



FOR LEASE

118 East Main Street

Albemarle, NC 28001

1,200 SF
AVAILABLE

\$2,500.00
MONTHLY



Mortice Commercial Real Estate

126 Arlington Ave SE
Concord, NC 28025
704 684-1958
www.morticecre.com

Steven Tice, CCIM

Principal/Broker
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Property Overview



1,200 SF
AVAILABLE SF



\$2,500
ASKING RATE MONTHLY

EXECUTIVE SUMMARY

Position your business in the heart of Downtown Albemarle.

Available for lease is approximately 1,200 square feet within a historic downtown building that has recently undergone significant renovations. The available space is currently being thoughtfully remodeled to preserve as many original architectural elements as possible while incorporating modern finishes and functionality.

The result will be a distinctive space that celebrates the building's history while providing an inviting environment for today's businesses and customers.

The property is centrally located within Downtown Albemarle's business and civic district, near the Stanly County Courthouse, Five Points, and the new Courthouse Plaza. The surrounding area offers excellent walkability to restaurants, professional offices, retail establishments, and community gathering spaces.

PROPERTY HIGHLIGHTS

- Approximately 1,200 SF available
- Located within a renovated historic downtown building
- Interior remodel designed to preserve original character and architectural details
- Modern finishes paired with timeless architectural elements
- Prime Downtown Albemarle location
- Near the Stanly County Courthouse, Five Points, and Courthouse Plaza
- Suitable for retail, office, professional services, boutique concepts, galleries, and specialty users

Rare opportunity to lease a unique downtown space where historic character and modern functionality come together in one of Albemarle's most recognizable locations.

ACCESSIBILITY



AIRPORTS

Concord-Padgett Regional Airport	29.2 mi
Stanly County Airport	5.2 mi
Mid-Carolina Regional Airport (RUQ)	27.0 mi



HIGHWAYS

NC 24/ NC 27	0.5 mi
NC 73	0.5 mi
US 52 Bypass	2.5 mi
NC 740	1.0 mi

Space Available

Available Space

\$2,500 Monthly

SF AVAILABLE

1,200 SF

TERM

3 – 5 Yrs

TYPE

MG

USE

Retail or Office

Space will be turned over with a new bathroom in place, the ceiling painted and repaired, and new light fixtures installed. The landlord will work with the tenant on paint and floor colors/finishes.

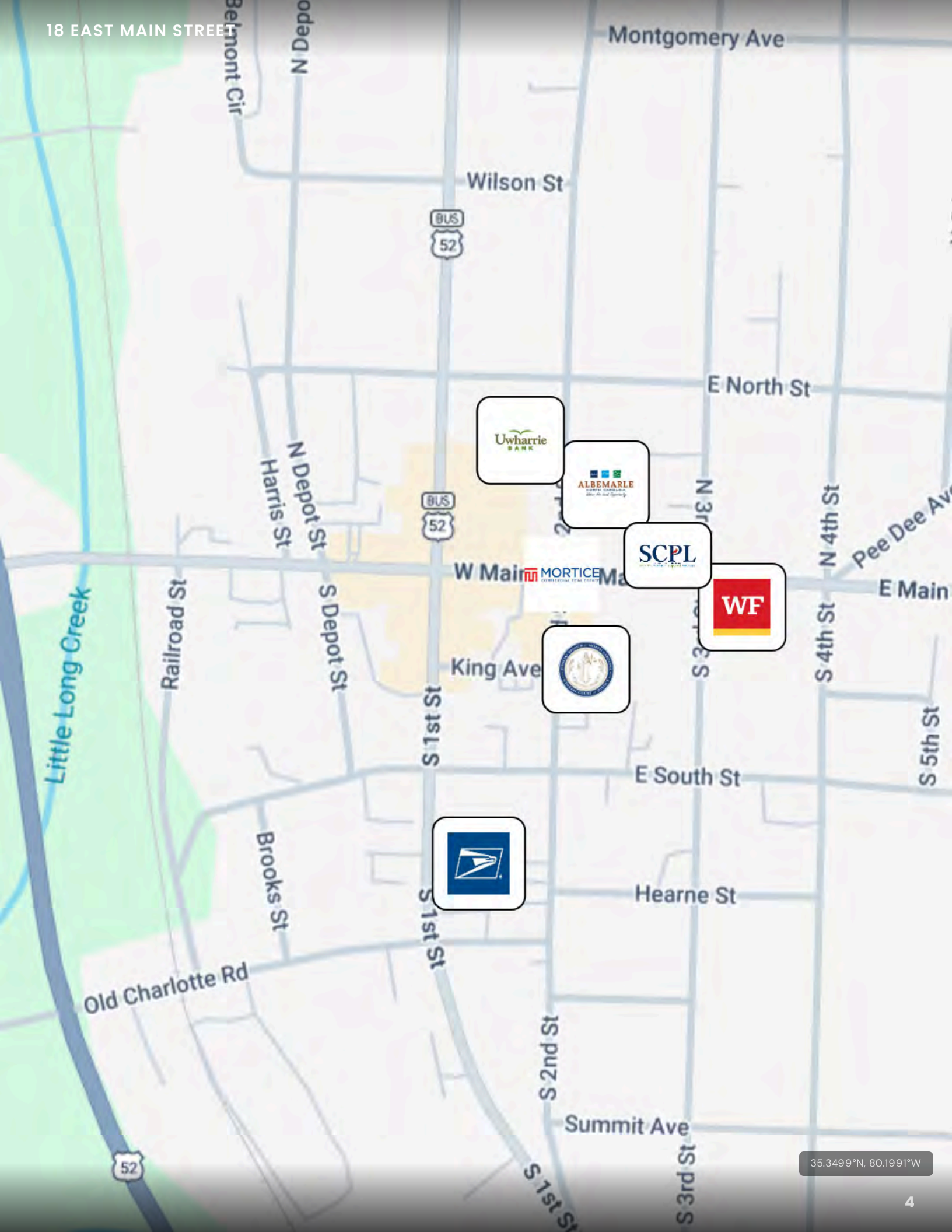




Photo Gallery



Market Overview



POPULATION
17800

AREA
17.1 sq mi

ELEVATION
499 ft

COUNTY
Stanly County

INCORPORATED
January 1, 1826

STATE
North Carolina

Market Overview: Albemarle, NC

Albemarle is the county seat of Stanly County and serves as the commercial, governmental, and cultural center of the region. Located within the greater Charlotte market, Albemarle offers a blend of historic charm, local business activity, and convenient access to surrounding communities throughout Stanly County and beyond.

Downtown Albemarle is home to government offices, local retailers, restaurants, professional services, and community gathering spaces centered around the Stanly County Courthouse and historic downtown district. The area features a walkable streetscape, preserved historic architecture, and ongoing public and private investment that continues to strengthen the downtown environment.

The city is strategically positioned near US Highway 52 and NC Highways 24, 27, and 73, providing convenient access to Concord, Salisbury, Charlotte, and the surrounding Uwharrie region.

With a rich history dating back to the 1800s, a growing and diversified economy, and a vibrant downtown business district, Albemarle continues to attract entrepreneurs, professionals, retailers, and visitors seeking an authentic downtown experience.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	5,652
Median HH Income	\$48,551
Households	2,495

3-MILE RADIUS

Population	19,179
Median HH Income	\$54,520
Households	8,063

5-MILE RADIUS

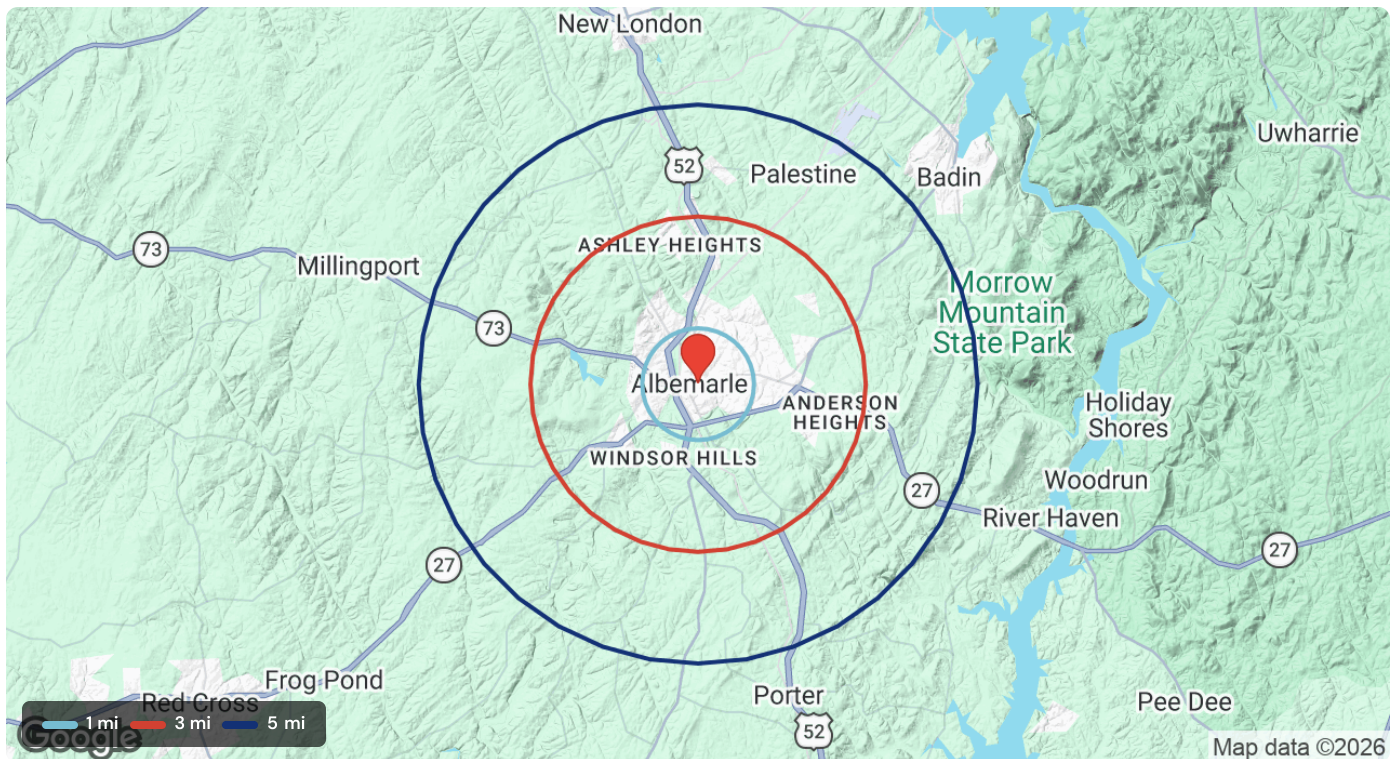
Population	25,782
Median HH Income	\$57,471
Households	10,757

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,574	17,476	23,221
2010 Population	5,265	17,203	23,299
2025 Population	5,652	19,179	25,782
2030 Population	5,863	20,149	27,024
2025-2030 Growth Rate	0.74 %	0.99 %	0.95 %
2025 Daytime Population	8,205	23,395	28,455

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	2,303	6,973	9,182	less than \$15,000	263	856	1,040
2010 Total Households	2,209	7,082	9,485	\$15,000-\$24,999	347	879	1,097
2025 Total Households	2,495	8,063	10,757	\$25,000-\$34,999	230	733	915
2030 Total Households	2,604	8,540	11,376	\$35,000-\$49,999	460	1,248	1,664
2025 Avg. Household Size	2.2	2.33	2.33	\$50,000-\$74,999	354	1,275	1,741
2025 Owner Occupied Housing	1,143	4,757	6,800	\$75,000-\$99,999	250	959	1,359
2030 Owner Occupied Housing	1,251	5,212	7,410	\$100,000-\$149,999	393	1,247	1,707
2025 Renter Occupied Housing	1,352	3,306	3,957	\$150,000-\$199,999	84	504	722
2030 Renter Occupied Housing	1,353	3,328	3,966	\$200,000 or greater	114	363	511
2025 Vacant Housing	259	825	1,047	Median HH Income	\$48,551	\$54,520	\$57,471
2025 Total Housing	2,754	8,888	11,804	Average HH Income	\$69,869	\$74,627	\$77,907





PRESENTED BY

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PLEASE CONTACT THE Mortice Commercial Real Estate ADVISOR FOR MORE DETAILS.