7229 Albemarle Rd (East Submarket)

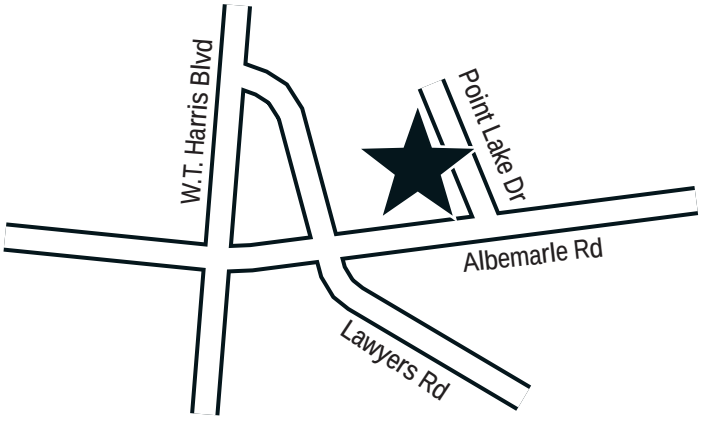
Charlotte, North Carolina 28227

FOR SALE



Move-in ready +/-5,394sf 1st fl. in overall +/-7,481sf building on +/-1.14 Acres in East Charlotte!

Great Value Purchase; Easily Demisable for a Partial Owner/ Landlord Play; Extra pad for New Build + Functional for many Businesses!



Clay Durkin
704-858-4508
cd@claydurkin.com

DURKIN COMMERCIAL

FEATURES

- Excellent Office Purchase Opportunity for a professional services firm (Attorney, Accountant, Insurance, etc.), a medical user or an Investor.
- Can Also Provide Site Plan for Building an additional 60 by 40 foot pad and Expanded Parking Lot (~2,400 additional SF of office).
- Built in 2003, Zoned CG (General Commercial for wide variety of Office + Retail Uses), Tax Records have parcel at 1.14 Acres (49,658sf).
- Ample onsite surface parking with 25 marked spaces and Room for an additional ~5-6 unstriped more parallel along the driveway.
- Excellent + Prominent Monument Signage, Natural and Private Setting and a great view of an adjacent neighbor's large pond.
- Plenty of Area Retail Close By and numerous apartments + single-family neighborhoods nearby.
- Albemarle Rd serves as an important connector within the Charlotte metro area + provides easy access for a buyer's customers + employees. The location near Independence and Harris Blvds means that businesses can draw not only from East Charlotte's dense residential neighborhoods but also from the surrounding communities and the larger metro area.
- The Former Eastland Mall Site in undergoing major development that will enhance the entire submarket. As well, the Atrium Health Performance Park nearby is home to the Charlotte FC, Crown Legacy FC and the Charlotte FC Academy.

Every effort has been made to provide accurate and reliable information, but no liability is assumed for errors and omissions. It is your responsibility to conduct a careful investigation of the property to verify this information and determine to your satisfaction the suitability of the property to your needs.

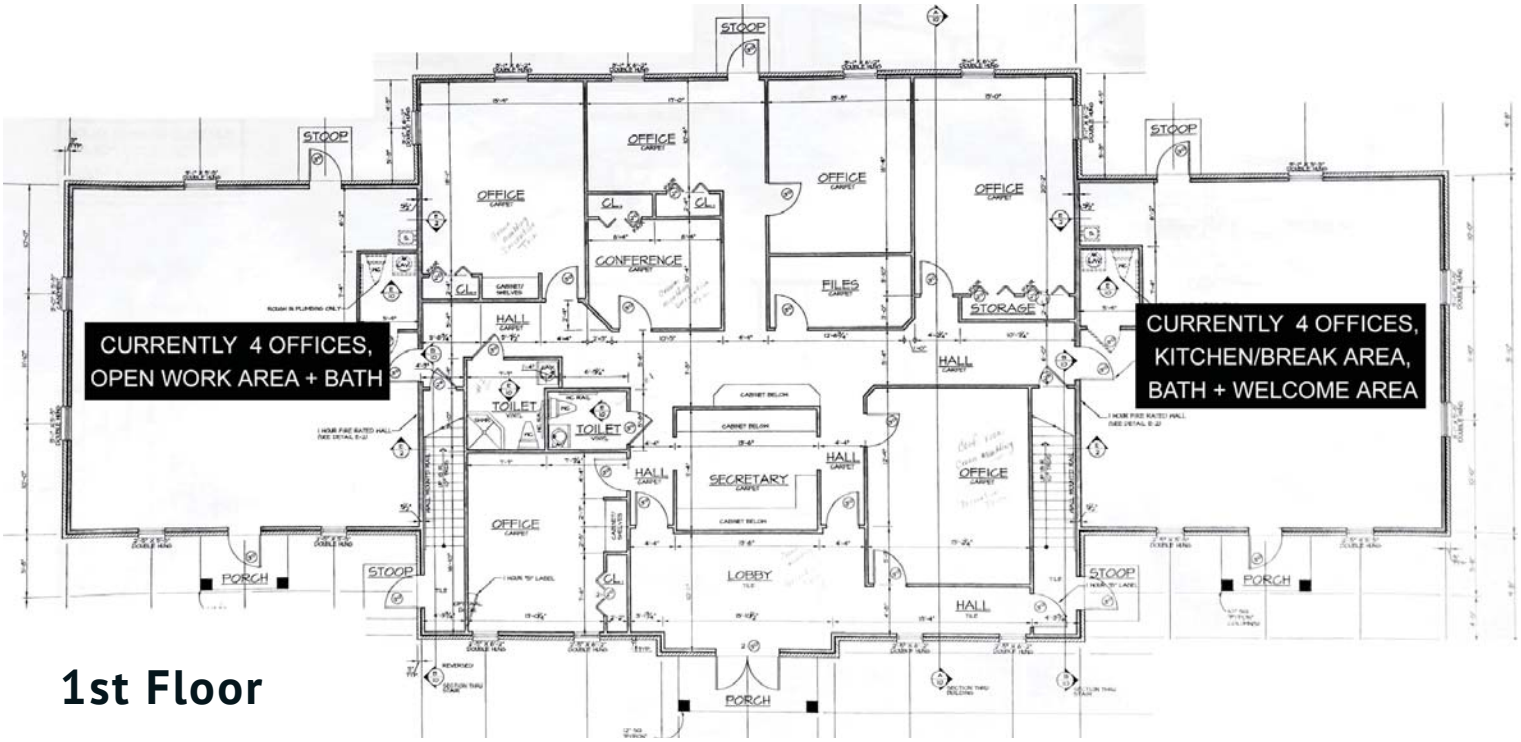
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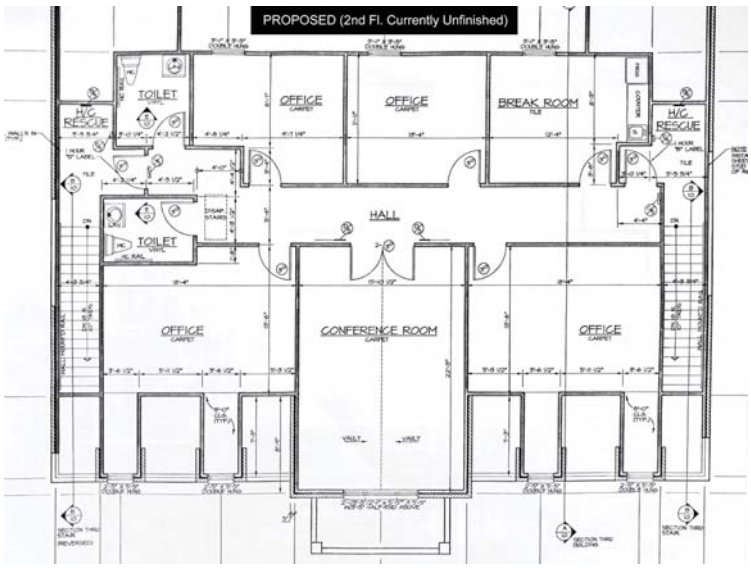
FOR SALE

FLOOR PLANS

- +/- 5,394sf Finished 1st floor over 3 Contiguous Suites plus +/- 2,087sf unfinished 2nd Floor (+/-7,481sf TOTAL POTENTIAL)
- 1st Floor +/-3,264sf Center Suite- Lobby Area, Receptionist Station, 2 Bathrooms, Kitchenette, File Room, 1 Conf. Room, 6 Offices.
- 1st Floor Left Wing +/-1,065sf Suite- 4 Offices, 1 Bathroom, Center work Area.
- 1st Floor Right Wing +/-1,065sf Suite- 4 Offices, 1 Bathroom, Welcome Area, Kitchenette/Break Area.



1st Floor

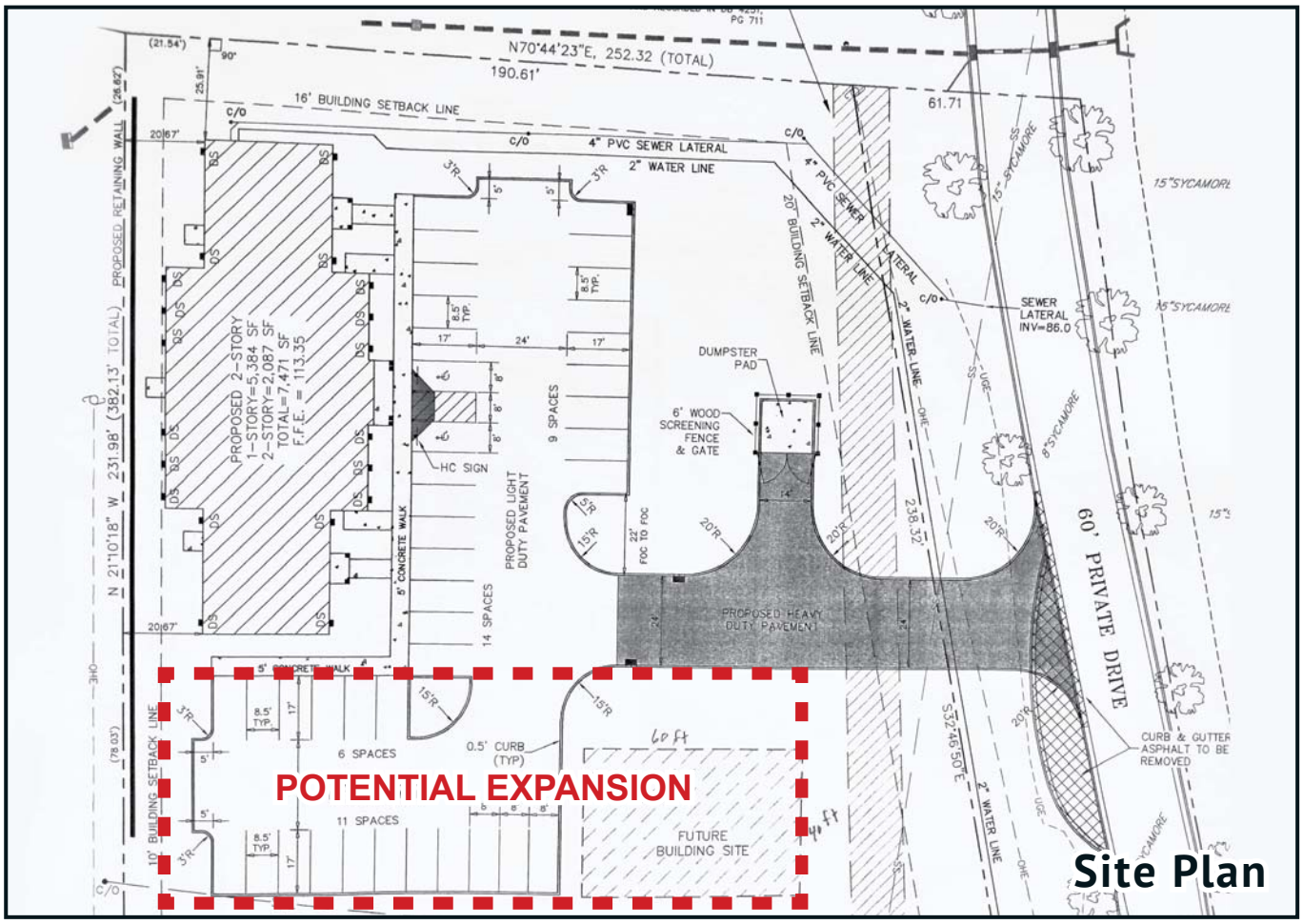


2nd Floor

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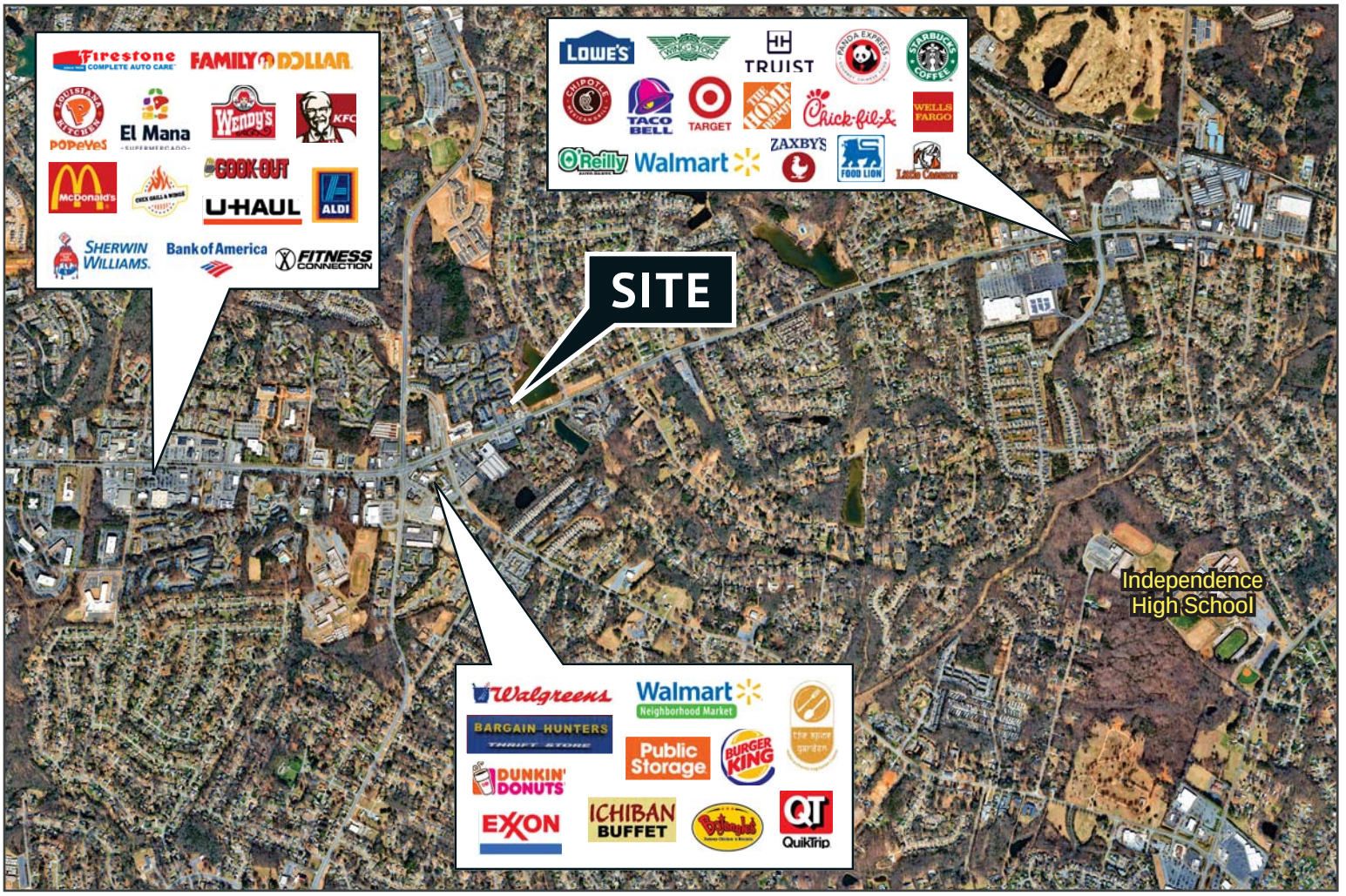
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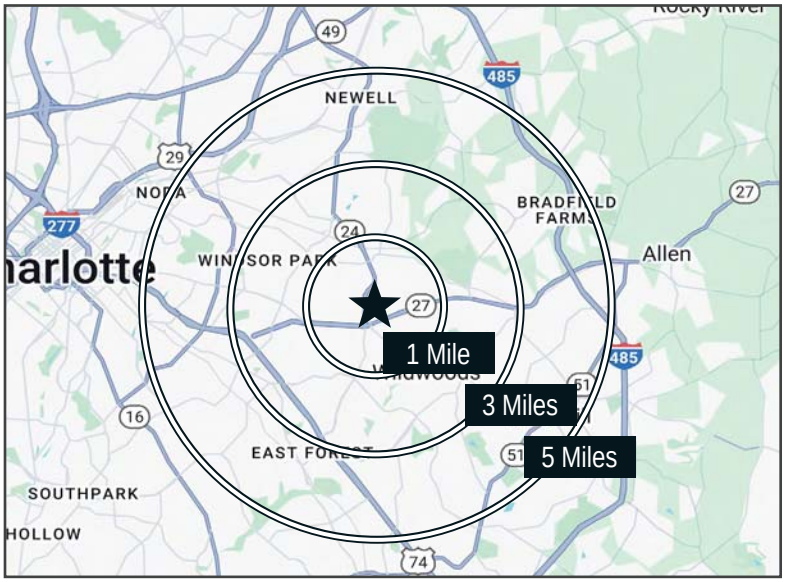


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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,717	99,255	217,933
Population 5 Yr Growth	4.84%	5.09%	5.49%
Average Age	35.10	36.10	37.10
Houseseholds	5,653	36,636	84,591
HH 5 Yr Growth	4.92%	5.15%	5.51%
Median HH Income	$44,576	$53,981	$59,139
Median Home Value	$212,681	$228,547	$275,899

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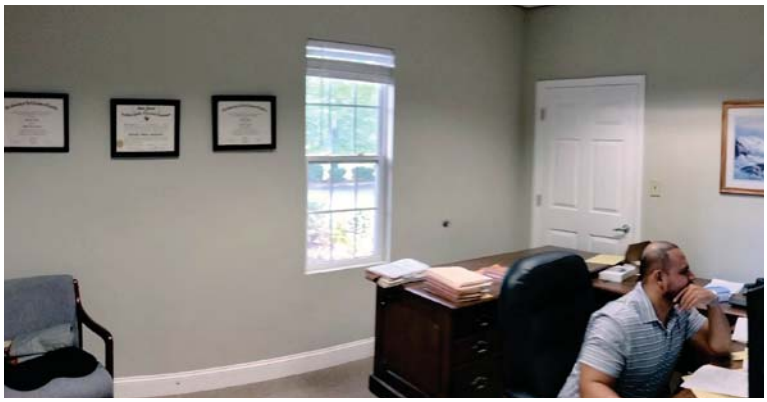
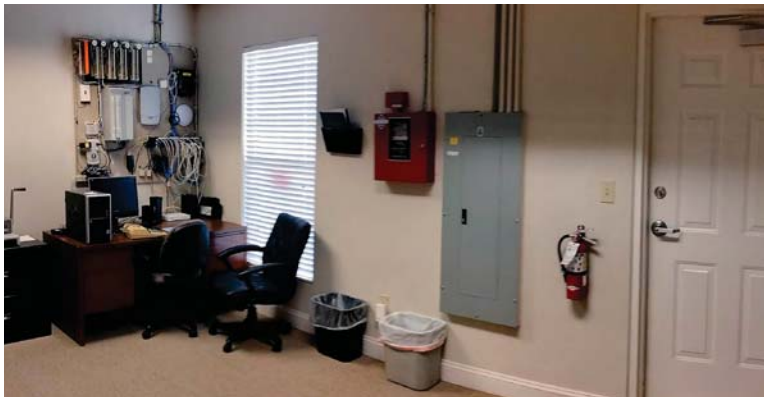


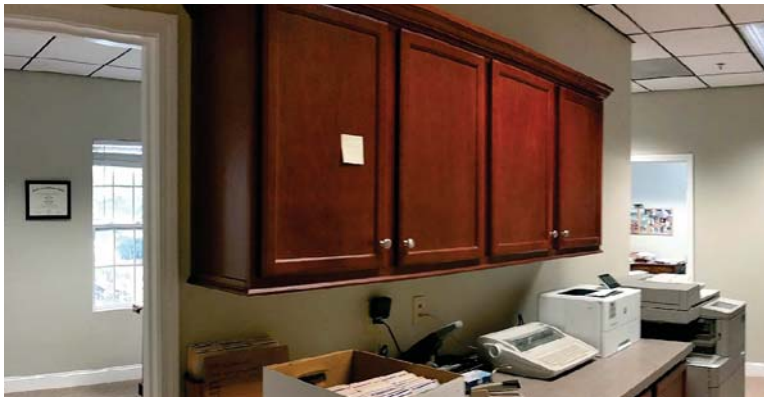

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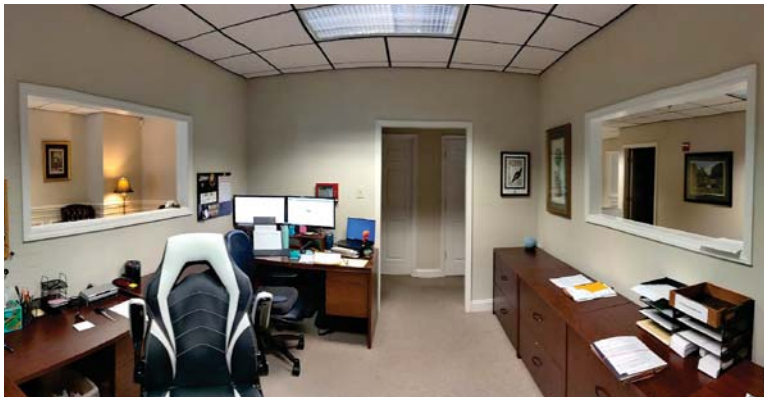

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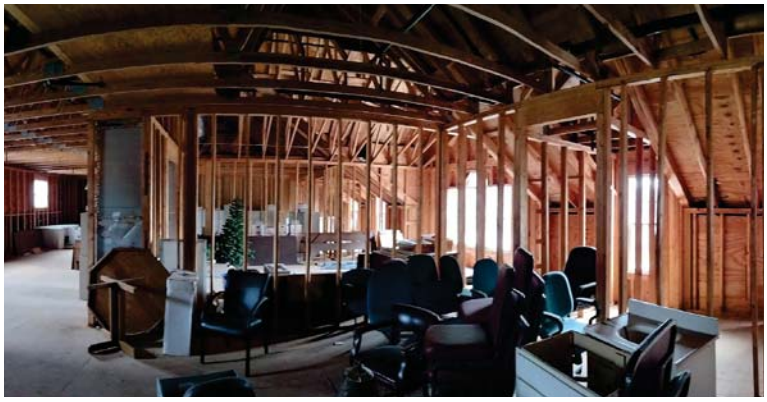












AREA	(BRICK)	
MAIN FLOOR CENTER HEATED	3250	S.F.
END TENANTS	2144	S.F.
UPPER FLOOR HEATED	2087	
TOTAL HEATED	7481	S.F.
ENTRANCE	70	S.F.
TOTAL UNDER ROOF	7551	S.F.

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