

FOR LEASE

NORTHSTATE
PROPERTY ADVISORS

OFFICE/RETAIL
Albemarle, NC



1954 E Main Street

Albemarle, NC 28001

1,850 SF Office/Retail Space – Move-In Ready! This versatile 1,850 SF space is well-suited for either office or retail use and is in excellent, move-in condition. The property features four private offices, fresh paint, and fantastic visibility along recently expanded East Main Street – now a four-lane highway providing improved access between Albemarle, Lake Tillery, and Montgomery County. With a roll-up door in the rear portion of the space, this property offers flexibility for a variety of business needs. Great condition, high exposure, and a convenient location make this a standout opportunity. Call today for more information!

- Suite B Available: ±1,850SF
- Suitable for office or retail uses
- Move-in ready
- \$20/SF + utilities
- No additional TICAMs/NNNs
- Flexible layout
- Rear roll-up door



704.782.7777
nparealestate.com

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AVAILABILITY

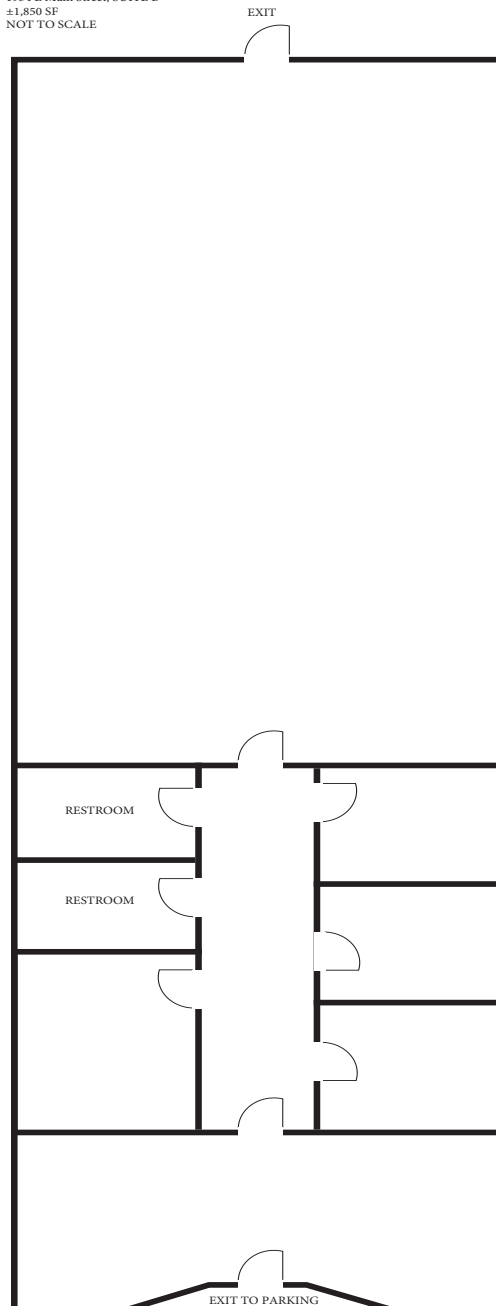
Suite B

±1,850

\$20 PSF

Suite B

1954 E Main Street, SUITE B
±1,850 SF
NOT TO SCALE



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DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius
Population	5,060	26,110
Households	3,327	15,201
Unemployment Rate	6.22%	6.18%
Average Household Income	\$52,458	\$47,646
Median Household Income	\$36,032	\$35,561

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