



# 4949 Albemarle Road

Charlotte, NC 28205



**Available for Lease**

+/- 5,049 SF Office Space



## Property Overview

# 4949 Albemarle Road

## Available for Lease

4949 Albemarle Rd is a two-story, 21,156 SF multi-tenant office building situated on a 1.36-acre lot in East Charlotte. Located near the busy intersection of Albemarle Rd and E. Independence Blvd, it offers excellent visibility and accessibility. Zoned CG, the property benefits from high traffic counts, with approximately 41,500 vehicles per day on Albemarle Rd, making it a prime opportunity for businesses seeking a strategic location.

## Property Details

**Address** 4949 Albemarle Rd | Charlotte, NC, 28205

**Availability** +/- 5,049 SF Available for Lease

**Acreage** +/- 1.36 AC

**Use** Office

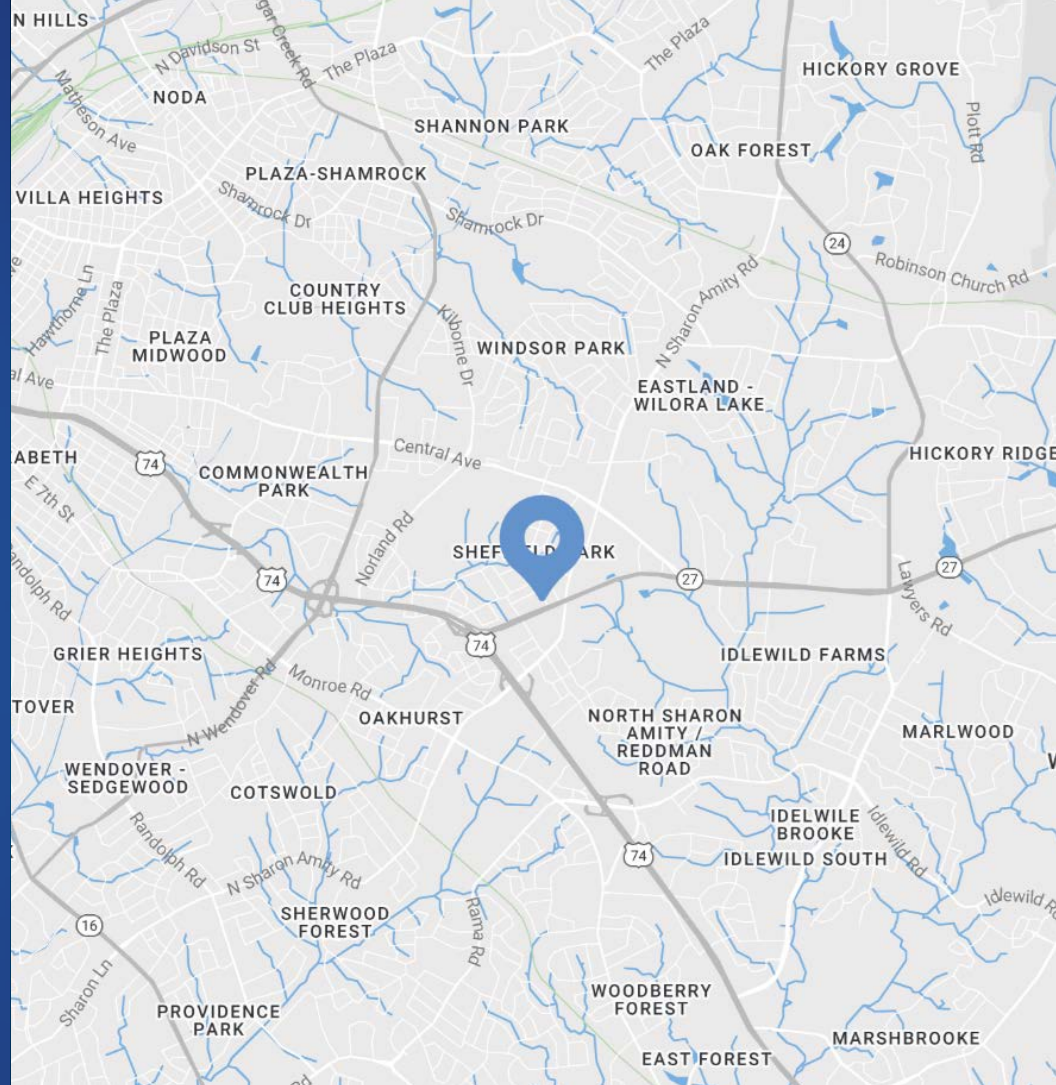
**Parcel** 13113117

**Zoning** General Commercial

**Traffic Counts** Albemarle Rd | 41,500 VPD

**TICAM** TBD

**Lease Rate** \$20/SF NNN



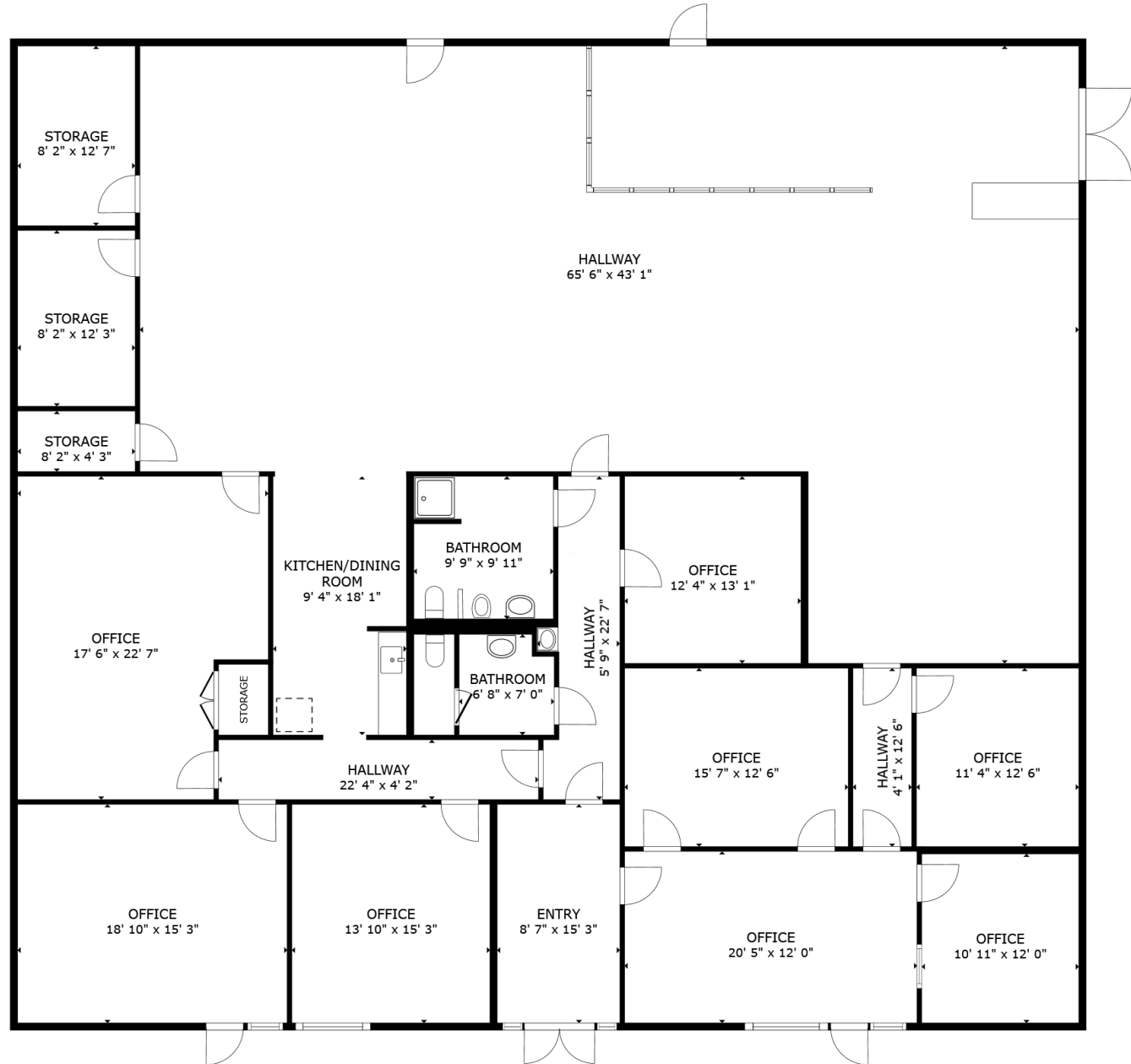
## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	13,781	116,002	277,135
<b>Avg. Household Income</b>	\$74,713	\$96,237	\$73,137
<b>Median Household Income</b>	\$56,998	\$61,336	\$73,137
<b>Households</b>	5,536	47,693	117,977
<b>Daytime Employees</b>	4,439	35,462	161,801

Available

+/- 5,049 SF

 Virtual Tour

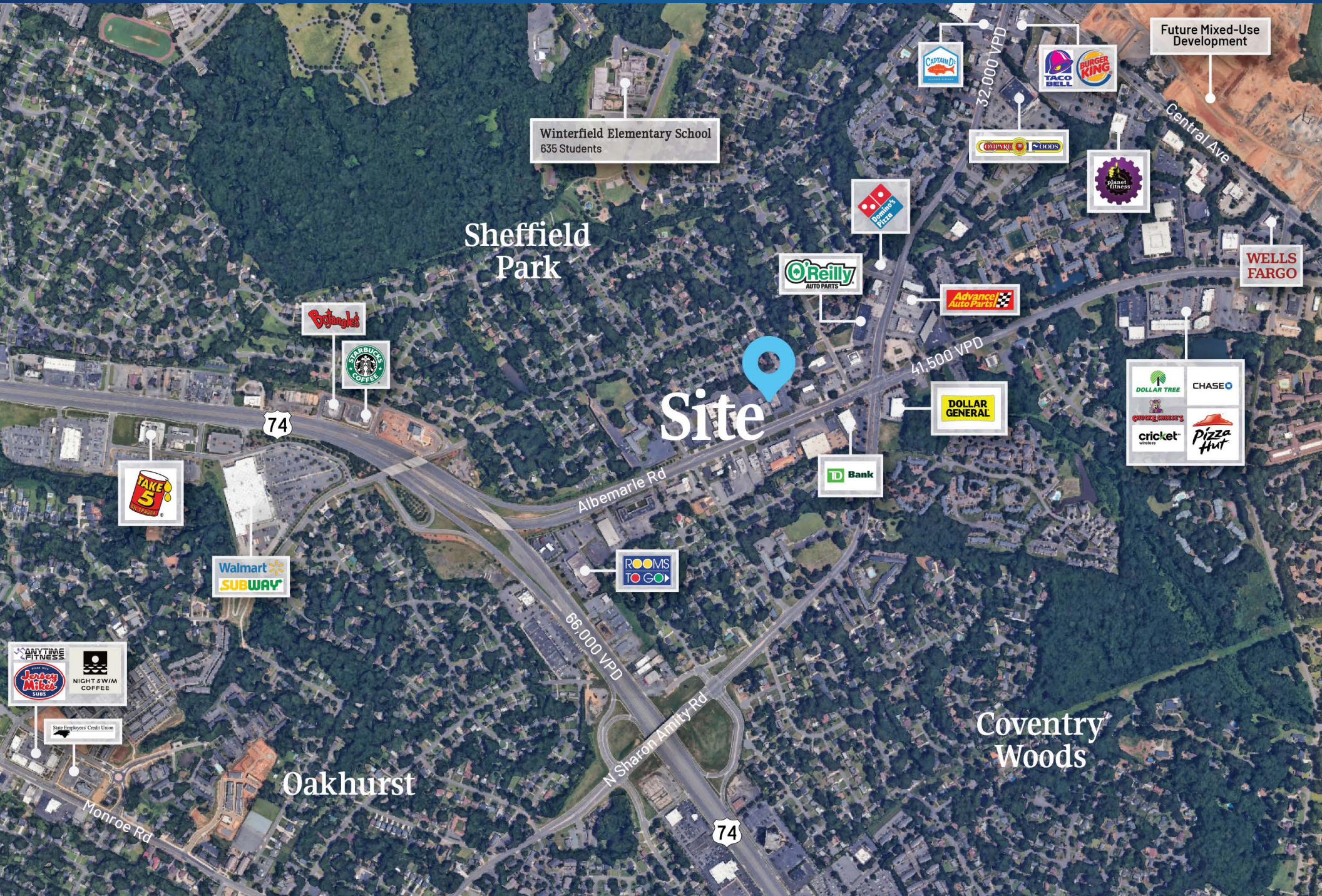




Interior Photos











Contact for Details

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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.