



Lemmond Farm One

12016 Lemmond Farm Drive | Charlotte, North Carolina



Available for Lease

+/- 1,800 SF Retail Space

Join these tenants



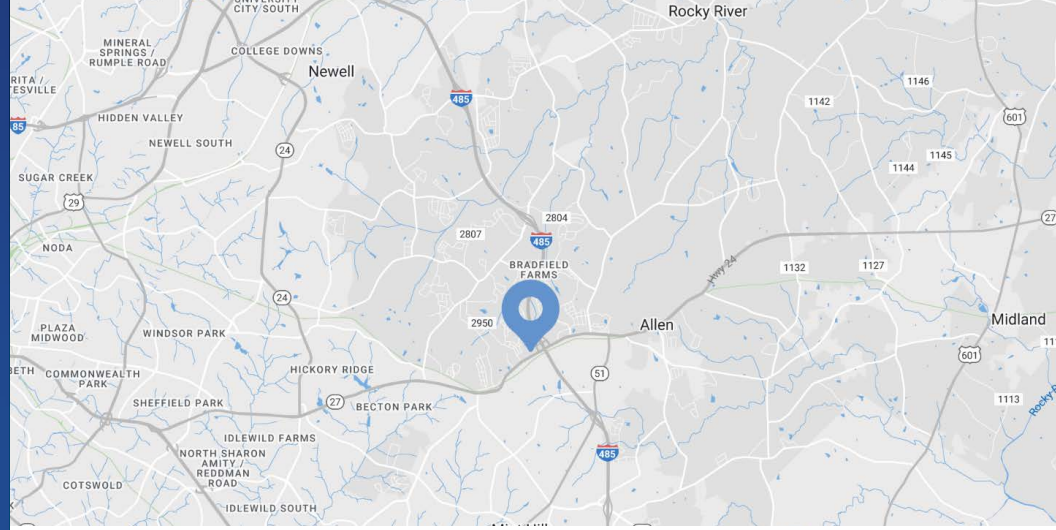
Property Overview

Lemmond Farm Available for Lease

A proposed +/- 11,009 SF building off Albemarle Rd. with +/- 1,800 SF of retail space available for lease. 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	+/- 1,800 SF Available Retail for Lease
GLA	+/- 11,009 SF
Use	Retail
Parking	Abundant parking
Access	Adjacent to Exit 41 at I-485 allowing for ease of access
Delivery	Under Construction April 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

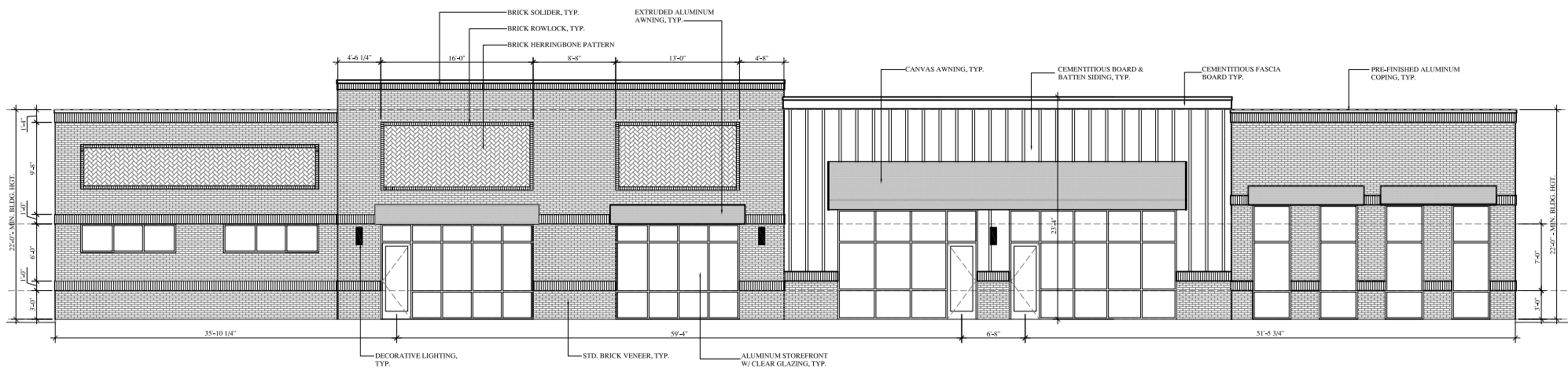


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	7,662	46,637	118,649
Avg. Household Income	\$89,212	\$99,712	\$100,067
Median Household Income	\$71,024	\$75,625	\$73,699
Households	2,641	16,269	42,997
Daytime Employees	1,040	7,505	19,531

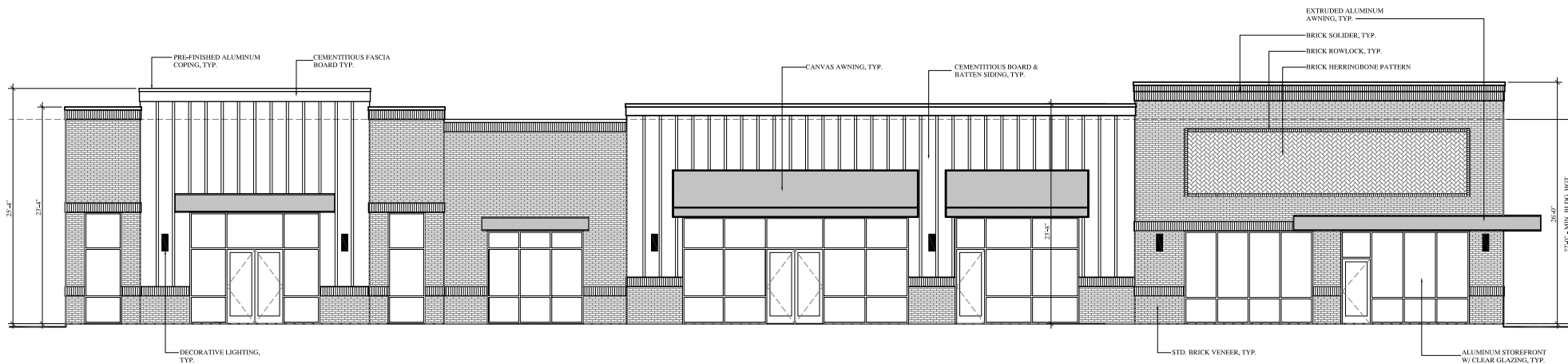


Drone Video



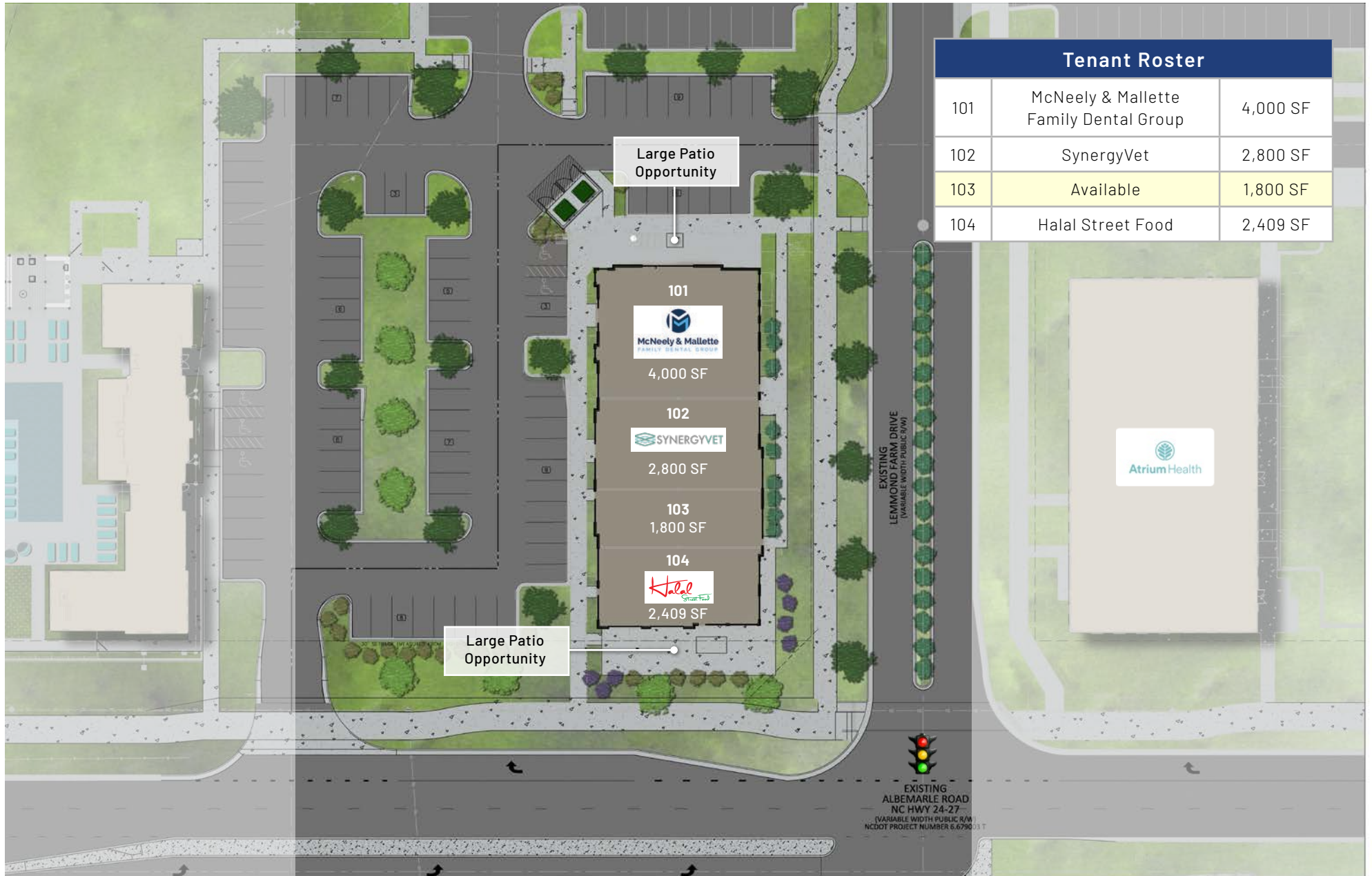
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NORTHEAST ELEVATION - PUBLIC STREET "A" (LEMMOND FARM DRIVE)
3/16" = 1'-0"

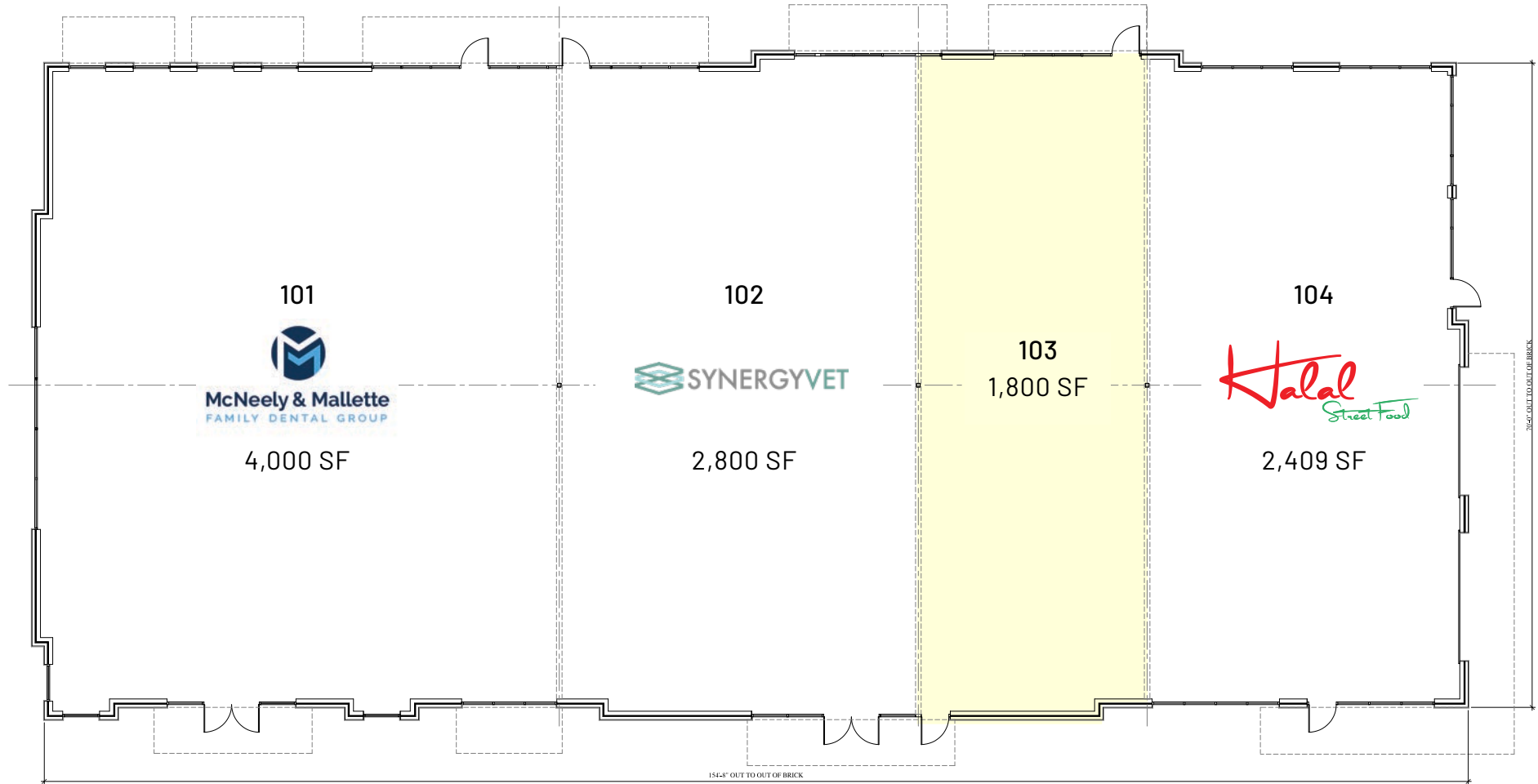


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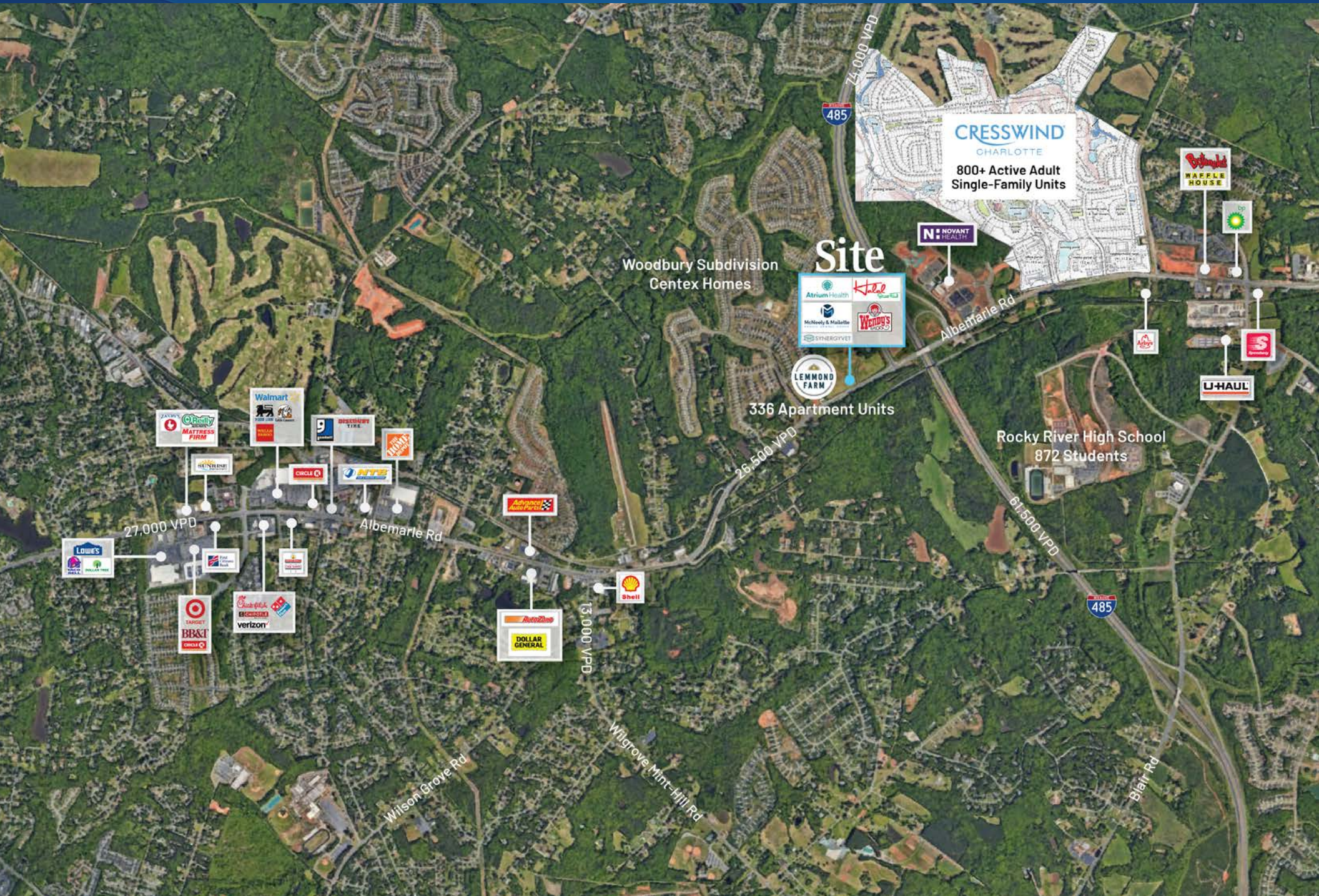
SOUTHWEST ELEVATION (PARKING LOT)
3/16" = 1'-0"



Floor Plan



Market Overview



Northeast View of Site



Entry & Exit Ramps

485

Albemarle Rd

Wendy's

Atrium Health

LEMMOND FARM

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.