



# 12016 Lemmond Farm Drive

Charlotte, North Carolina 28227



## Available for Lease

Up to +/- 4,209 SF Retail, Restaurant, Service or Medical  
Spaces range +/- 1,800 - 4,209 SF



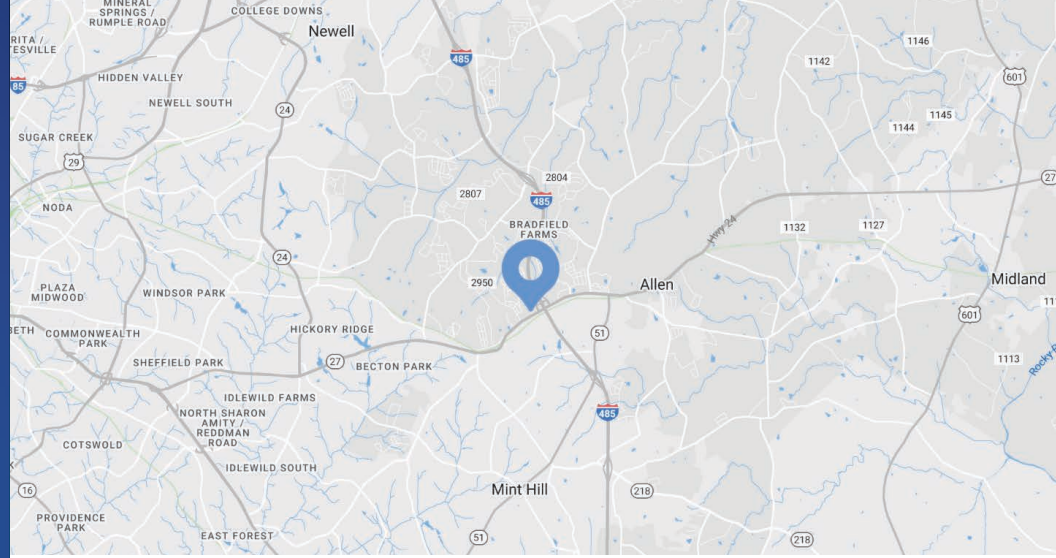
## Property Overview

# Lemmond Farm Available for Lease

+/- 11,009 SF proposed building off Albemarle Rd. available for lease with spaces ranging from +/- 1,800 - 4,209 SF. This is a great opportunity for restaurants, retail, medical, and service uses. Right off I-485, the center has excellent access, high visibility and boasts a signalized corner, enhancing its prominence at the intersection of Lemmond Farm Dr. and Albemarle Rd. Lemmond Farm Apartments, built in 2020 with 336 luxury units, is adjacent to the building as well as multiple single-family residential developments.

## Property Details

<b>Address</b>	12016 Lemmond Farm Drive   Charlotte, NC 28227
<b>Availability</b>	Up to +/- 4,209 SF Available Retail for Lease Spaces range +/- 1,800 - 4,209 SF
<b>GLA</b>	+/- 11,009 SF
<b>Use</b>	Retail
<b>Parking</b>	Abundant parking
<b>Access</b>	Adjacent to Exit 41 at I-485 allowing for ease of access
<b>Delivery</b>	Q1 2025
<b>Traffic Counts</b>	Albemarle Road   26,500 VPD
<b>Additional Details</b>	Signalized intersection at Lemmond Farm Dr. and Albemarle Rd
<b>Lease Rate</b>	Call for Leasing Details

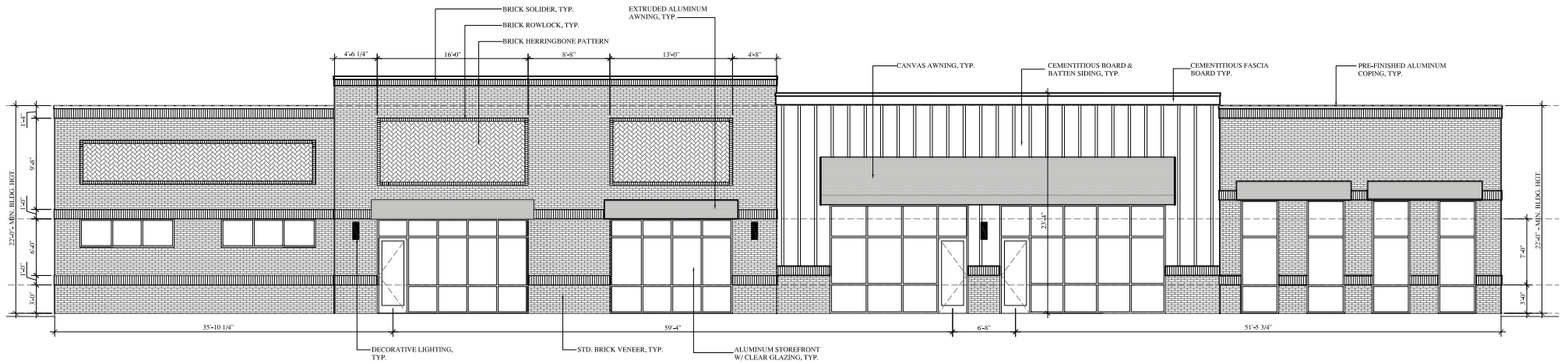


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	4,862	45,292	116,826
<b>Avg. Household Income</b>	\$84,454	\$95,431	\$94,425
<b>Median Household Income</b>	\$69,545	\$71,343	\$68,493
<b>Households</b>	1,548	15,706	42,185
<b>Daytime Employees</b>	596	6,534	18,147



Drone Video



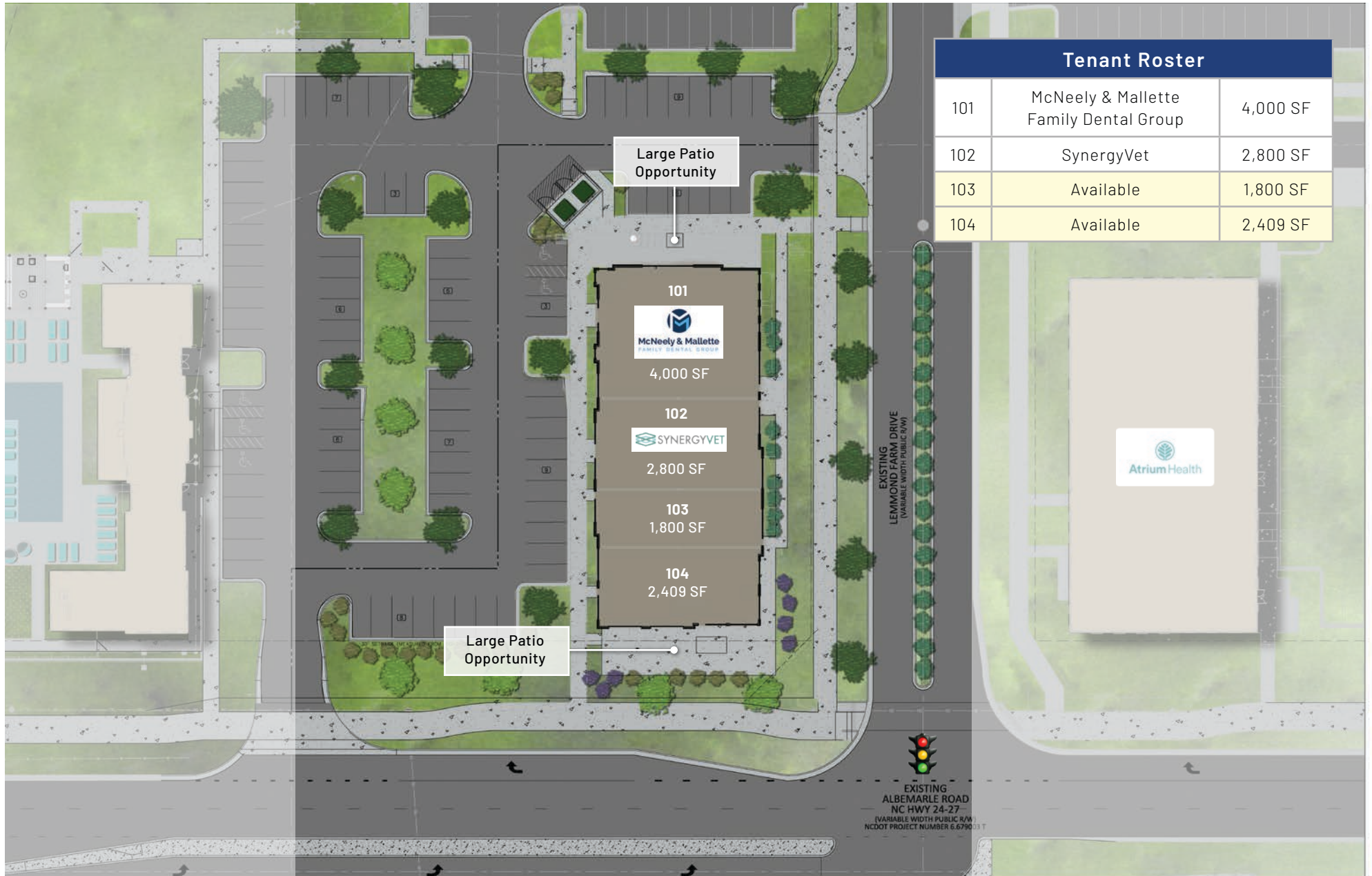
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**NORTHEAST ELEVATION - PUBLIC STREET "A" (LEMMOND FARM DRIVE)**  
3/16" = 1'-0"

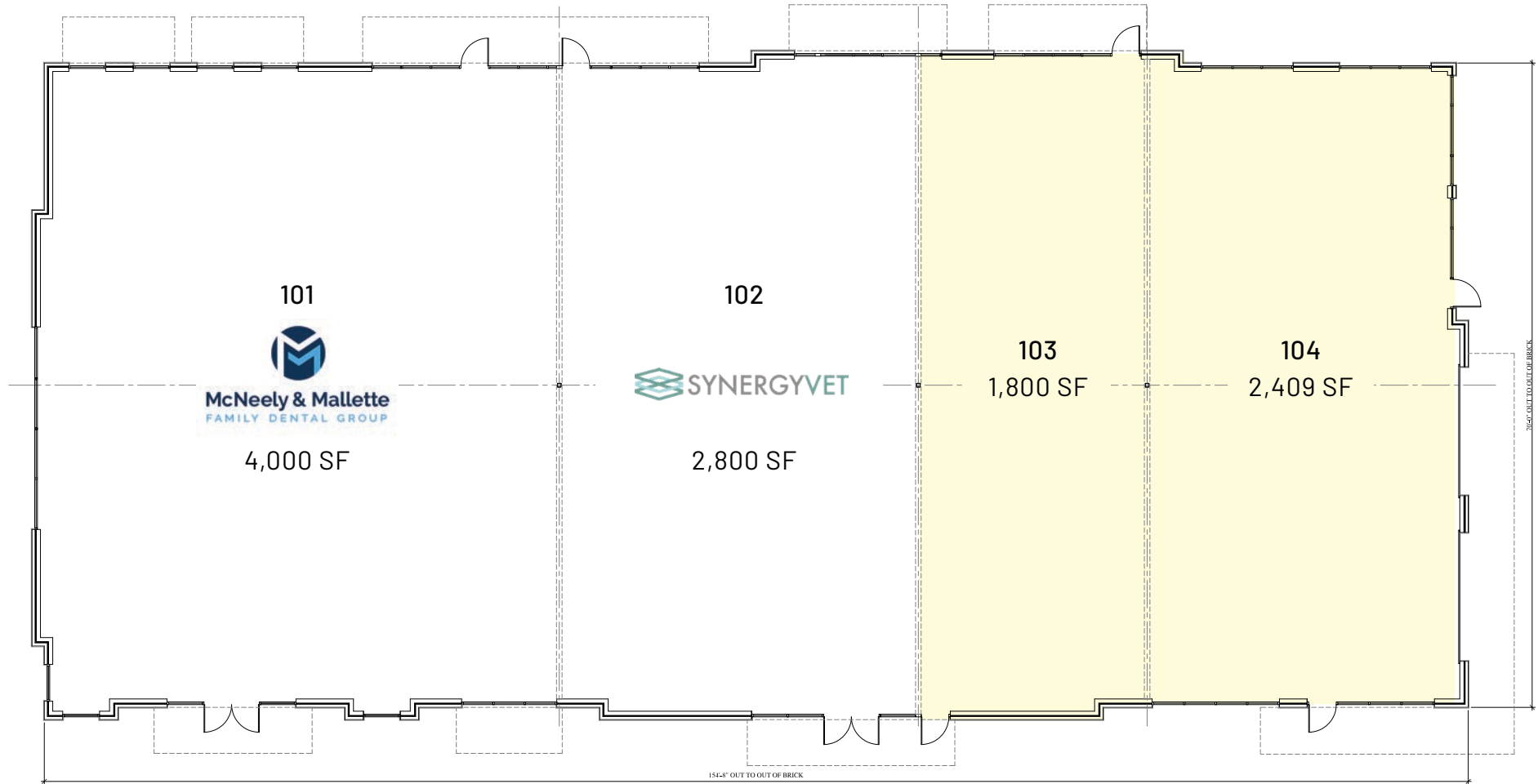


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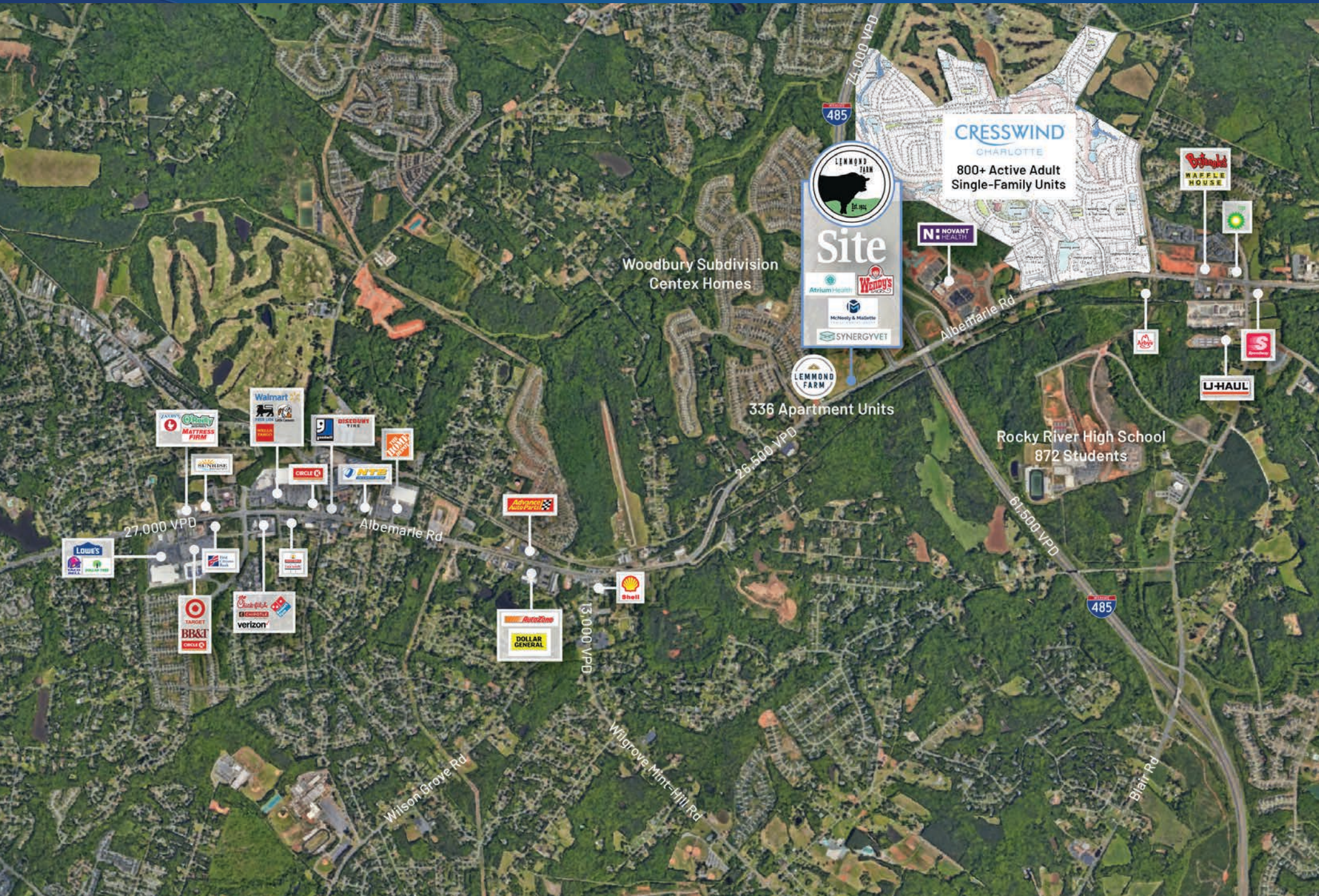
**SOUTHWEST ELEVATION (PARKING LOT)**  
3/16" = 1'-0"



# Floor Plan



# Market Overview



# Northeast View of Site



**NOVANT HEALTH**

Entry & Exit Ramps

485

**LEMMOND FARM**

**Wendy's**

**Atrium Health**

**SYNERGYVET**  
**McNeely & Mallette**  
FAMILY DENTAL GROUP

Albemarle Rd  
Lemmond Farm Rd

26,500 VPD

Shared Abundant Parking



Contact for Details

**Josh Beaver**

(704) 749 - 5726

josh@thenicholscompany.com

Developed By:

**STANCHION**

ASSET PARTNERS



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201

Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.