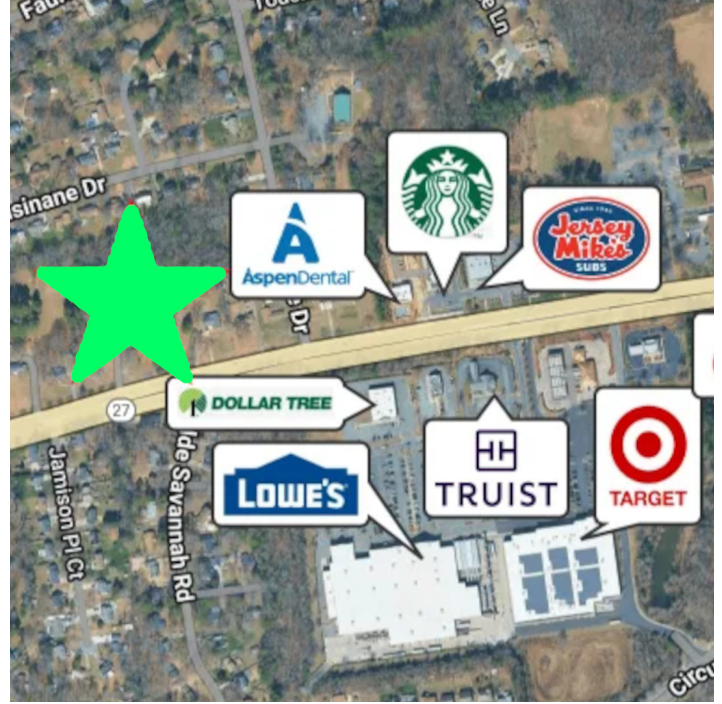


SALE

±3.12 ACRES | 8705 ALBEMARLE RD

8705 Albemarle Rd, Charlotte, NC 28227



OFFERING SUMMARY

Address:	8705 Albemarle Rd Charlotte, NC 28227
Submarket:	East Charlotte
Sale Price:	\$890,000
Price/Acre:	\$285,110
Lot Size:	±3.12 acres
Frontage:	±291 Feet
Dwelling:	Occupied Home
Rezoning:	Cooperative Seller
Zoning:	N1-A
Traffic Count:	±31,500 VPD
Population (3 mi):	±83,000
HH Income (3 mi):	±\$75,800

PROPERTY OVERVIEW

±3.12-acre land parcel, representing one of the few remaining sites of this size available on this strategic commercial corridor. The property is being sold as a prime candidate for rezoning to accommodate new commercial development. Seller will allow buyer to pursue rezoning prior to closing with an appropriate due diligence and entitlement period.

Given its significant frontage of approximately 291 feet on Albemarle Road and its position in a high-growth market, the site is ideally suited for a developer looking to capitalize on the demand for retail, medical, office, or self-storage facilities. The listing is supported by partners with extensive experience in navigating the local entitlement and rezoning process, providing a distinct advantage for a potential buyer. This is a rare opportunity to secure a substantial land holding with immense upside potential.

PROPERTY HIGHLIGHTS

- ±3.12-acre land parcel on a key commercial corridor
- Approx. 291 feet of frontage on Albemarle Road
- One of the few large sites remaining in this high-growth area
- Ideal for retail, medical, office, or self-storage development
- Strong potential for rezoning to commercial use

Patrick Register
(704) 621-0190
Patrick@CBCNRT.com

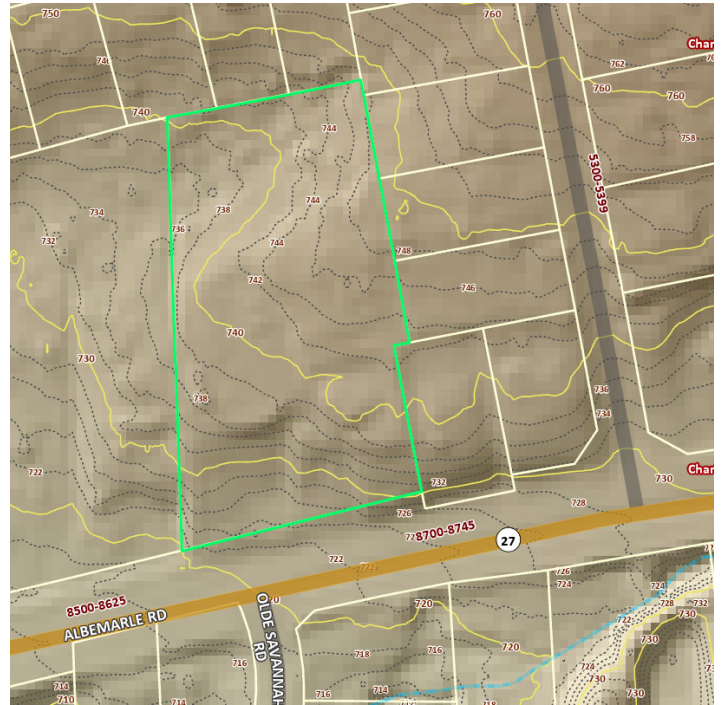


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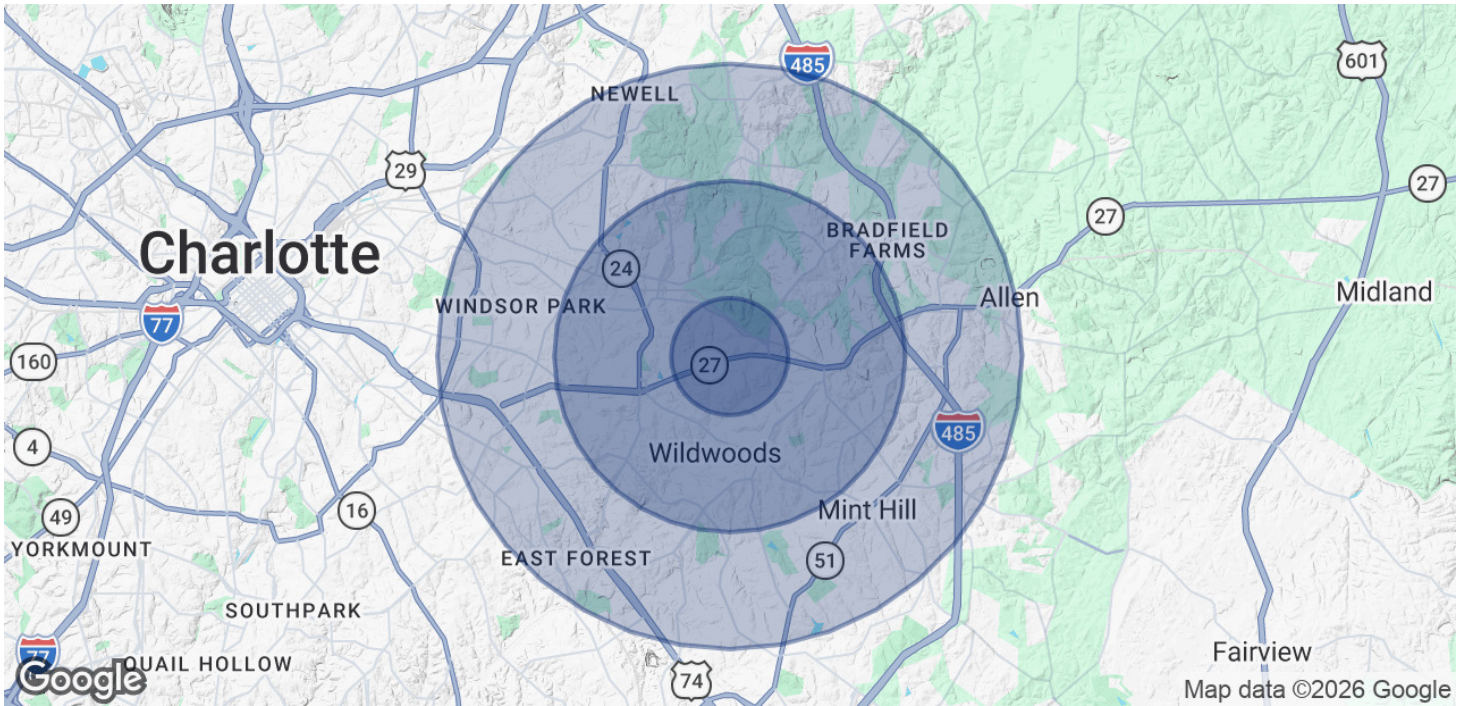


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,758	83,261	189,049
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,071	30,177	71,304
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$74,163	\$75,800	\$84,410
Average House Value	\$260,651	\$290,375	\$331,617

Demographics data derived from AlphaMap

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