

RETAIL PROPERTY FOR SALE / LEASE

RENOVATED STREET RETAIL WITH IOS IN CHARLOTTE

5006 Albemarle Rd | Charlotte, NC 28205



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PROPERTY SUMMARY

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PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail investors & tenants: a prime 26,649 SF building with a two newly renovated units, built in 1974 and renovated in 2026. Located in the thriving Charlotte area, this property presents an excellent canvas for your vision. 5006 Albemarle Rd is ideal for collision center, tire service, industrial outdoor storage, and more. With its generous space and strategic location, the property offers limitless potential for creating a dynamic retail environment. Whether envisioning a flagship store, boutique shops, or trendy eateries, this property invites investors to capitalize on its premium features and tap into the vibrant retail landscape of Charlotte. Don't miss the chance to make your mark in this coveted market with this extraordinary retail space.

OFFERING SUMMARY

Sale Price:	Inquire for Pricing
Lease Rate:	Inquire for Pricing
Number of Units:	1-2
Available SF:	13,264 - 26,649 SF
Lot Size:	1.82 Acres
Building Size:	26,649 SF
Zoning:	Business CG
Fenced in IOS:	+/- 0.55 Acre

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IOS OPPORTUNITY

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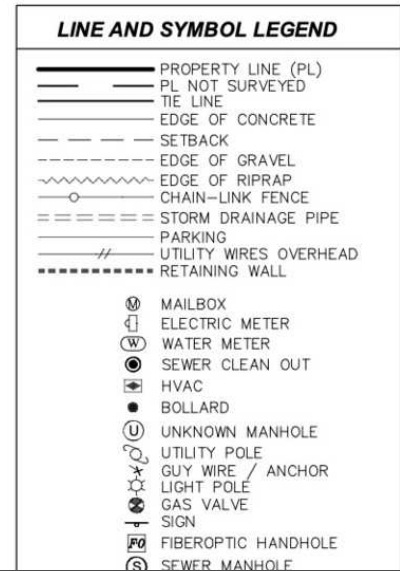
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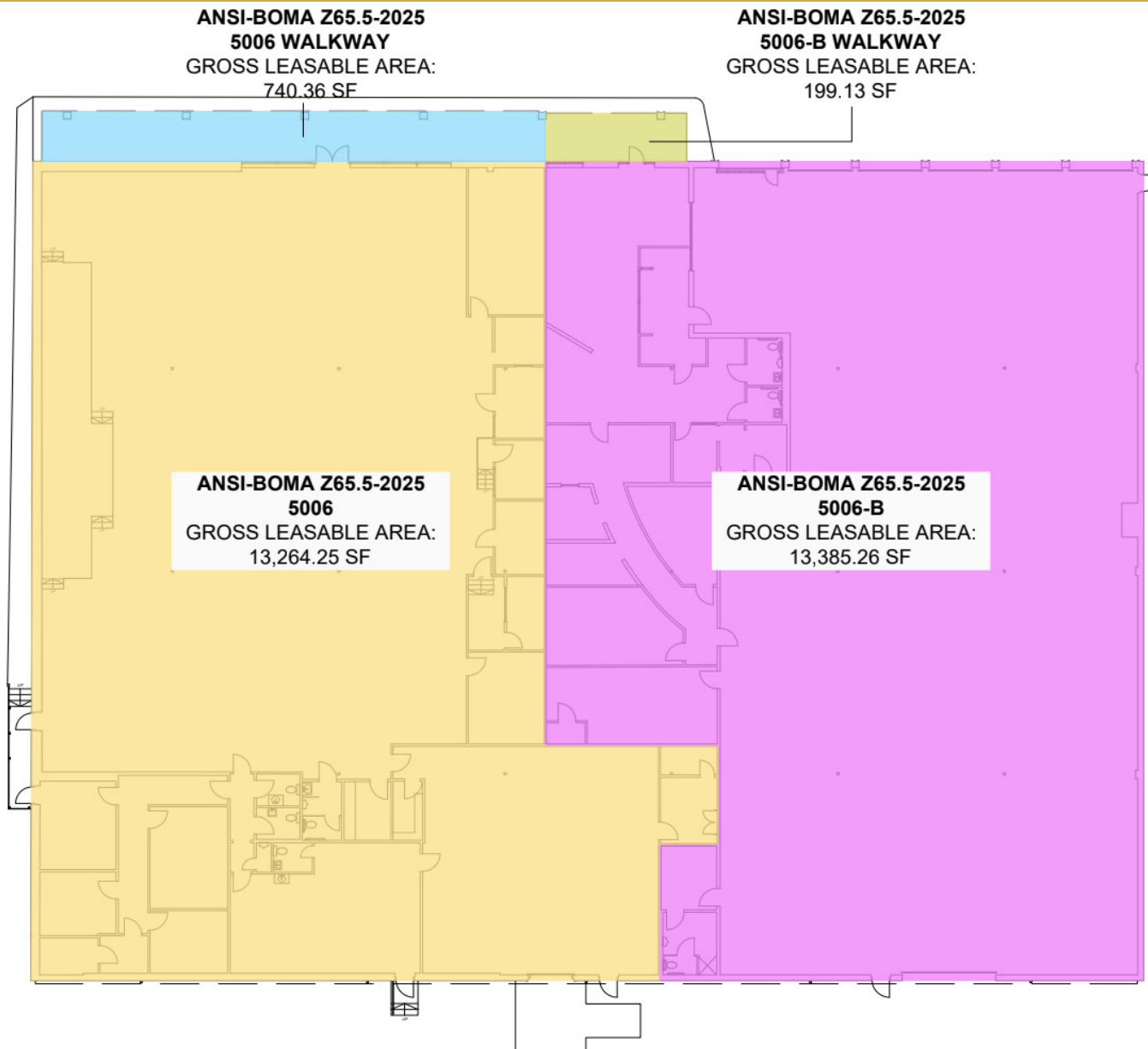
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FLOOR PLANS

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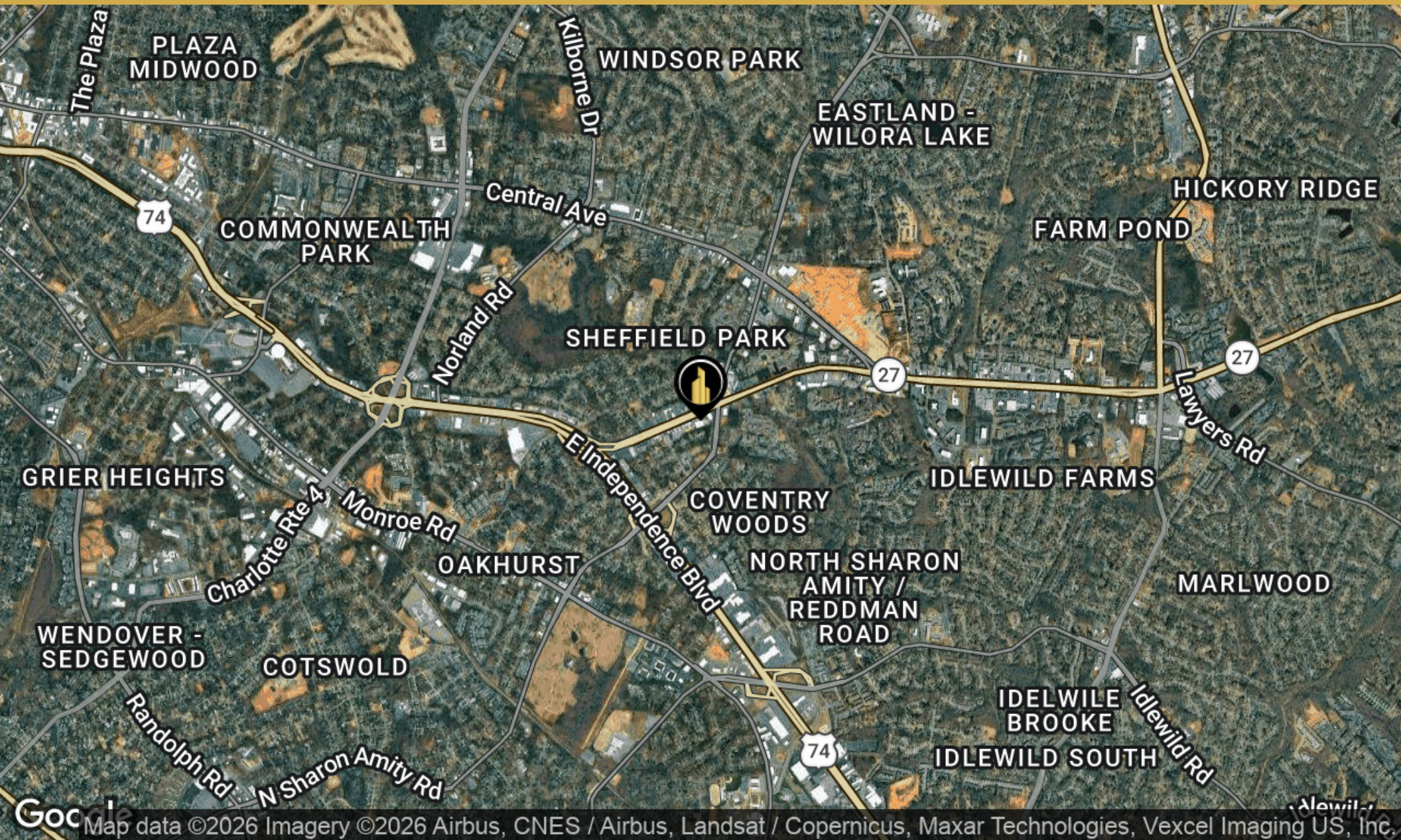
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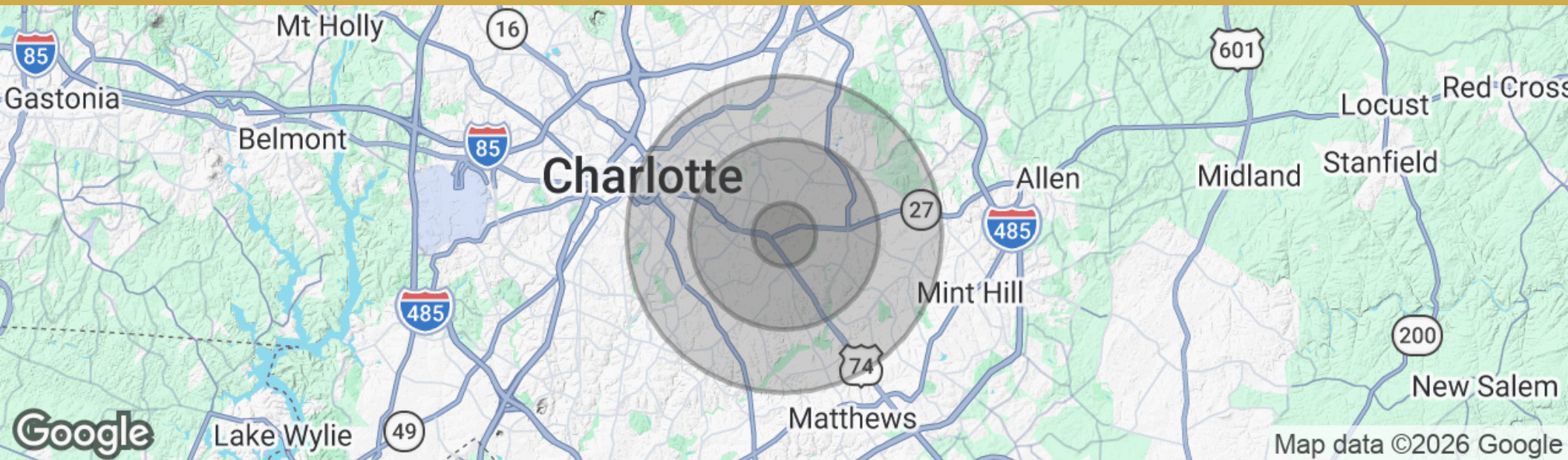
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DEMOGRAPHICS

5006 Albemarle Rd, Charlotte, NC 28205

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,201	118,276	274,757
Average Age	31.8	34.3	35.3
Average Age (Male)	29.9	33.7	34.4
Average Age (Female)	32.4	35.1	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,410	46,873	111,927
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$73,940	\$93,148	\$125,355
Average House Value	\$276,626	\$401,231	\$528,894

2023 American Community Survey (ACS)

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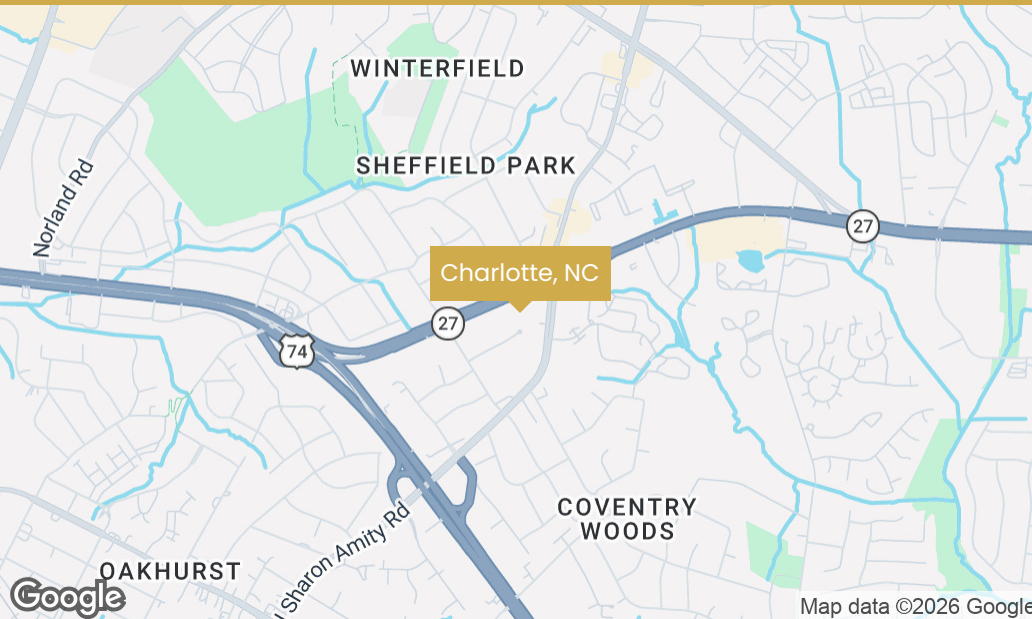
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CHARLOTTE, NC

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LOCATION DESCRIPTION

Explore the vibrant setting surrounding the location at 5006 Albemarle Rd. Nestled in Charlotte, NC, this bustling area is surrounded by a thriving community and numerous points of interest. Enjoy easy access to popular locales such as the trendy Plaza Midwood neighborhood, known for its eclectic mix of shops, restaurants, and entertainment options. Just a short drive away, the lively NoDa Arts District offers a dynamic arts and culture scene, while nearby Independence Park provides a serene retreat for outdoor activities. With its inviting atmosphere and diverse amenities, the area offers an attractive opportunity for retail and street retail investors or tenants.



Benefiting from its position along one of Charlotte's established commercial corridors, the area draws consistent traffic from surrounding residential communities and provides convenient connectivity to Uptown Charlotte, I-485, and major employment centers throughout the region. Ongoing investment and redevelopment across East Charlotte continue to enhance the area's long-term growth prospects, while a diverse consumer base and strong neighborhood density support a wide range of retail and service-oriented uses. This combination of accessibility, visibility, and evolving market fundamentals creates a compelling opportunity for value-add investors and retailers seeking to establish or expand their presence in a growing Charlotte submarket.

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