

RETAIL / OFFICE PROPERTY FOR LEASE

HIGH VISIBILITY OFFICE & RETAIL

5010 Albemarle Rd | Charlotte, NC 28205



BROOKE DENTON
919.339.6639
brooke@cityplat.com

NIKITA ZHITOV
919.888.1285
nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

HIGH VISIBILITY OFFICE & RETAIL

5010 Albemarle Rd, Charlotte, NC 28205

RETAIL / OFFICE PROPERTY FOR LEASE



TABLE OF CONTENTS

PROPERTY SUMMARY	3
PHOTOS	4
LOCATION MAP	5
DEMOGRAPHICS MAP & REPORT	6
CITY INFORMATION	7
CONFIDENTIALITY & DISCLAIMER	8

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY

5010 Albemarle Rd, Charlotte, NC 28205

RETAIL / OFFICE PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Discover the ideal space for your business at 5010 Albemarle Rd, Charlotte, NC, 28205. This premier property offers a prime location combined with unparalleled flexibility. Boasting modern amenities and versatile floor plans, this space is perfect for retail, office, or service-oriented businesses. With ample parking and high visibility, it's the perfect place to showcase your brand. Embrace the opportunity to customize the space to fit your unique needs and create an inviting atmosphere for customers and employees alike. Elevate your business at this sought-after address.

OFFERING SUMMARY

NNN Lease Rate:	Negotiable
Available SF:	~1,856 SF
Lot Size:	0.24 Acres

PROPERTY HIGHLIGHTS

- High visibility
- Ideal for retail, office, or service businesses
- Ample parking
- Customizable space
- Prime location

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

HIGH VISIBILITY OFFICE / RETAIL

5010 Albemarle Rd, Charlotte, NC 28205

RETAIL / OFFICE PROPERTY FOR LEASE



BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

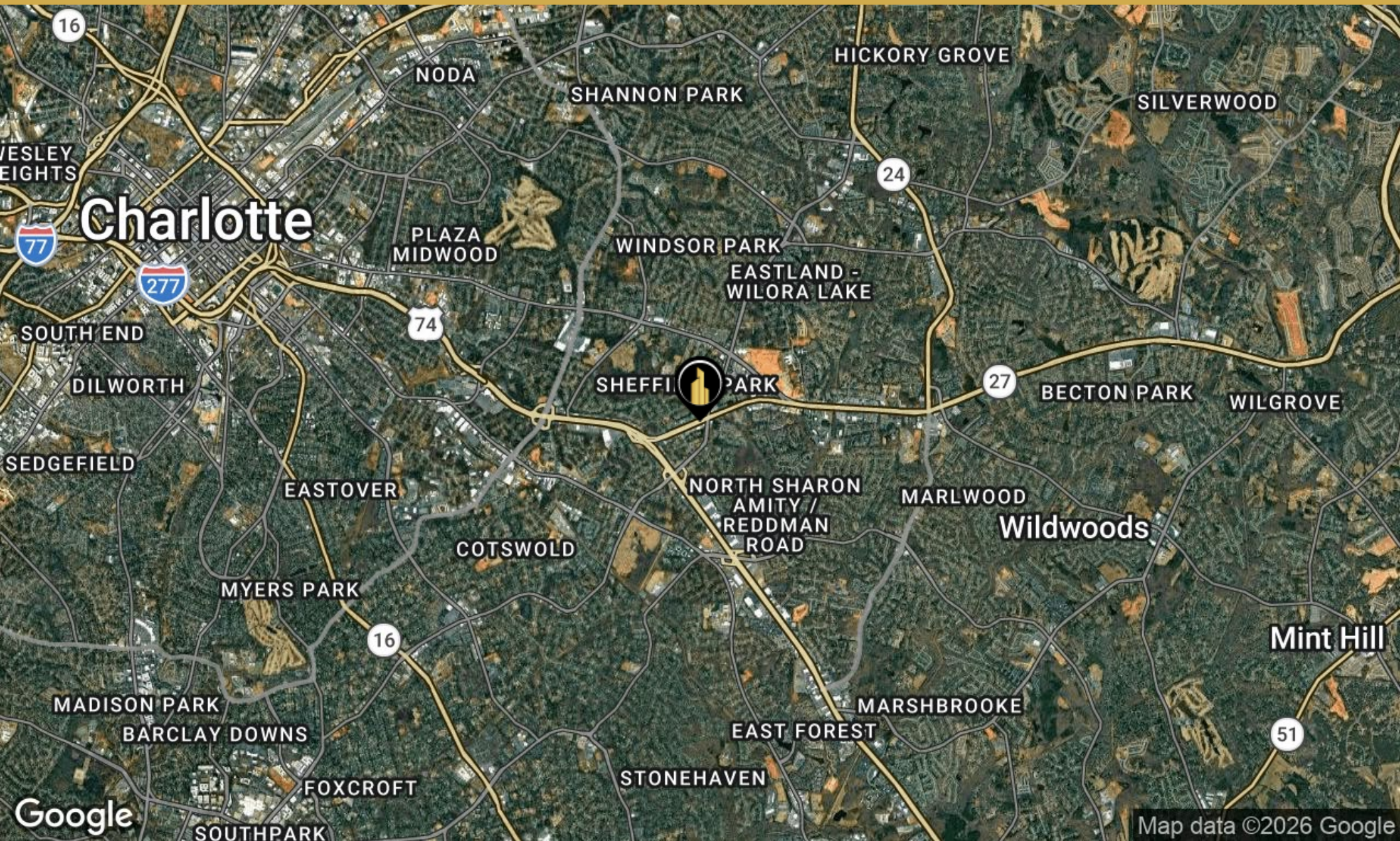
CITYPLAT
COMMERCIAL REAL ESTATE

107 Fayetteville, Suite 100, Raleigh, NC 27601 • 919.650.2643 • cityplat.com

HIGH VISIBILITY OFFICE / RETAIL

5010 Albemarle Rd, Charlotte, NC 28205

RETAIL / OFFICE PROPERTY FOR LEASE



BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

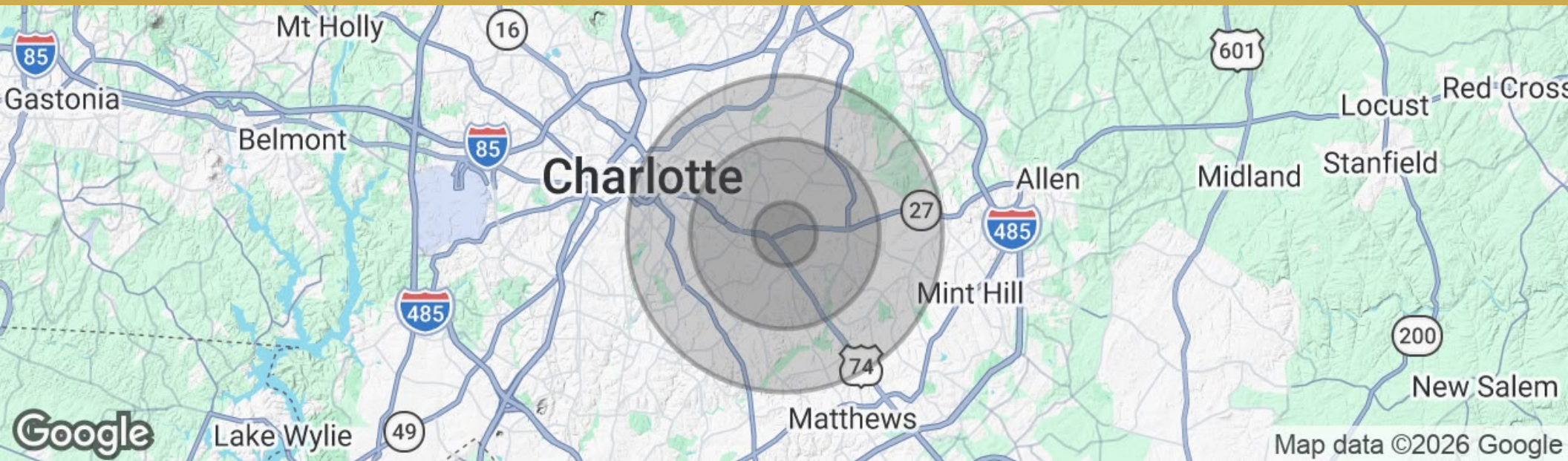
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

5010 Albemarle Rd, Charlotte, NC 28205

RETAIL / OFFICE PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,296	118,476	274,624
Average Age	31.8	34.3	35.3
Average Age (Male)	29.8	33.6	34.4
Average Age (Female)	32.6	35.0	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,429	46,900	111,786
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,800	\$92,537	\$124,829
Average House Value	\$276,258	\$397,259	\$526,796

2023 American Community Survey (ACS)

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

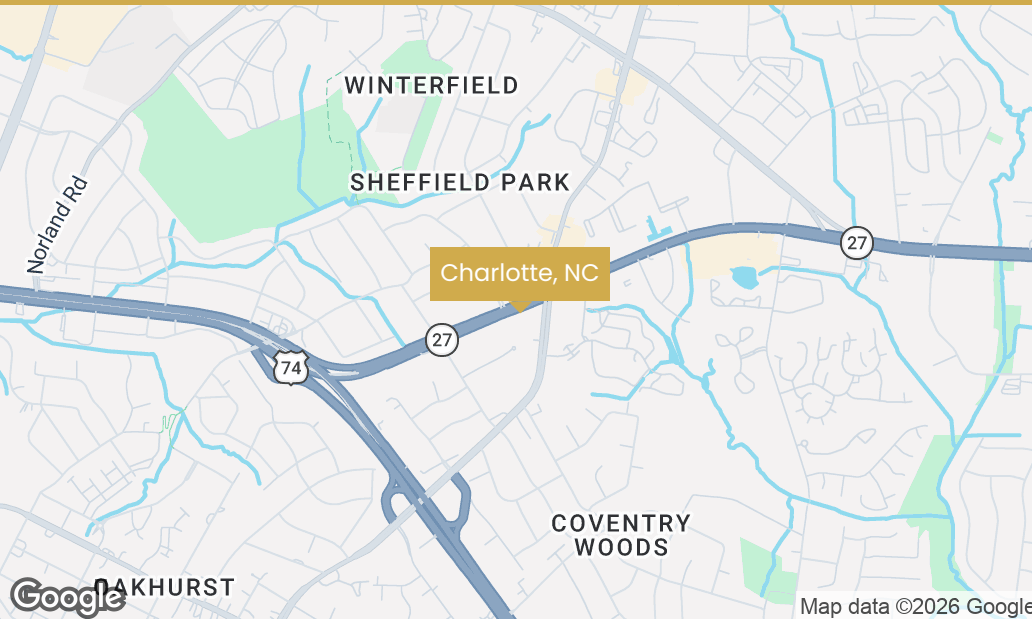
| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

CHARLOTTE, NC

5010 Albemarle Rd, Charlotte, NC 28205

RETAIL PROPERTY FOR LEASE



LOCATION DESCRIPTION

Welcome to the vibrant neighborhood surrounding the property in Charlotte, NC! This thriving area is surrounded by an eclectic mix of local and national retailers, charming eateries, and popular entertainment venues. Just a stone's throw away, Plaza Midwood offers a dynamic mix of boutique shops and trendy dining experiences, while NoDa presents an artsy atmosphere with galleries and craft breweries. The nearby Albemarle Road Park provides additional allure, boasting recreational amenities and green spaces for outdoor enjoyment. With a steady stream of foot traffic and a lively atmosphere, this location offers an ideal setting for Retail and Street Retail tenants to thrive in Charlotte's bustling retail scene.



Beyond the vibrant local lifestyle, this location provides premium operational advantages for forward-thinking businesses. The versatile floor plans cater seamlessly to both dynamic street-retail concepts and modern, collaborative office environments. High-visibility storefront windows offer exceptional brand exposure to a continuous flow of daily commuters and neighborhood residents. Generous on-site parking and accessible transit links ensure effortless arrivals for both your clientele and your workforce. Position your business in a high-growth corridor where community energy directly drives commercial success.

LOCATION DETAILS

County

Mecklenburg

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

CITYPLAT
COMMERCIAL REAL ESTATE

HIGH VISIBILITY OFFICE / RETAIL

5010 Albemarle Rd, Charlotte, NC 28205

RETAIL / OFFICE PROPERTY FOR LEASE

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from CityPlat Brokerage, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither CityPlat Brokerage, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CityPlat Brokerage, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CityPlat Brokerage, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CityPlat Brokerage, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by CityPlat Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.

BROOKE DENTON

| 919.339.6639 | brooke@cityplat.com

NIKITA ZHITOV

| 919.888.1285 | nikita@cityplat.com

