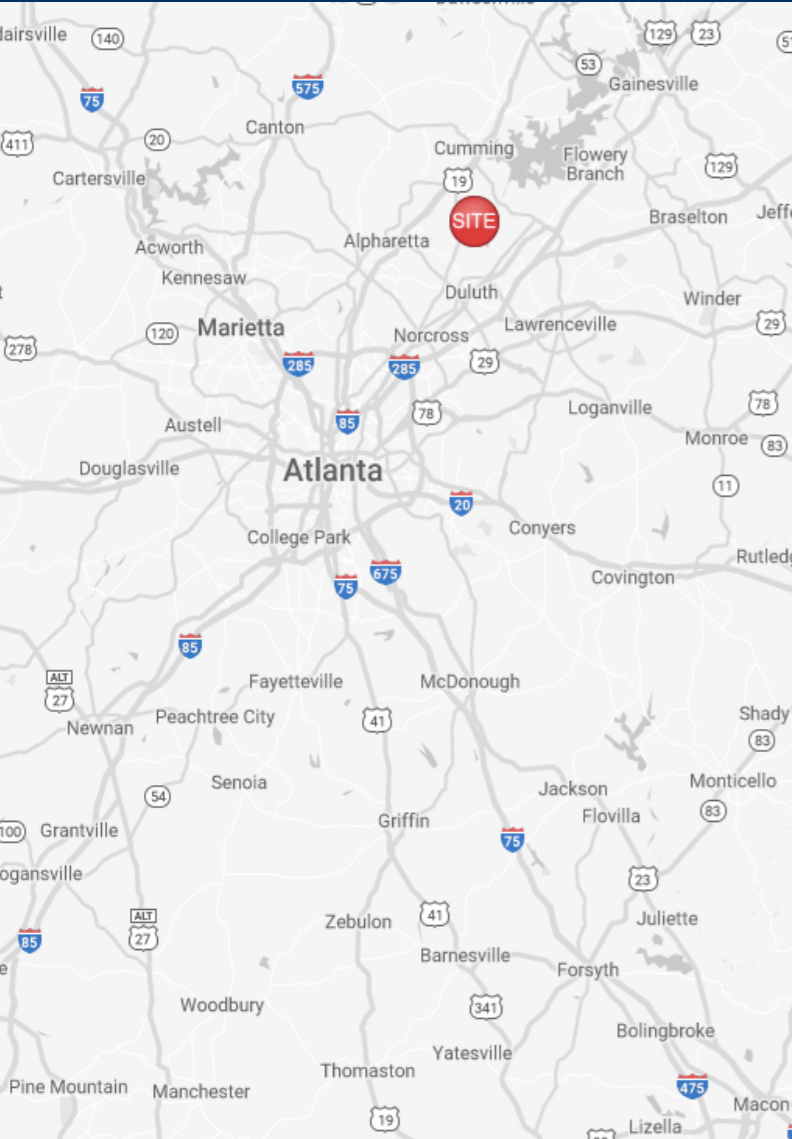


Albemarle Crossing

9020 Albemarle Road
Charlotte, North Carolina 28227



Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

Ron Chanin
678-501-5340
Ron@riverwoodproperties.com

riverwoodproperties.com

Property Highlights

- Located at the corner of Albemarle Road and Circumferential Rd.
- Signalized intersection with points of ingress/egress on Albemarle Rd. and Circumferential Rd.
- Offers strong mix of service, retail and restaurant tenants,
- Over 30,000 VPD
- Retail Space Available 2,400 SF

Site Access: Property is accessible via the signalized intersection directly in front of the property.

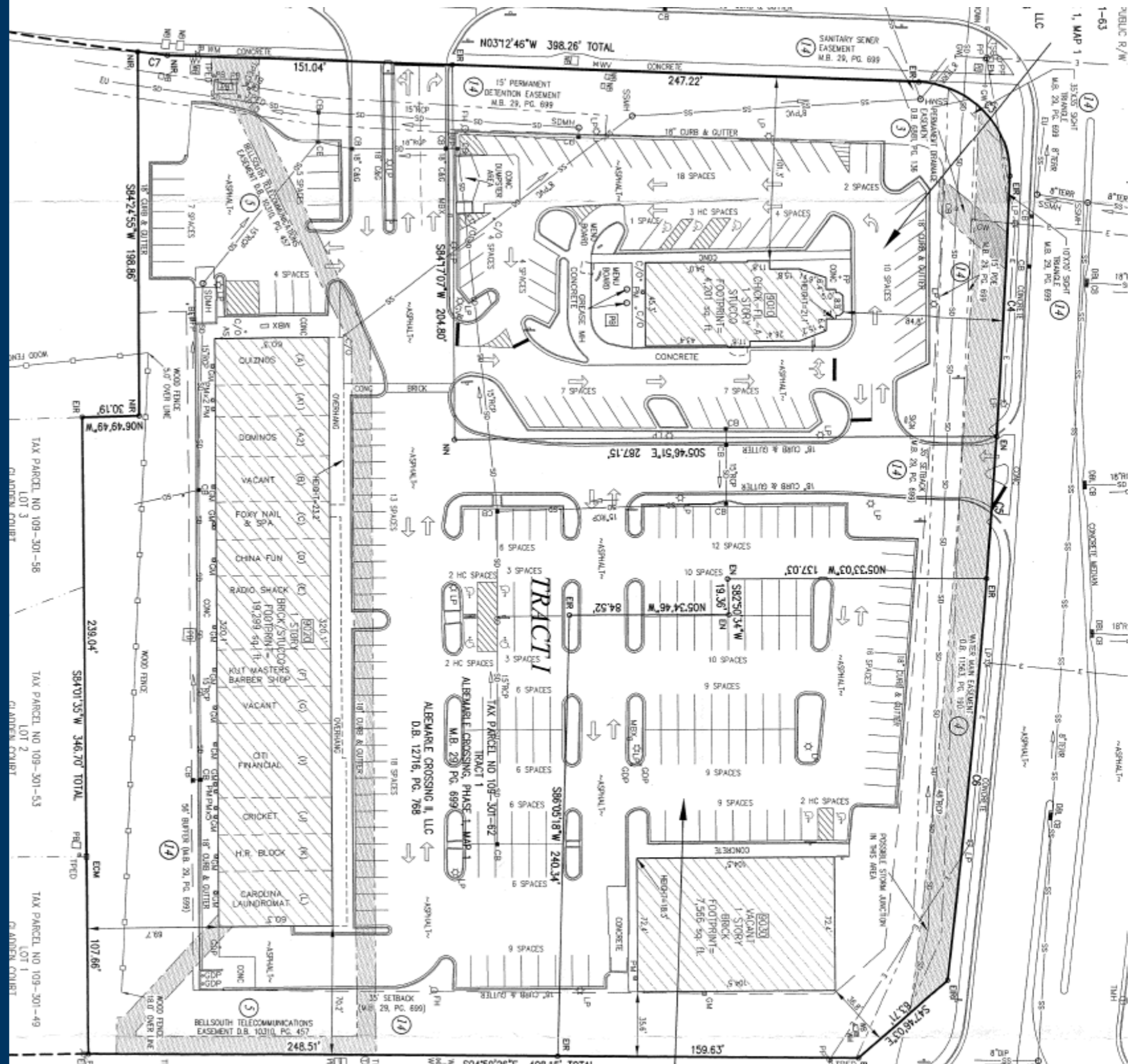
Albemarle Crossing

TENANTS

9020-A	Amazon Services	1,597
9020-A1	May's Alterations	1,011
9020-A2	Domino's Pizza	1,300
9020-B	Verizon Wireless	1,500
9020-C	Foxy Nails	1,200
9020-D	Tropical Smoothie Cafe	1,200
9020-E	Marathon Health	3,600
9020-G	Kutt Masters	1,200
9020-H	Retail Space Available	2,400
9020-J	Wing Stop	1,200
9020-K	VapeCigar	1,200
9020-L	Carolina Laundromat	1,800
9030-A	T-Mobile	1,374
9030-B	Estrella's Bakery	1,374
9030-C	AT&T	2,522
9030-D	Chipotle	2,350
	GLA	26,828

Availability

Retail / Space Available
2,400 SF



ALBEMARLE CROSSING

Site Plan



AREA DEMOGRAPHICS



2024
Population

1 MILE	8,118
3 MILE	73,732
5 MILE	178,061



2024 Daytime
Population

1 MILE	6,143
3 MILE	49,402
5 MILE	134,996



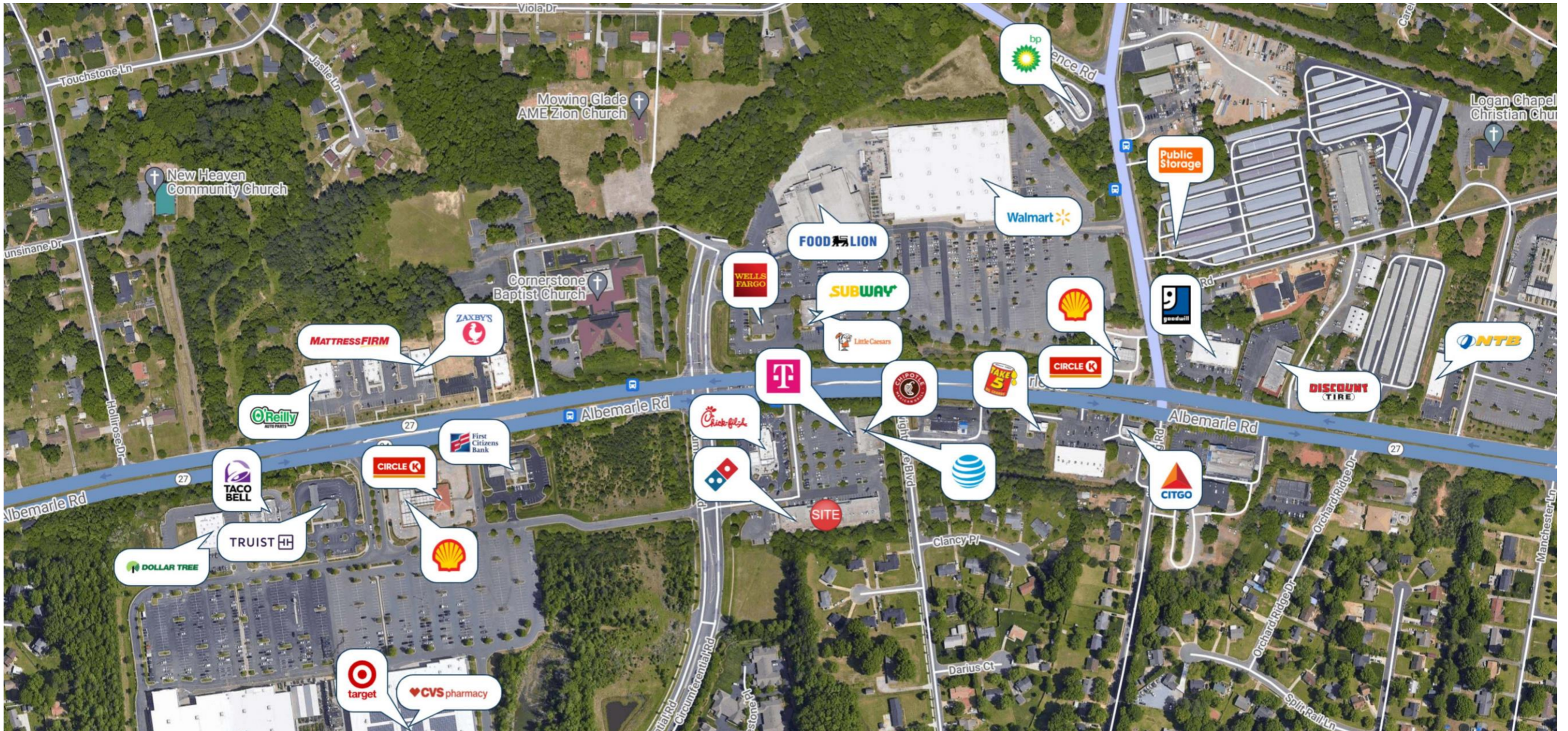
2024 Household

1 MILE	2,756
3 MILE	26,658
5 MILE	66,738



2024 Household
Income

1 MILE	\$74,000
3 MILE	\$77,900
5 MILE	\$84,500



ALBEMARLE CROSSING

Trade Area Overview

