



Clear Creek Farm

Albemarle Rd. and Cresswind Blvd. | Charlotte, NC 28227

CRESSWIND

842 Total Single Family Homes
516 Houses Occupied
97 Houses Under Construction
229 Lots Under Development

Future Jolly Brook Drive

Novant Pkwy

Cresswind Blvd

Rocky River Church Rd

Clear Creek Crossing



New Publix
Coming Soon



Mint Hill Medical Park
NOVANT
HEALTH
208,480 SF Campus
46 Beds

Available for Ground Lease or Build to Suit
+/- 1 - 3 AC Opportunities Suitable for Restaurant, Retail, Service or Medical

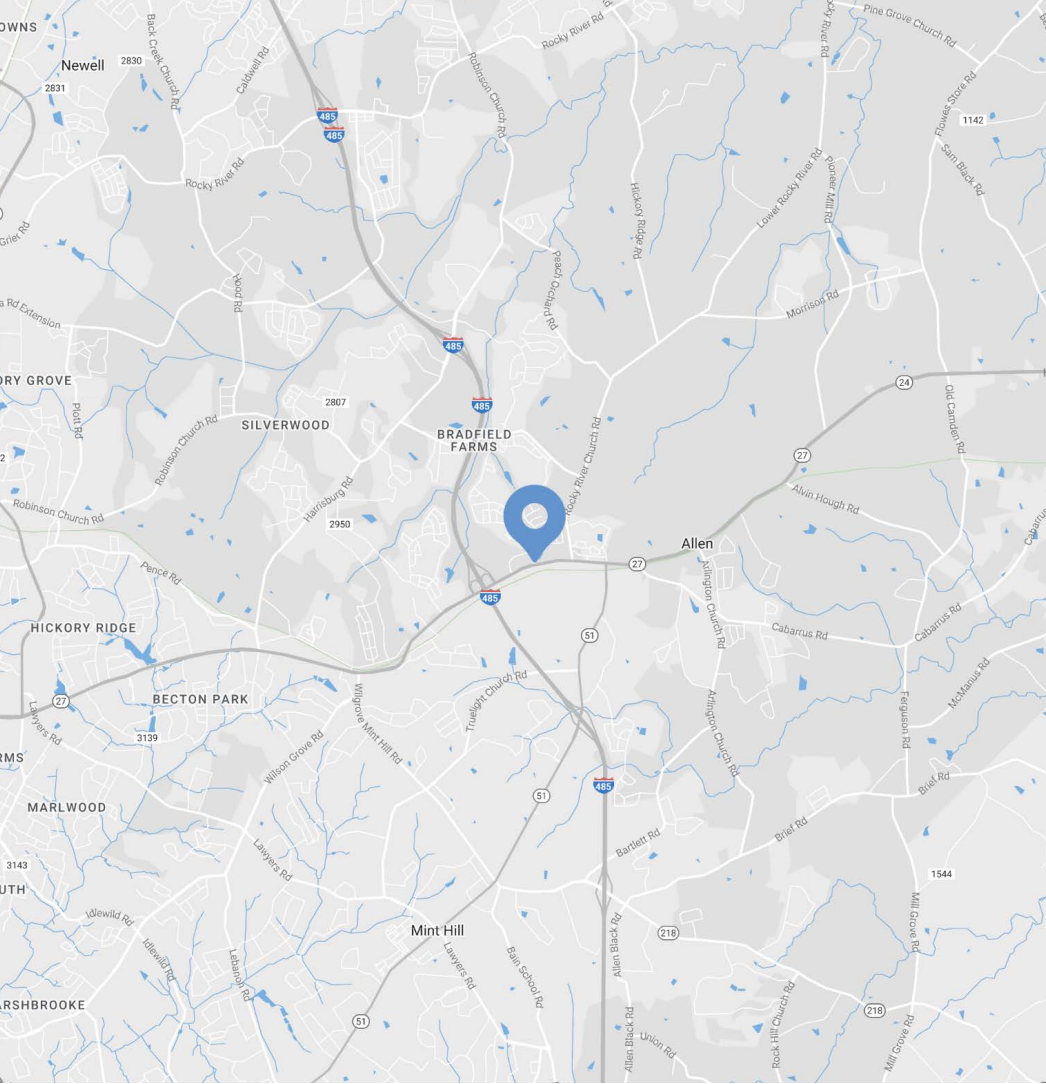
Clear Creek Farm

Available for Ground Lease or Build to Suit

Ground lease and build-to-suit opportunities on Albemarle Road adjacent to the under constructed Publix Grocery-anchored shopping center, Clear Creek Crossing. Right off I-485, the center has excellent access, high visibility and boasts a signalized corner, enhancing its prominence at the intersection of Albemarle Rd. and Cresswind Blvd. The site is surrounded by planned and under construction new development, including 850 single family homes at Cresswind Charlotte, a 70 AC Industrial Park, and 177 AC planned Business Park. This is a great opportunity for restaurants, retail, medical, and service uses in an excellent location.

Property Details

Address	Albemarle Road & Cresswind Boulevard Charlotte, NC 28227
Availability	+/- 1 -3 AC Available for Ground Lease or BTS Single Tenant and Future Multi-Tenant Opportunities
Use	Restaurant, Retail, Service or Medical
Parking	Abundant parking
Access	Signalized intersections at Albemarle Rd. & Cresswind Blvd. and Albemarle Rd. & Rocky River Church Rd.
Delivery	Q4 2025
Traffic Counts	Albemarle Road 23,000 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	5,599	39,860	102,917
Avg. Household Income	\$96,215	\$102,594	\$108,001
Median Household Income	\$72,062	\$77,578	\$80,361
Households	2,135	14,007	36,563
Daytime Employees	1,158	4,623	15,670



Drone Video

Site Overview

1	Fifth Third Bank - Leased	1,900 SF
2	Chipotle - Leased	2,450 SF
3	Restaurant	3,965 SF
4	Valvoline - Leased	1,960 SF
5	Dash-In - Leased	6,930 SF
6	Retail/Medical	8,125 SF
7	Restaurant/Retail	2,700 SF
8	Medical/Childcare	10,000 - 15,000 SF

CRESSWIND

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Clear Creek Crossing



New Publix
Coming Soon



300 Apartments



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NOVANT HEALTH
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46 Beds

Open Space
NAP



CHASE

NAP

OUTPARCEL 2



Planned
TOMMY'S EXPRESS

Future Rocky River Church Rd
Connector

Mint Hill Multi-Modal
Industrial Park
70 AC

Planned Business Park
177 AC

INTERSTATE
485
On Ramp
0.5 Mile

Cresswind Blvd

Albemarle Rd

6,900 VPD

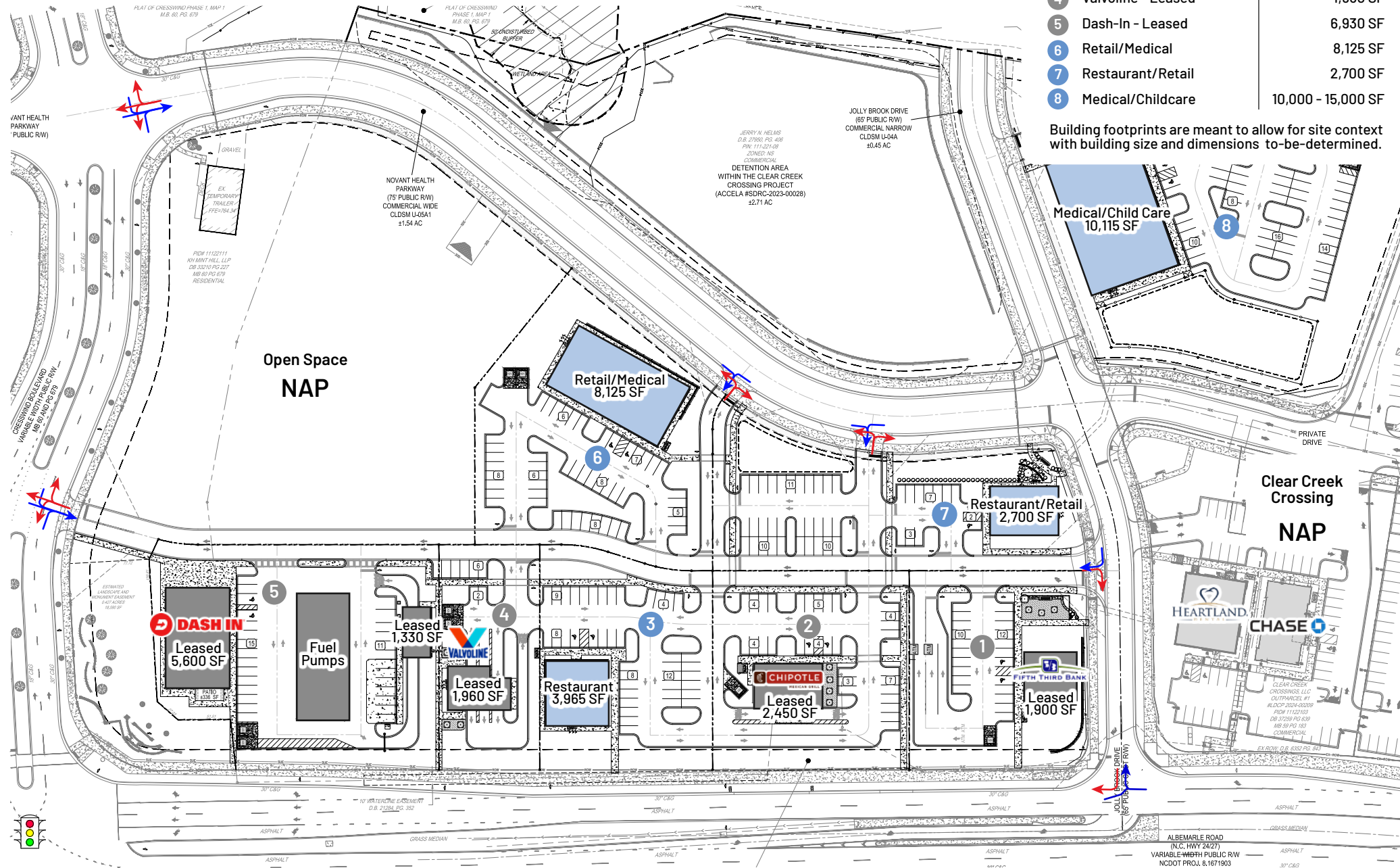
23,000 VPD

Rocky River Church Rd

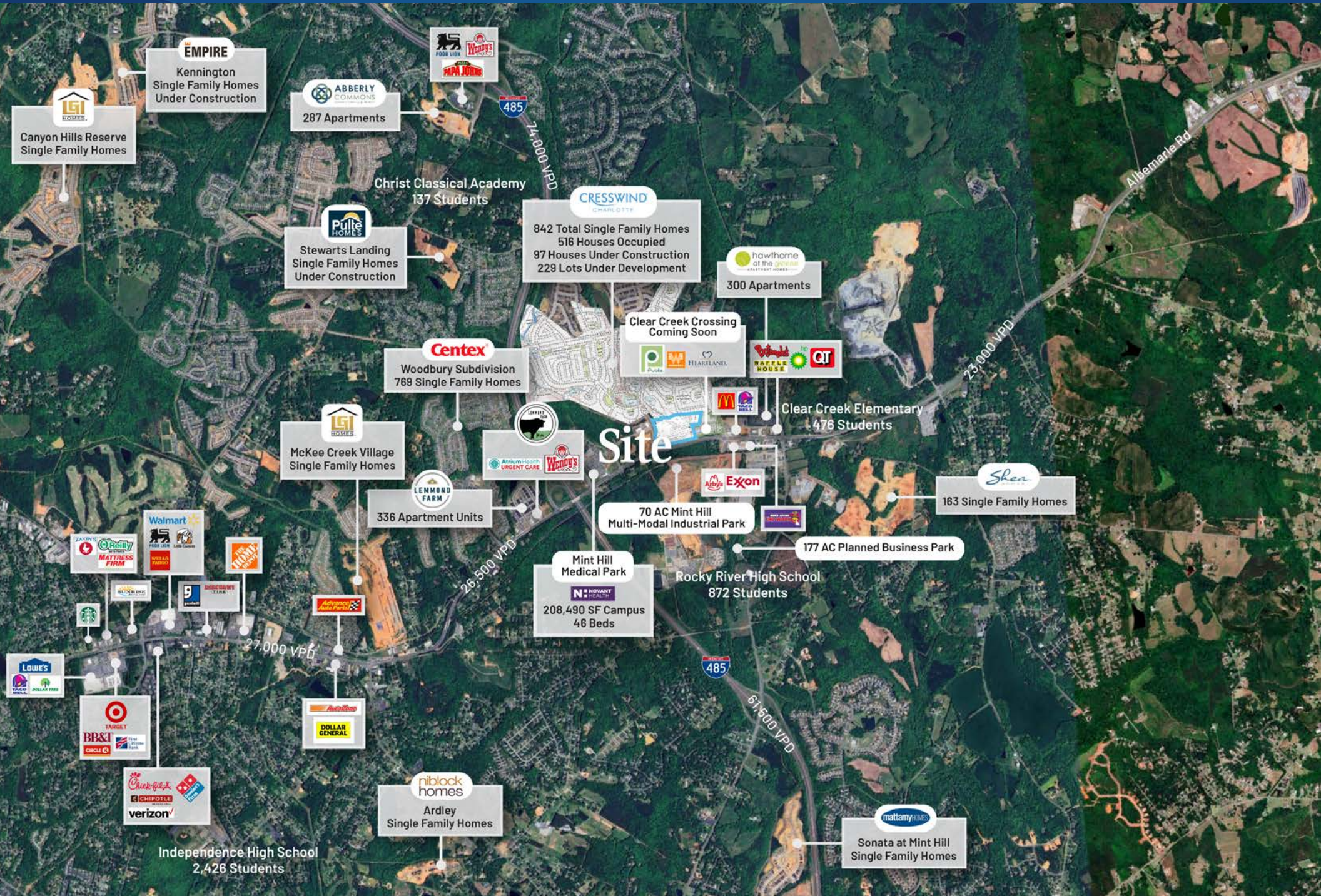
Site Plan

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Building footprints are meant to allow for site context with building size and dimensions to-be-determined.



Market Overview





Contact for Details

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Developed By:

STANCHION

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