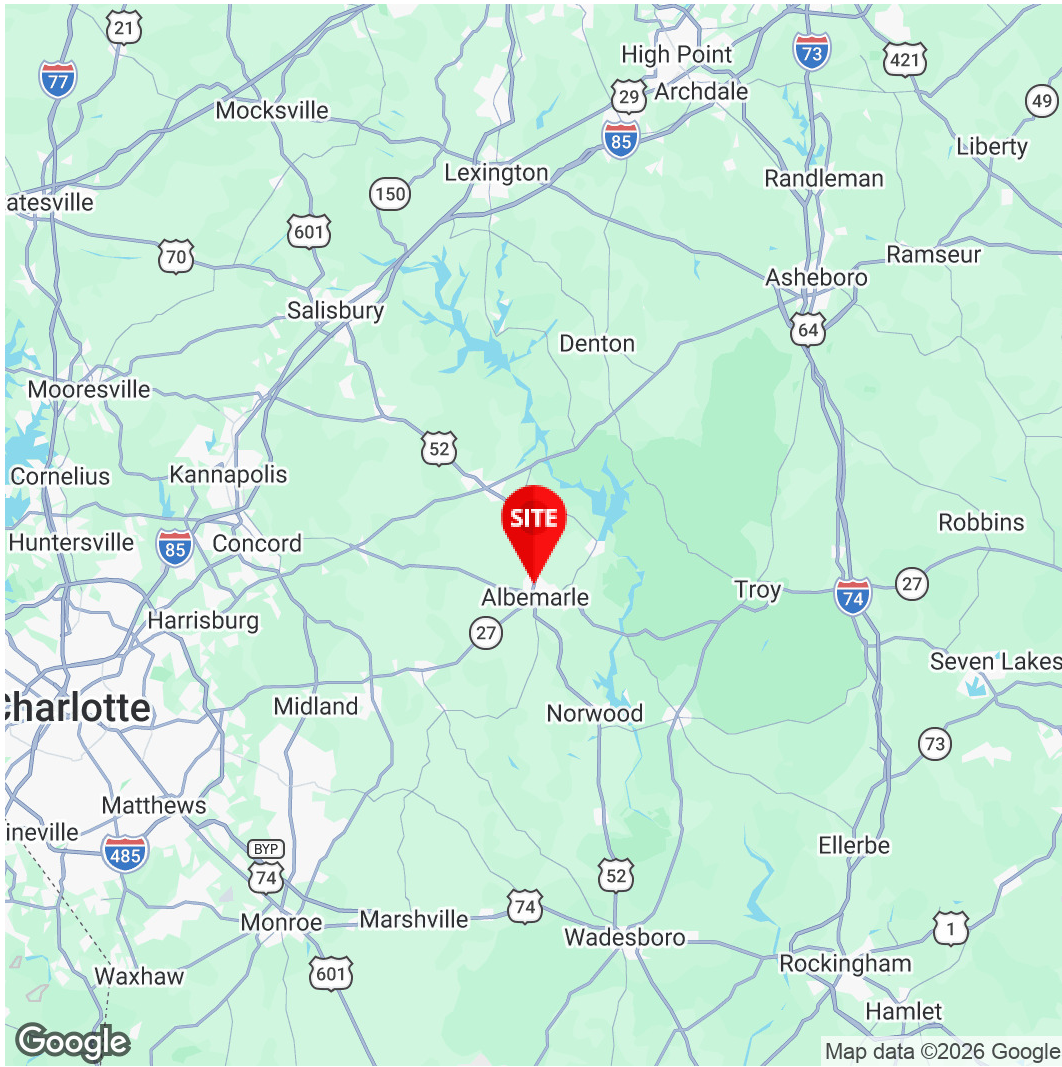
<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Population</b>	18,223	25,014	43,605
<b>Average Age</b>	42	42	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
<b>Total Households</b>	7,633	10,270	17,662
<b>Average HH Income</b>	\$75,822	\$79,494	\$84,299

\* Demographic data derived from 2020 ACS - US Census





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

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