



RETAIL PROPERTY FOR LEASE

FIRST STREET STATION

813 NORTH FIRST STREET, ALBEMARLE, NC 28001



FIRST STREET STATION

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare opportunity to anchor a well-established retail center with a premier big-box space. The former Harris Teeter — a 32,960 SF anchor position — is now available, offering a proven retail footprint and convenient access in a growing Stanly County market.

PROPERTY HIGHLIGHTS

- **Former Harris Teeter space available**
- Two minutes from Atrium Stanly Hospital and medical district
- One mile to Downtown Albemarle
- 251 parking spaces or 4.8/1000sf
- Built in 1989
- Zoned NBD

OFFERING SUMMARY

Lease Rate:	Please Call
Available SF:	1,200 - 32,960 SF
Lot Size:	6.28 Acres
Building Size:	52,230 SF

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	7,633	10,270	17,662
Total Population	18,223	25,014	43,605
Average HH Income	\$75,822	\$79,494	\$84,299
Daytime Population	1,605	10,852	13,814

AVAILABLE SUITES

Suite 803	SF
	1,200 SF
Suite 817 (Former Harris Teeter)	32,960 SF

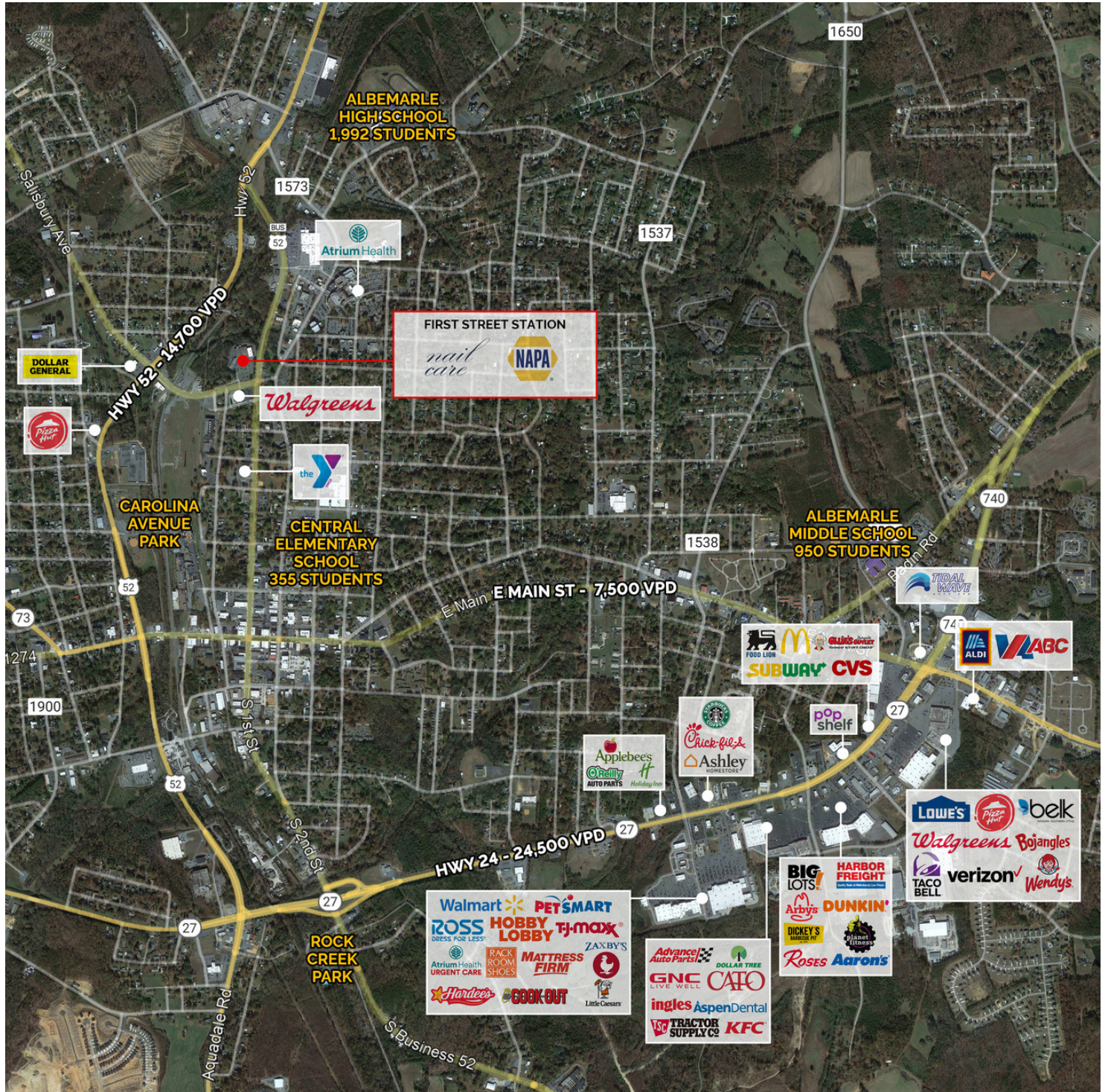
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SITE PLAN



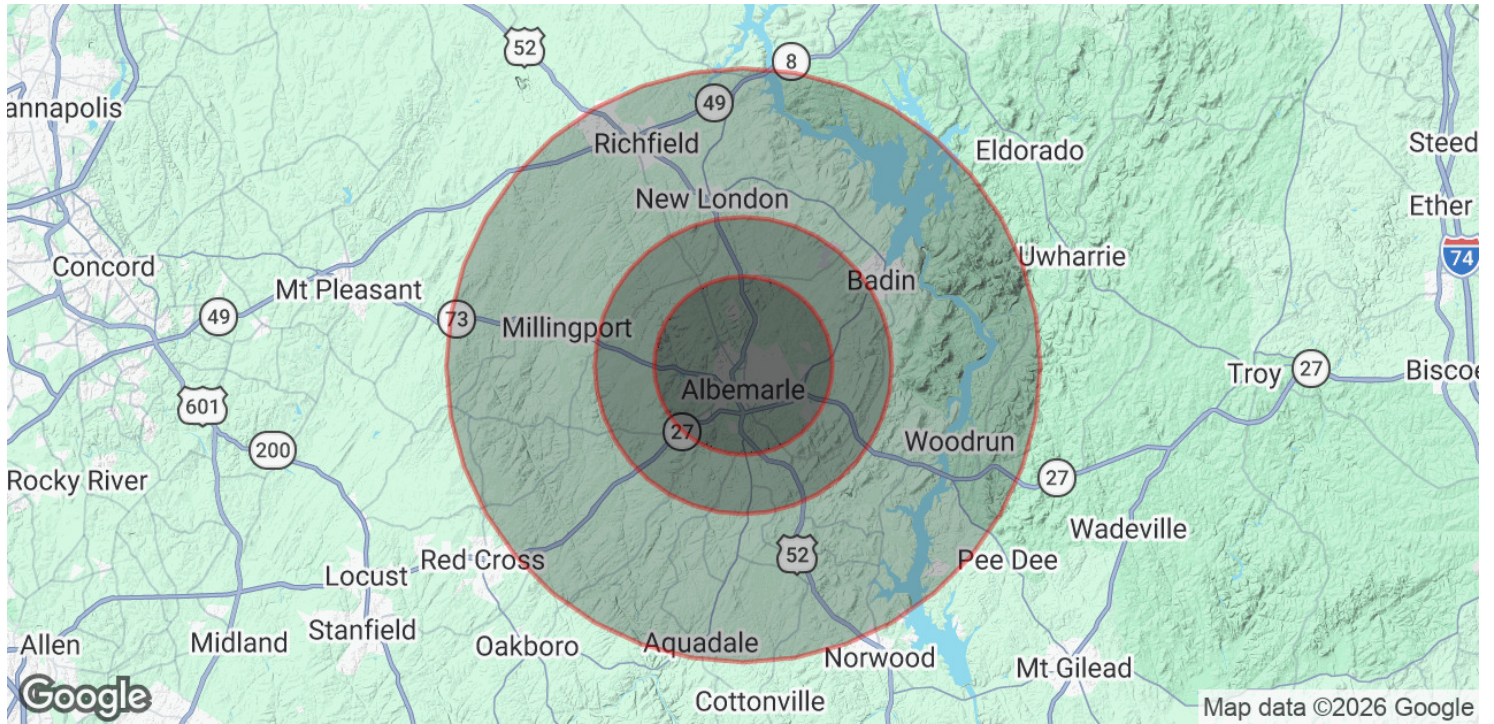
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LOCAL AREA



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DEMOGRAPHICS MAP & REPORT

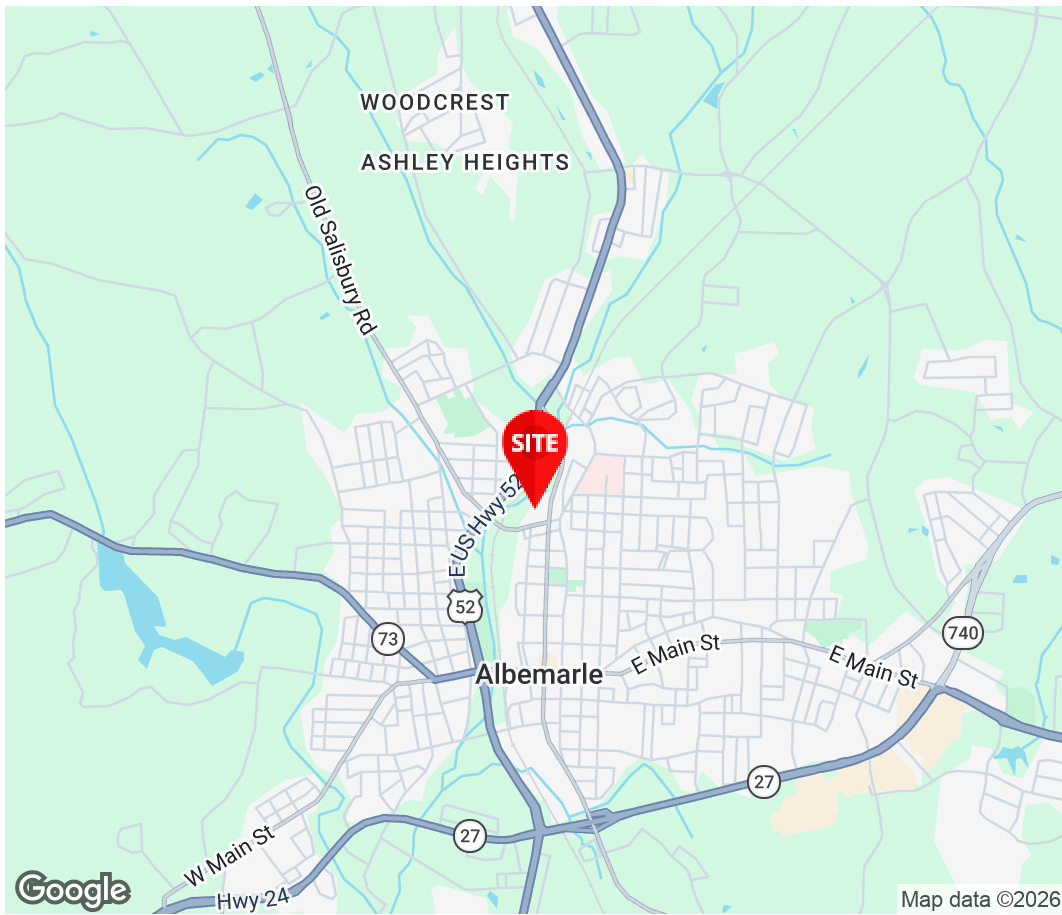
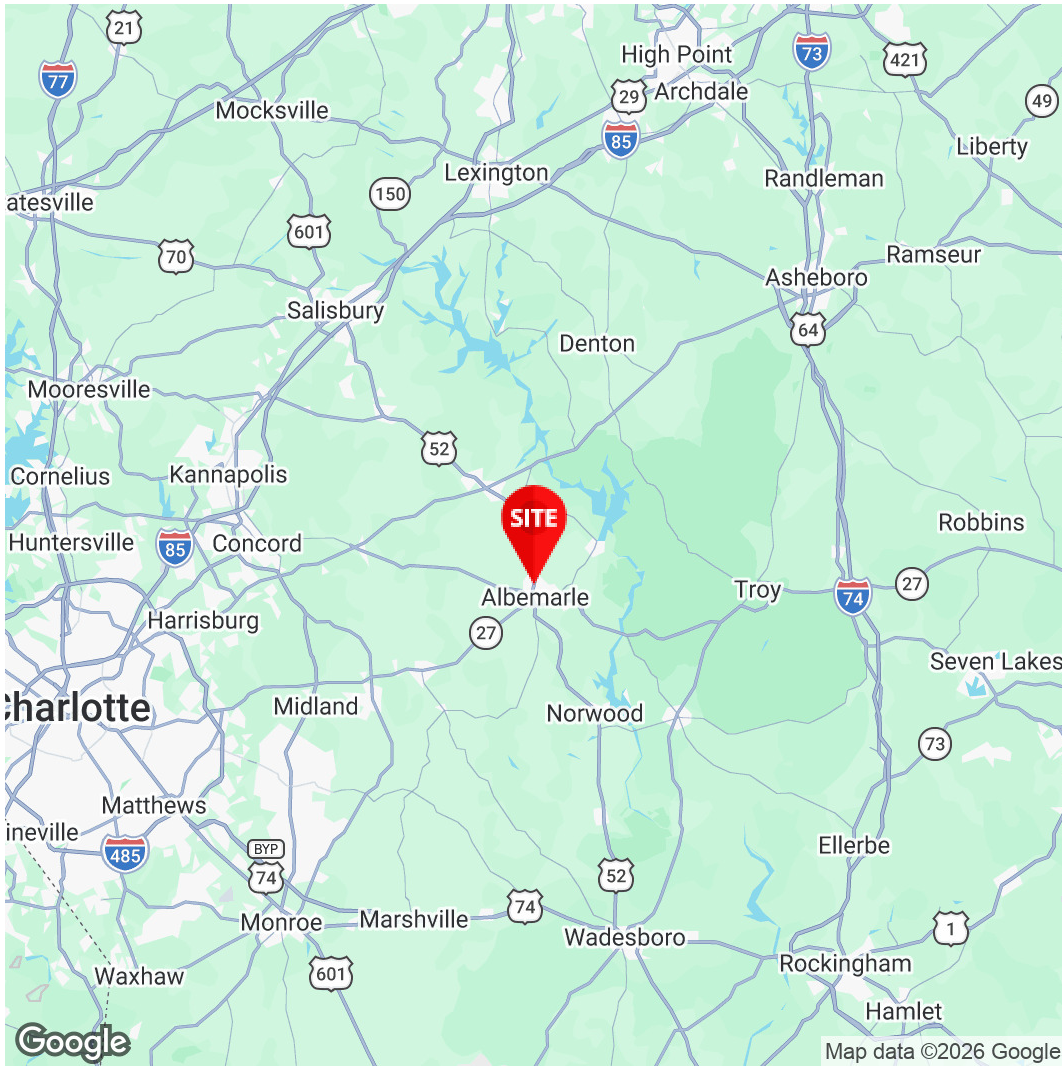


POPULATION	3 MILES	5 MILES	10 MILES
Total Population	18,223	25,014	43,605
Average Age	42	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,633	10,270	17,662
Average HH Income	\$75,822	\$79,494	\$84,299

* Demographic data derived from 2020 ACS - US Census





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