



# 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

Clear Creek Crossing



New Publix  
Coming Soon

Maple Springs  
**Dental**

Mint Hill  
**Pediatric  
Dentistry**

Novant Pkwy

Future Jolly Brook Drive

7

6

1

2

3

4

5

23,000 VPD

Albemarle Rd

Mint Hill Medical Park



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

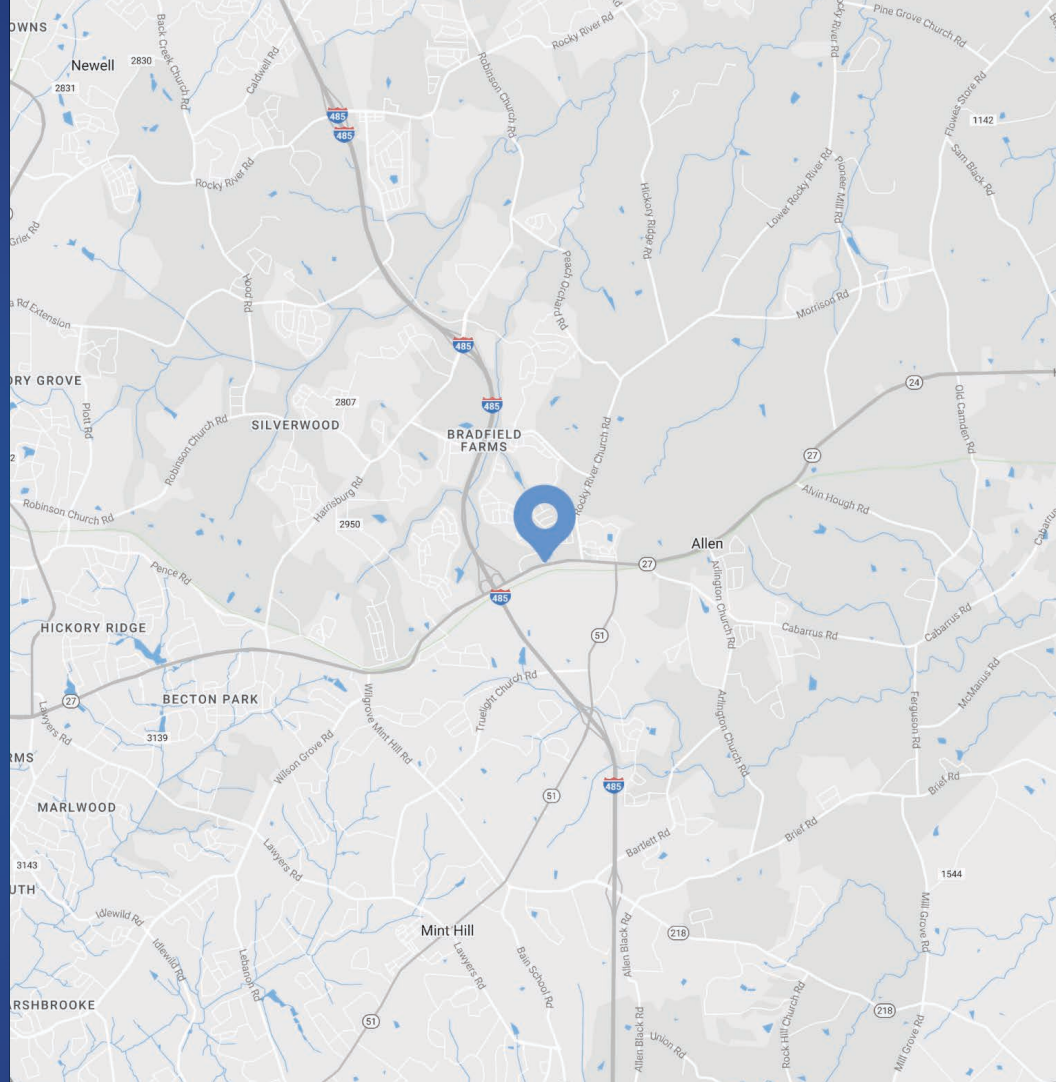
# Clear Creek Farm

## Available for Ground Lease or Build to Suit

Ground lease and build-to-suit opportunities on Albemarle Road adjacent to the newly 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

<b>Address</b>	Albemarle Road & Cresswind Boulevard Charlotte, NC 28227
<b>Availability</b>	+/- 1-3 AC Available for Ground Lease or BTS Single Tenant and Future Multi-Tenant Opportunities
<b>Use</b>	Restaurant, Retail, Service or Medical
<b>Parking</b>	Abundant parking
<b>Access</b>	Signalized intersections at Albemarle Rd. & Cresswind Blvd. and Albemarle Rd. & Rocky River Church Rd.
<b>Delivery</b>	Late Q2 2025
<b>Traffic Counts</b>	Albemarle Road   23,000 VPD
<b>Lease Rate</b>	Call for Leasing Details
<b>Additional Information</b>	Limited Drive-Thru Opportunities Available



### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	4,996	36,784	97,520
<b>Avg. Household Income</b>	\$102,611	\$98,714	\$100,853
<b>Median Household Income</b>	\$73,179	\$74,876	\$75,536
<b>Households</b>	1,935	12,854	34,646
<b>Daytime Employees</b>	702	4,000	14,740



 [Drone Video](#)

# Site Overview

## Example Uses

1	QSR or Bank	3,220 SF
2	Restaurant w/ Drive Thru	5,900 SF
3	QSR or Bank	6,500 SF
4	Auto, Restaurant, Bank	6,500 SF
5	Gas Station/C-Store	5,200 SF
6	Medical	8,125 SF
7	Daycare or Medical	10,115 SF

## CRESSWIND

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

### Clear Creek Crossing

 **New Publix  
Coming Soon**

 **300 Apartments**

Mint Hill Medical Park  
**NOVANT HEALTH**  
 208,490 SF Campus  
 46 Beds

Cresswind Blvd

Albemarle Rd

Rocky River Church Rd

23,000 VPD

6,900 VPD

Future Rocky River Church Rd Connector

Mint Hill Multi-Modal Industrial Park  
 70 AC

Planned Business Park  
 177 AC

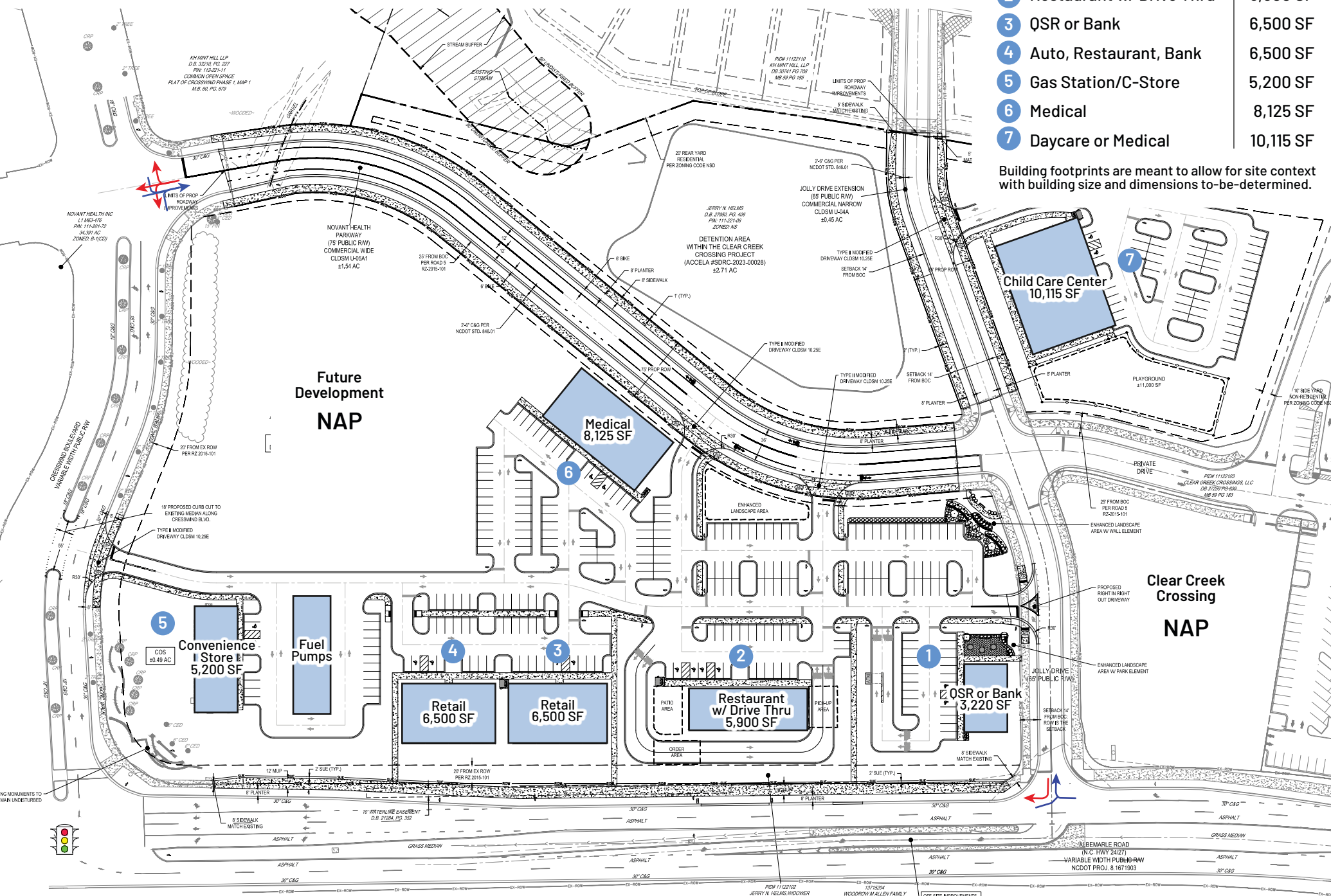




Example Uses

- 1 QSR or Bank 3,220 SF
- 2 Restaurant w/ Drive Thru 5,900 SF
- 3 QSR or Bank 6,500 SF
- 4 Auto, Restaurant, Bank 6,500 SF
- 5 Gas Station/C-Store 5,200 SF
- 6 Medical 8,125 SF
- 7 Daycare or Medical 10,115 SF

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



Future Development NAP

Clear Creek Crossing NAP

Child Care Center  
10,115 SF

Medical  
8,125 SF

Restaurant w/ Drive Thru  
5,900 SF

Retail  
6,500 SF

Retail  
6,500 SF

Convenience Store  
5,200 SF

QSR or Bank  
3,220 SF

Fuel Pumps



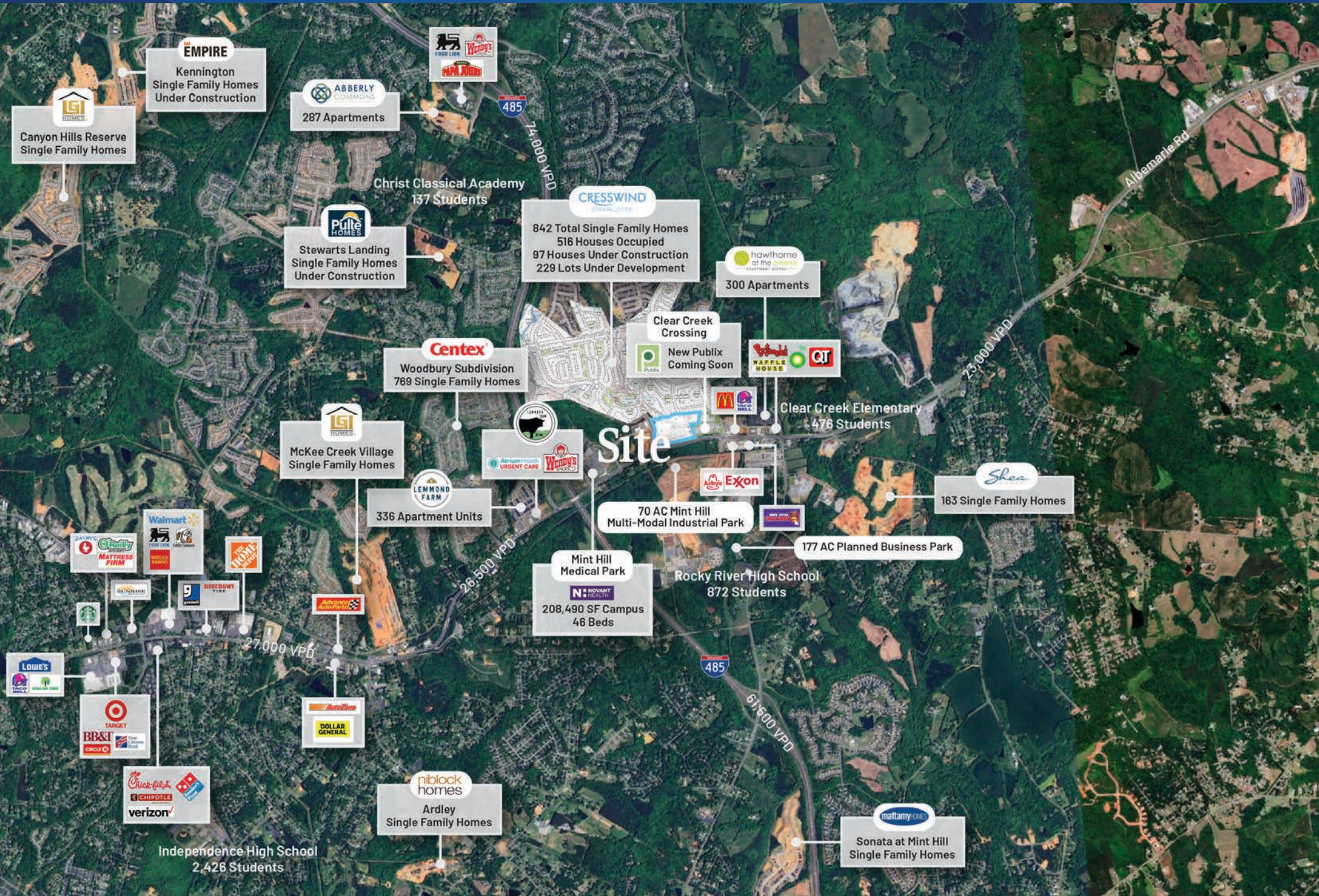
JERRY N. HELMS, WOODROW M. ALLEN FAMILY

WOODROW M. ALLEN FAMILY

WOODROW M. ALLEN FAMILY

ALBEMARLE ROAD (I.C. HWY 2427) VARIABLE WIDTH PUBLIC ROW NCDOT PROJ. S.167.1903

# Market Overview



# CRESSWIND

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



300 Apartment Units

Clear Creek Crossing



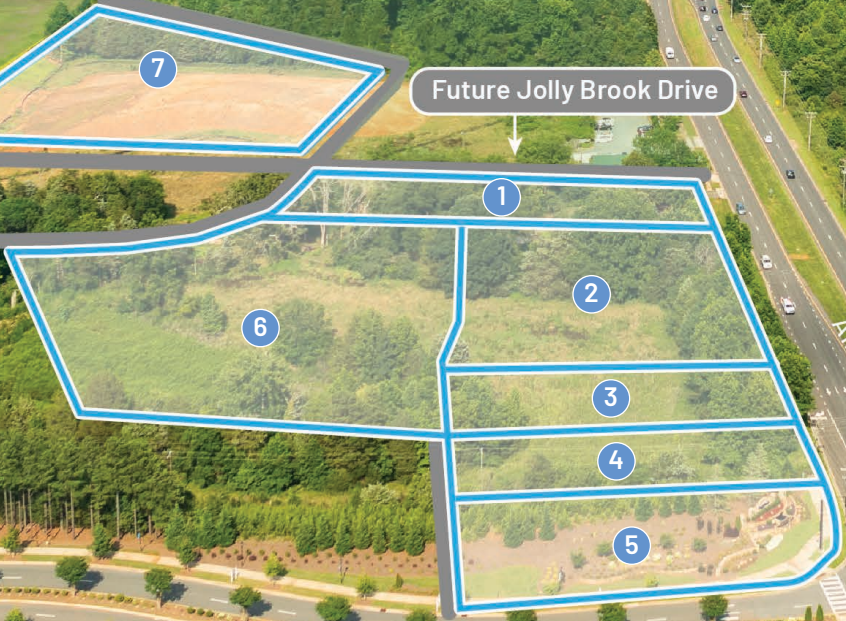
New Publix  
Coming Soon



Future Jolly Brook Drive

Novant Pkwy

Albemarle Rd



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.