



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

Address 12016 Lemmond Farm Drive | Charlotte, NC 28227

Availability Up to +/- 4,209 SF Available Retail for Lease
Spaces range +/- 1,800 - 4,209 SF

GLA +/- 11,009 SF

Use Retail

Parking Abundant parking

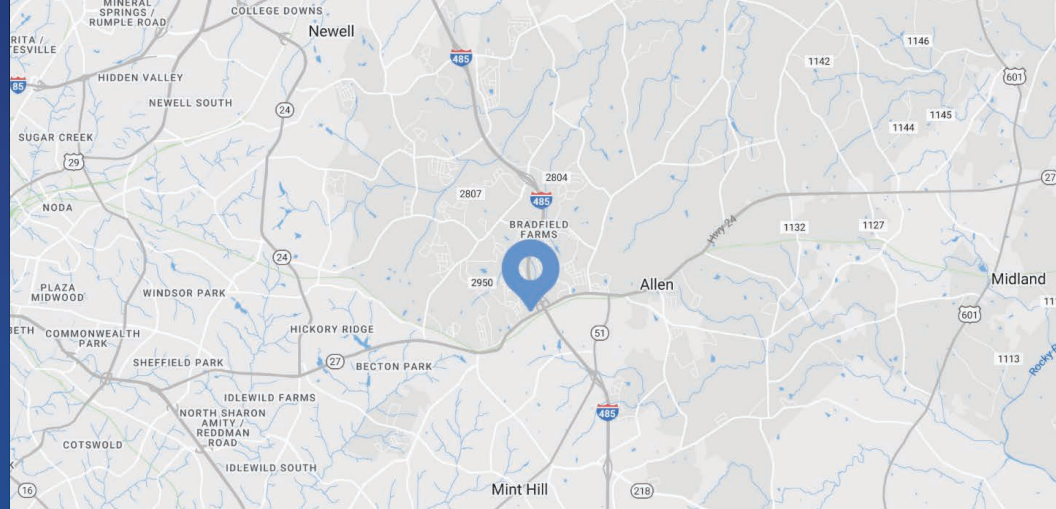
Access Adjacent to Exit 41 at I-485 allowing for ease of access

Delivery Late Q1 2025

Traffic Counts Albemarle Road | 26,500 VPD

Additional Details Signalized intersection at Lemmond Farm Dr. and Albemarle Rd

Lease Rate Call for Leasing Details

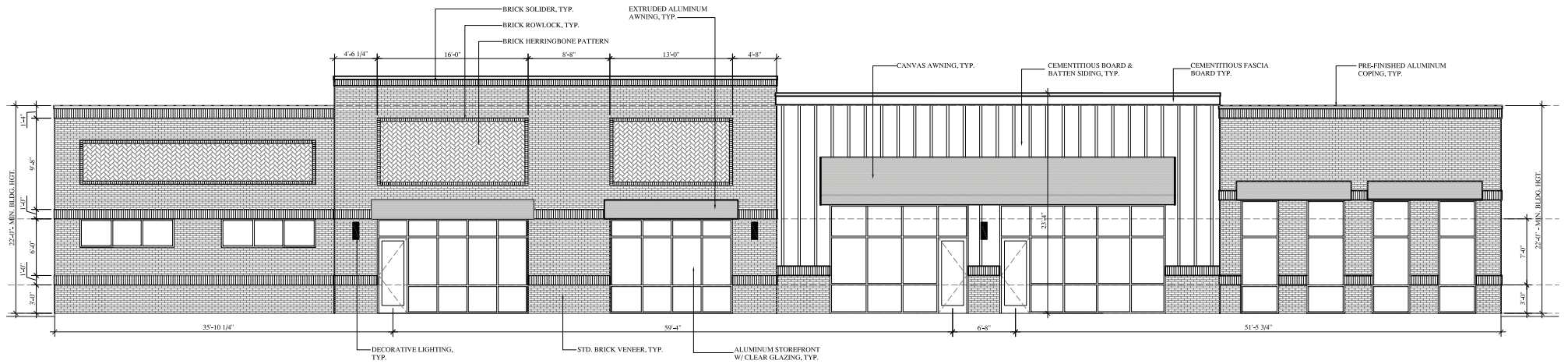


Demographics

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



Drone Video



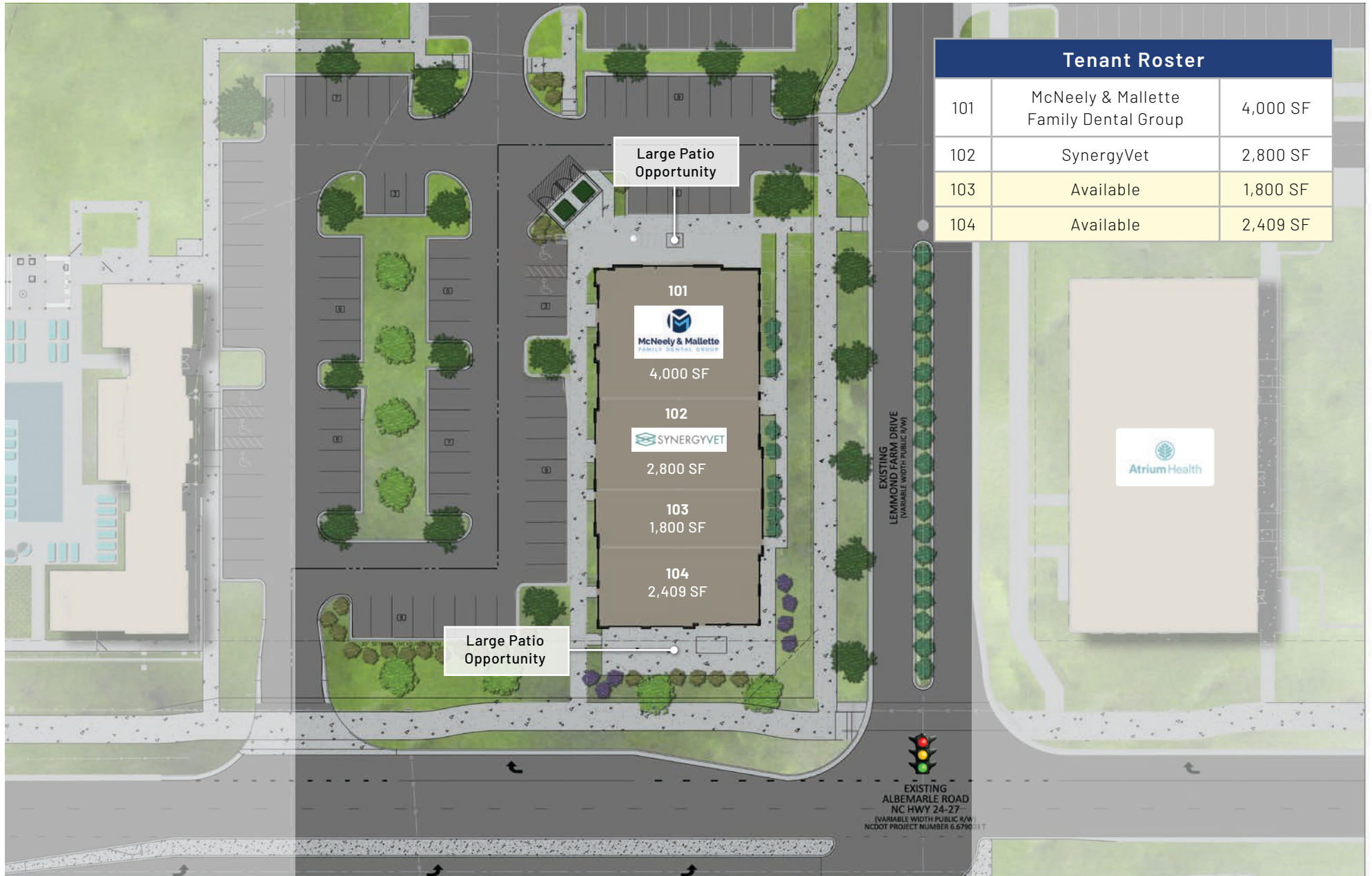
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NORTHEAST ELEVATION - PUBLIC STREET "A" (LEMMOND FARM DRIVE)
3/16" = 1'-0"

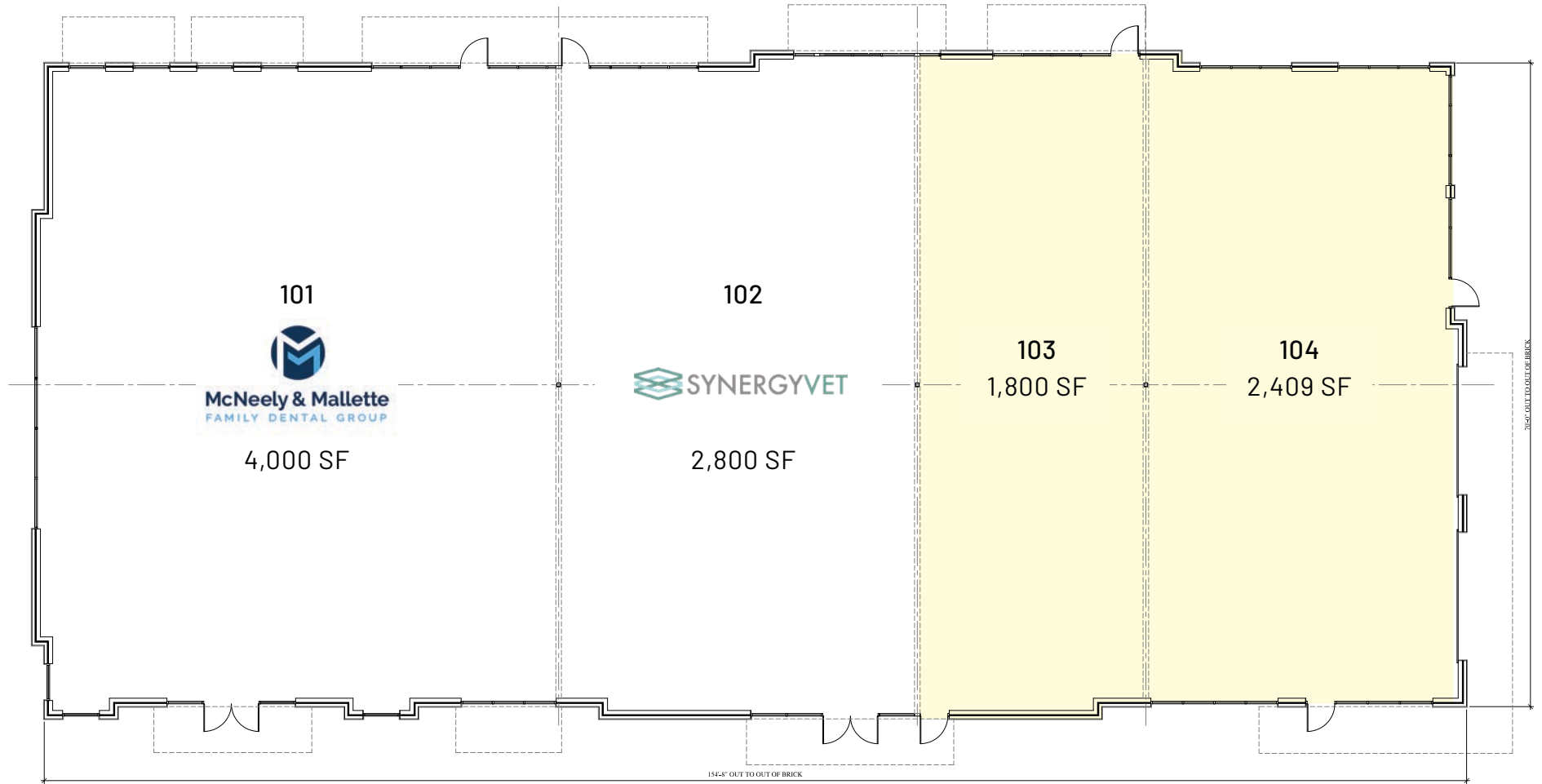


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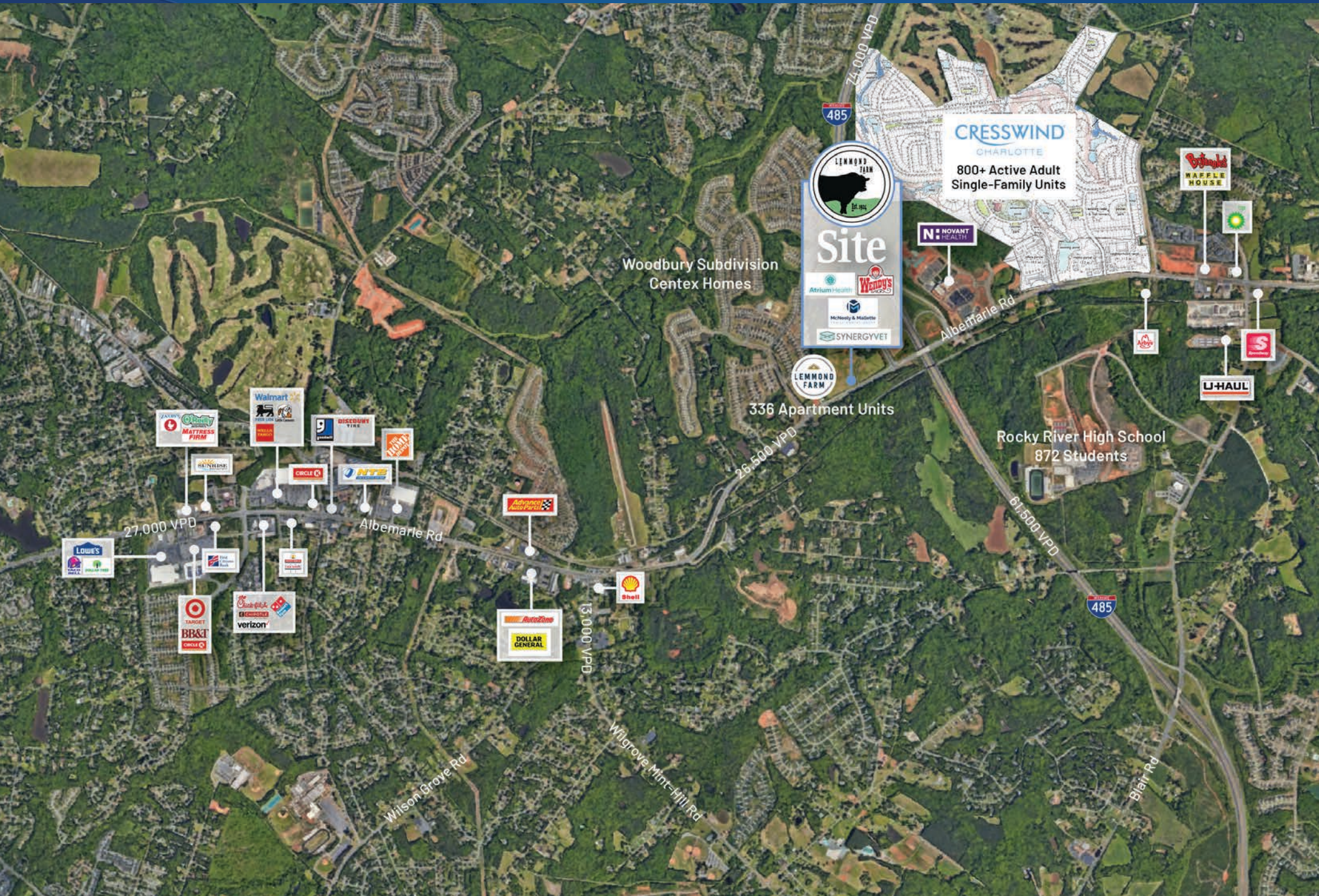
SOUTHWEST ELEVATION (PARKING LOT)
3/16" = 1'-0"



Floor Plan



Market Overview



Northeast View of Site



NOVANT HEALTH

Entry & Exit Ramps

485

LEMMOND FARM

Wendy's

Atrium Health

Albemarle Rd

Lemmond Farm Rd

26,500 VPD

Shared Abundant Parking



Contact for Details

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Developed By:

STANCHION

ASSET PARTNERS



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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.