



Lemmond Farm I

12005 Lemmond Farm Drive | Charlotte, North Carolina



Fully Leased
+/- 11,009 SF Retail Building

Property Overview

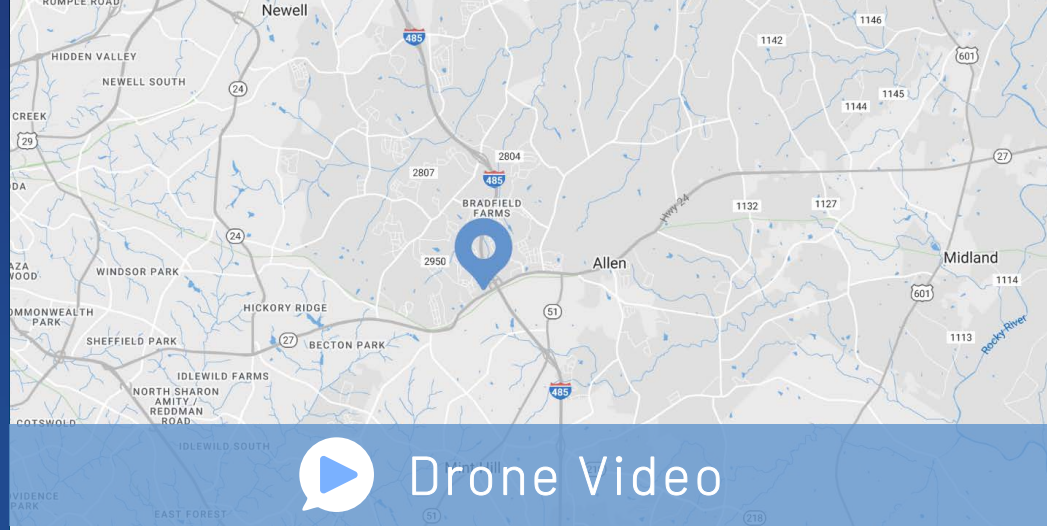
Lemmond Farm I

Fully Leased

+/- 11,009 SF retail building off Albemarle Rd. at Lemmond Farm. 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

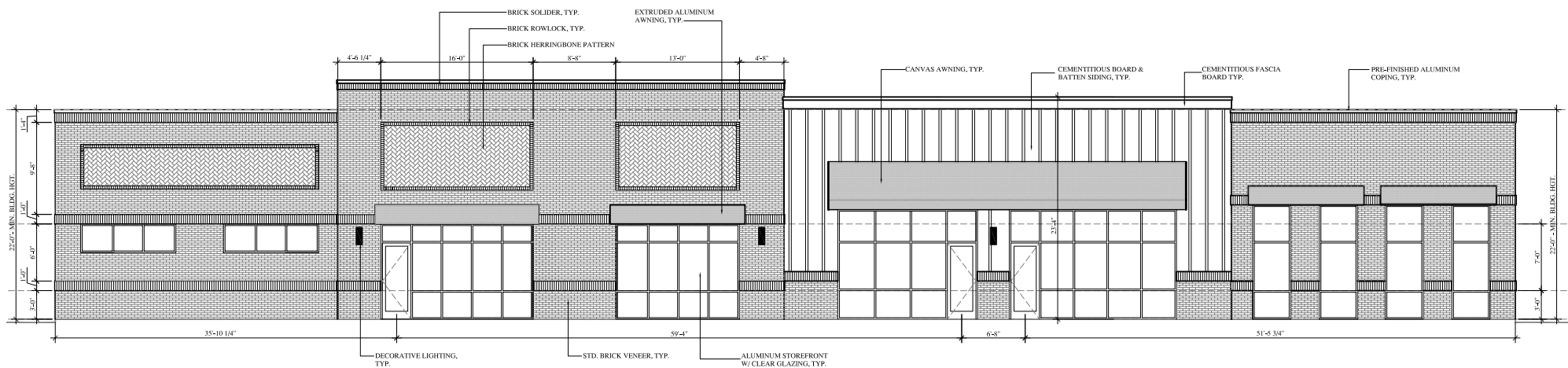
Address	12005 Lemmond Farm Drive Charlotte, NC 28227
Availability	Fully Leased
GLA	+/- 11,009 SF Retail Building
Use	Retail
Parking	Abundant parking
Access	Adjacent to Exit 41 at I-485 allowing for ease of access
Traffic Counts	Albemarle Road 26,500 VPD
Additional Details	Signalized intersection at Lemmond Farm Dr. and Albemarle Rd
Lease Rate	Call for Leasing Details



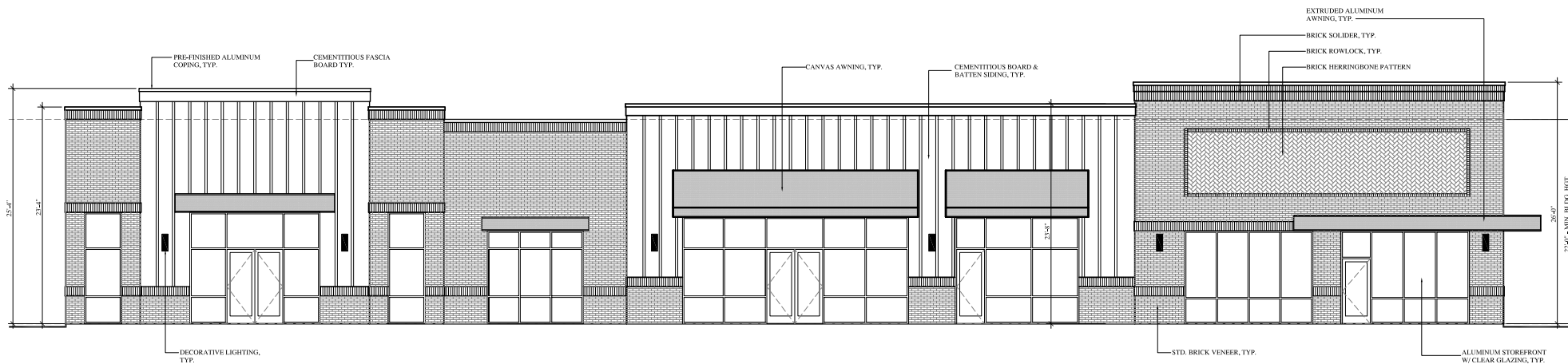
Demographics

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

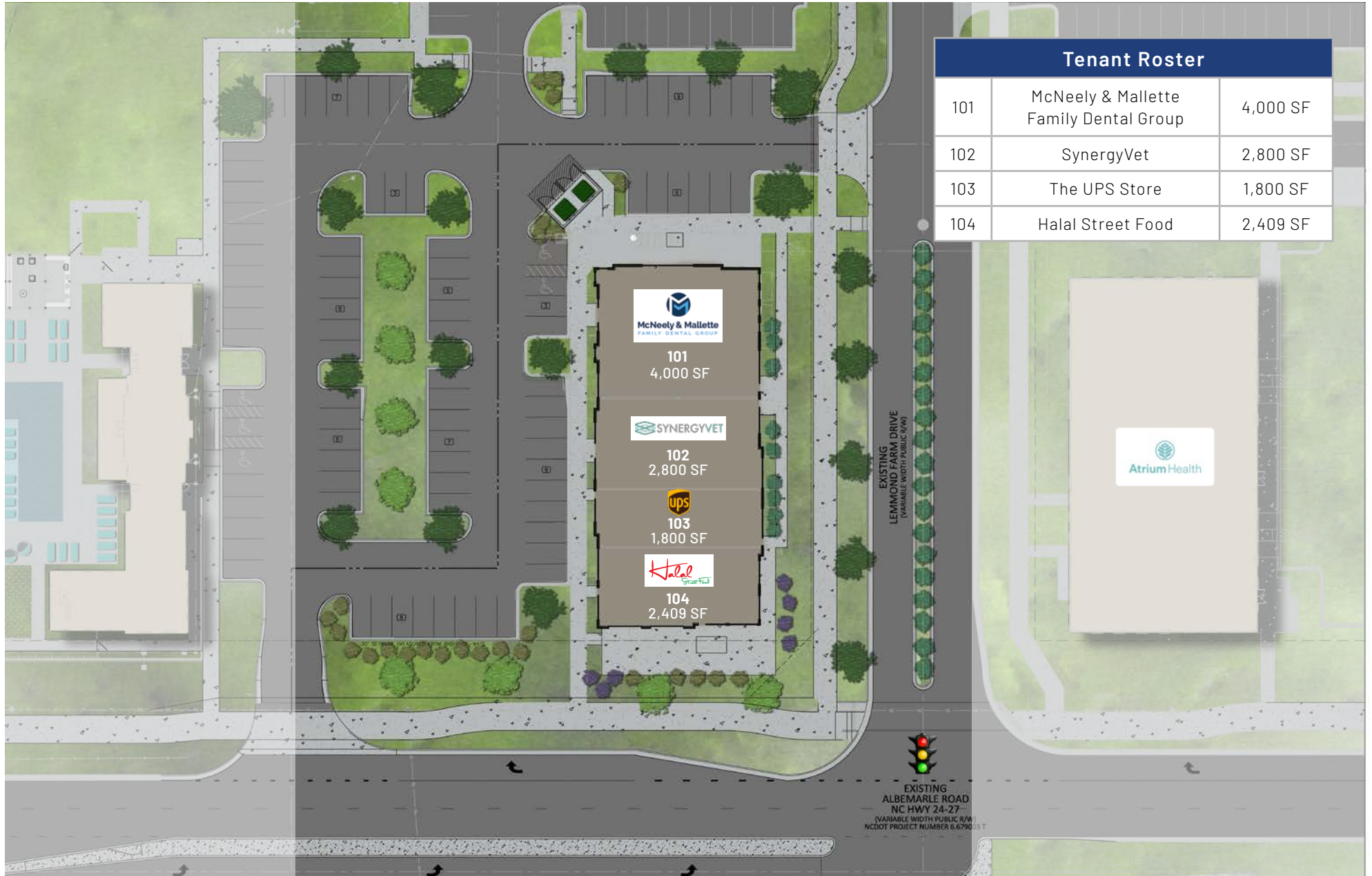




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A-2.1 **NORTHEAST ELEVATION - PUBLIC STREET "A" (LEMMOND FARM DRIVE)**
3/16" = 1'-0"



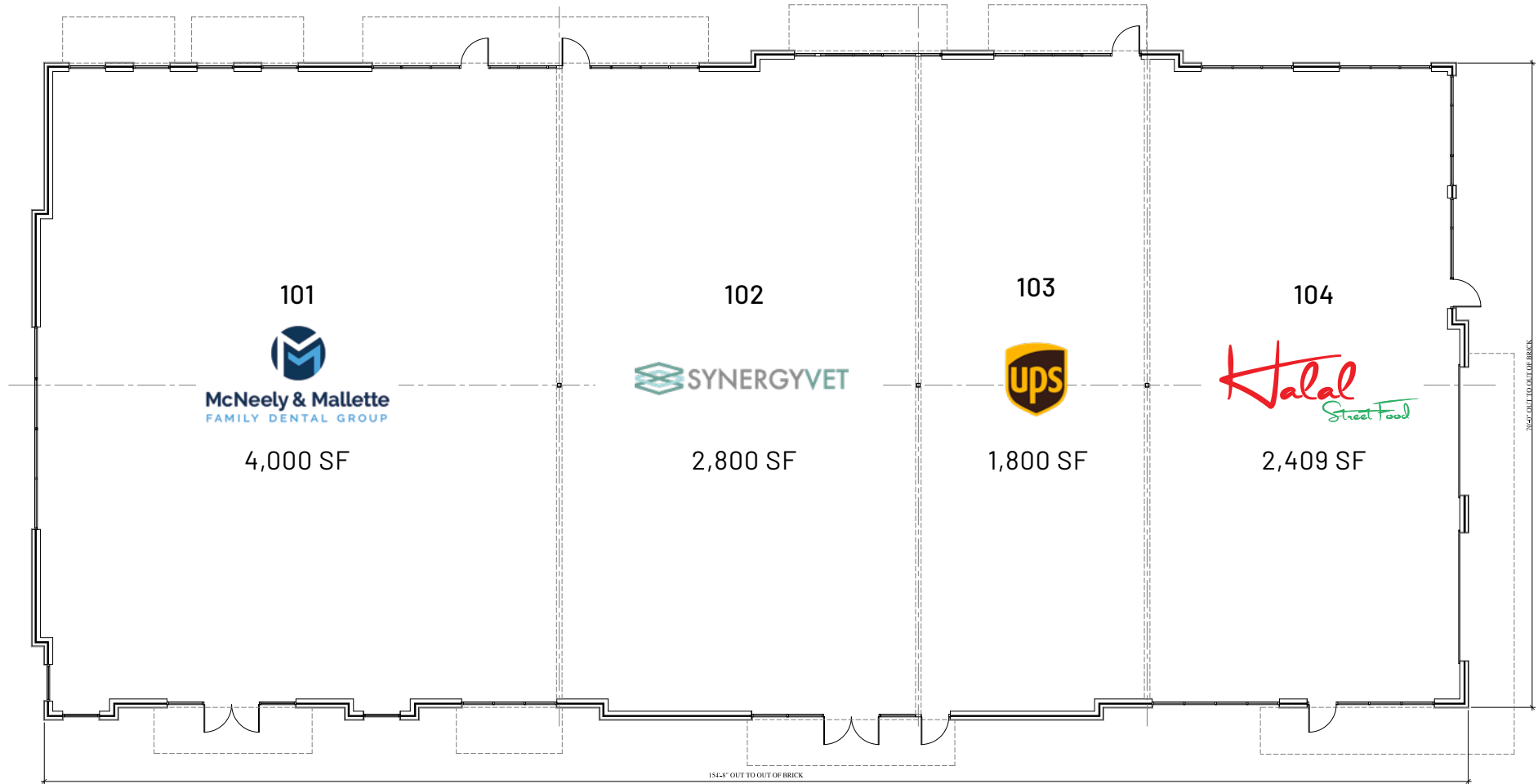
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A-2 **SOUTHWEST ELEVATION (PARKING LOT)**
3/16" = 1'-0"



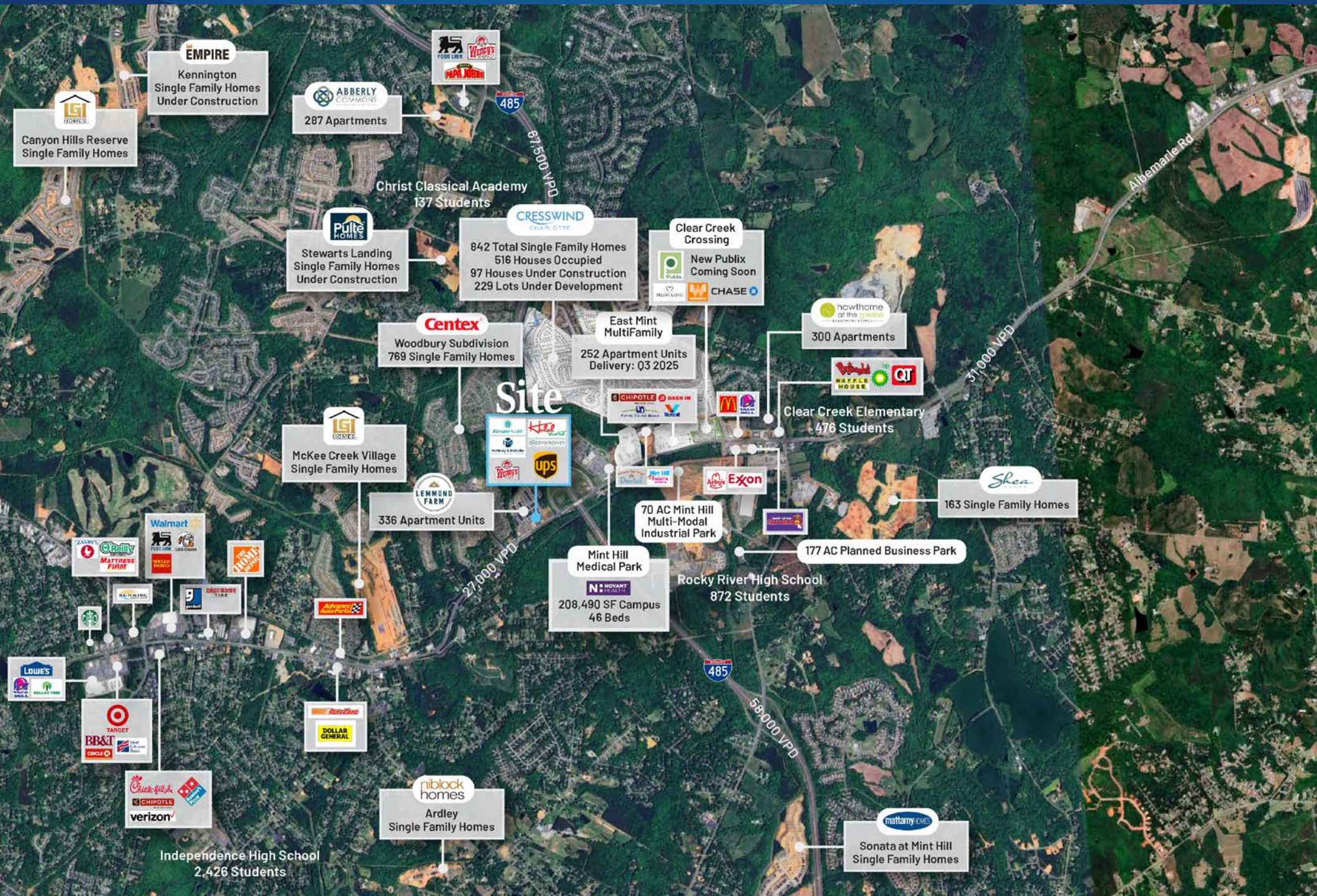
Tenant Roster		
101	McNeely & Mallette Family Dental Group	4,000 SF
102	SynergyVet	2,800 SF
103	The UPS Store	1,800 SF
104	Halal Street Food	2,409 SF

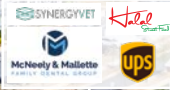


Floor Plan



Market Overview





Entry & Exit Ramps



26,500 VPD

Shared Abundant Parking

Albemarle Rd

Lemmond Farm Rd

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.