

5525 Albemarle Road

CHARLOTTE, NC 28212



Office

FOR

Sale or Lease

SIZE

±30,000 SF

PRICE

Sale: \$5,995,000 or Lease: Rate TBD



Overview

Available ±30,000 RSF

Space can be subdivided from ±5,000 - ±30,000 SF

Brand new, totally renovated lobbies and bathrooms

Brand new HVAC rooftop units with bipolar ionization filters

Generous Tenant Improvement Allowance available

Located less than 10 minutes from downtown Charlotte CBD and near Crosland SE and a new development project on the former Eastland Mall property

Multiple points of egress/ingress

Connected building on property owned and occupied by Charlotte Center for Legal Advocacy

168 parking spaces -4/1,000 RSF

Highly efficient space with 6% core factor

Abundant glass and window line providing plenty of natural light into the space

Numerous restaurants, banks and retail within close proximity



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Property Overview

Demographics

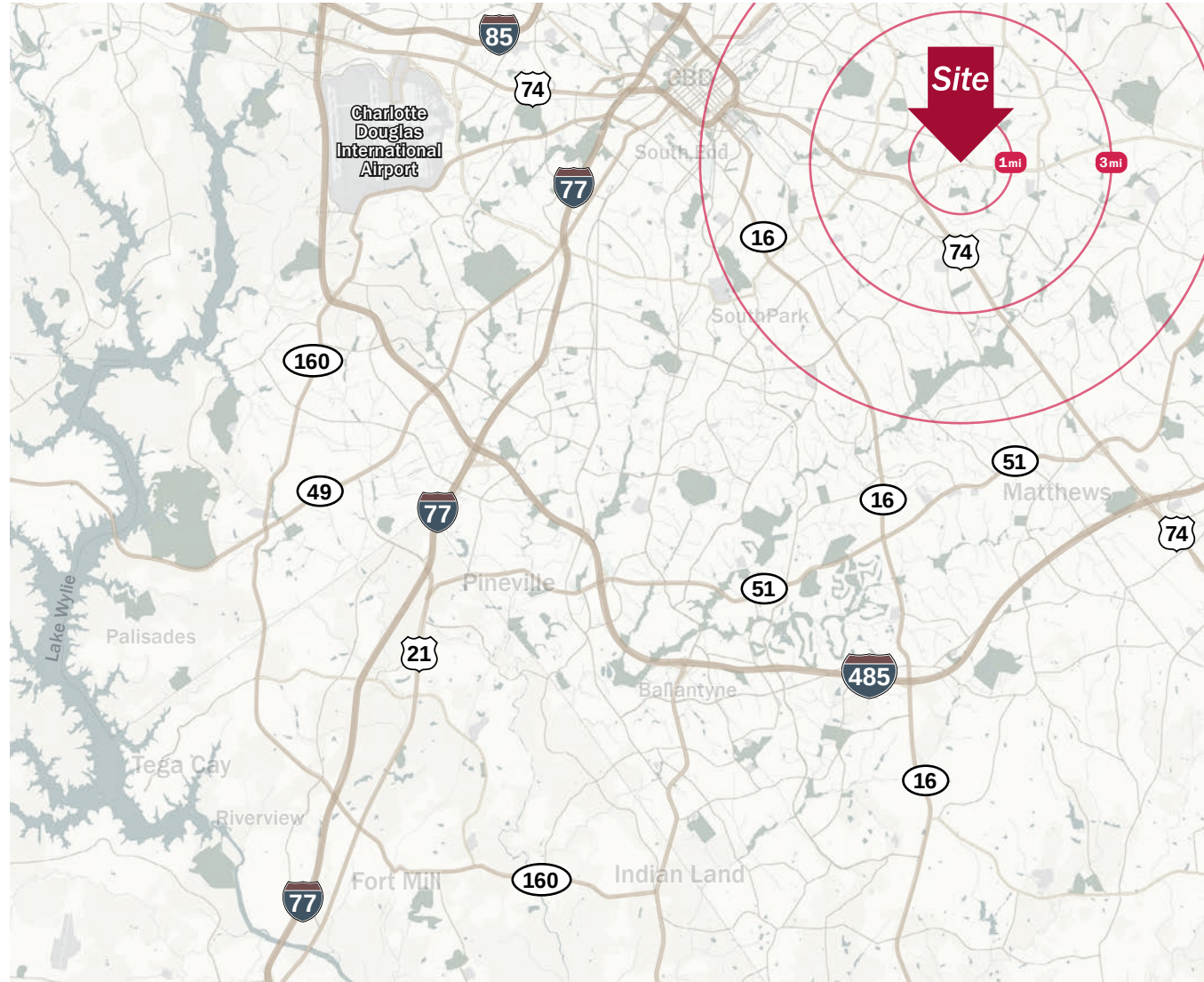
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	15,774	115,665	265,007
Avg. HH Income	\$70,701	\$84,266	\$109,399

Traffic Count

Source: NCDOT

	AADT
Albemarle Rd	48,500 (2022)



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**HVAC will be a split-system designed and installed after tenant's floorplan is finalized*



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Property Survey



Available
±30,000 RSF



GPS CERTIFICATION:

THE FOLLOWING INFORMATION WAS OBTAINED FROM A GPS SURVEY PERFORMED BY MPV PROPERTIES, INC. ON 08/11/2021. THE SURVEY WAS CONDUCTED USING A LEICA DISTO D5 DISTANCE MEASURING DEVICE AND A LEICA TS16 TOTAL STATION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NORTH CAROLINA SURVEYING BOARD'S STANDARDS AND PRACTICES. THE SURVEY WAS CONDUCTED BY REBECCA HERRON, A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE NORTH CAROLINA SURVEYING BOARD'S STANDARDS AND PRACTICES. THE SURVEY WAS CONDUCTED BY REBECCA HERRON, A LICENSED SURVEYOR IN THE STATE OF NORTH CAROLINA.



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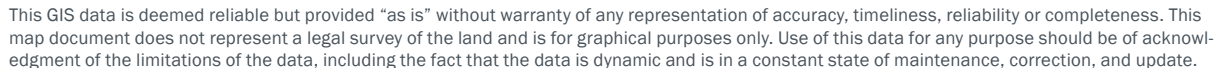
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1



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Site Aerial



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Property Photos



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Medical | Industrial | Retail | Land | Investment | Office

contact

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