



Outparcel 3 at Clear Creek Farm

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

Join These Tenants at Clear Creek Farm



+/- 2,102 - 5,079 SF Available
Two-Tenant Shop Space
fronting Albemarle Rd (Hwy 24/27)

Clear Creek Farm

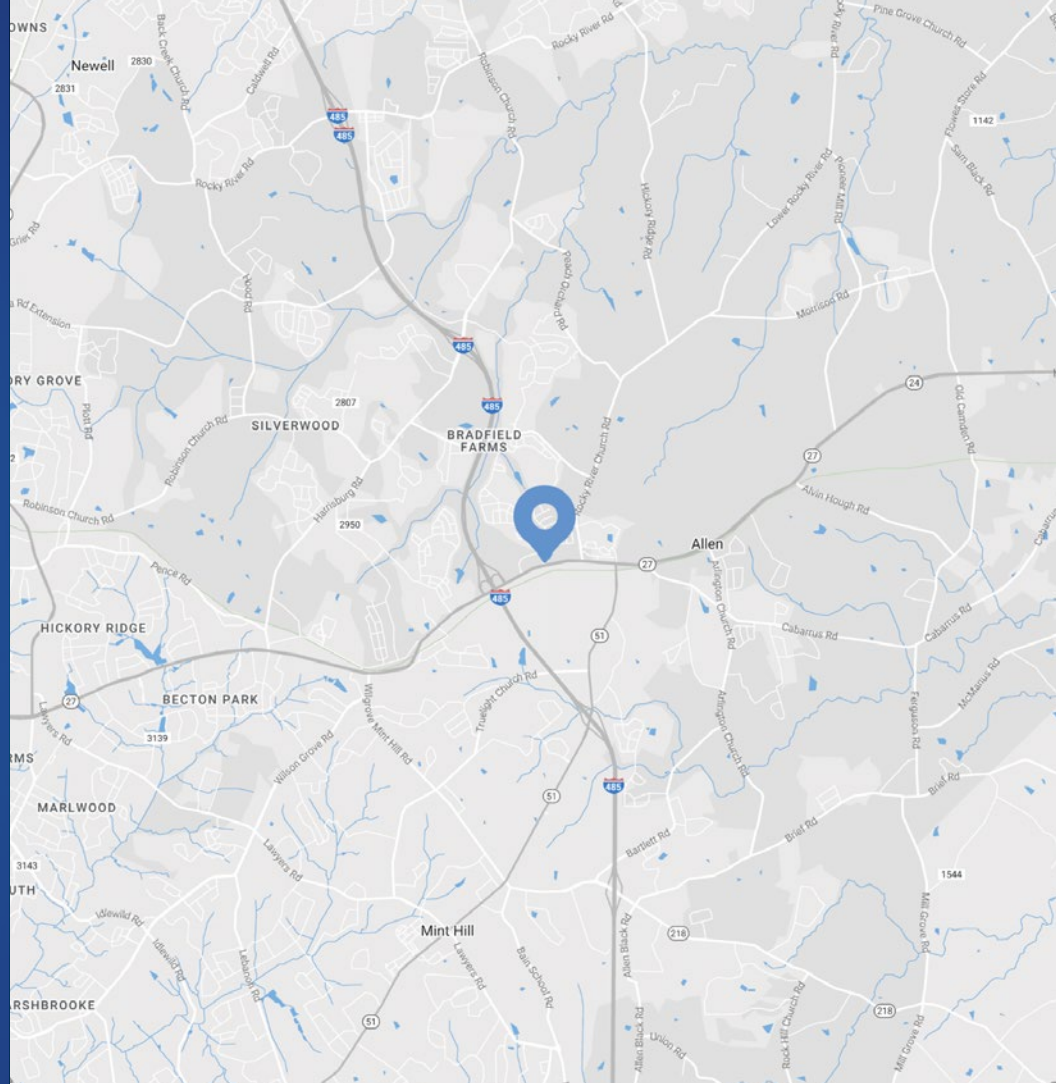
Two-Tenant Shop Space

Last available space fronting Albemarle Road (Hwy 24/27) at Clear Creek Farm with ample parking for retail, restaurant, and service uses. The project has developed to include national tenants such as Chipotle, Valvoline, Fifth Third Bank, and Dash-In. The site is immediately adjacent to a new Publix, What-A Burger, Chase Bank, and Heartland Dental at Clear Creek Crossing. Located just off I-485, the site offers superior visibility and access through multiple connection points, including signalized access to Albemarle Road at Cresswind Boulevard.

The property is surrounded by dense residential and healthcare demand drivers, including the 850+ home Cresswind single-family community, several new apartment developments, and Novant Mint Hill Hospital, which serves the surrounding area.

Property Details

Address	Albemarle Road & Cresswind Boulevard Charlotte, NC 28227
Availability	+/- 2,102 - 5,079 SF
Appropriate Uses	Retail, Restaurant, and Services
Parking	77 Total Shared Spaces (31 immediate stalls + 46 shared)
Access	Signalized intersections at Albemarle Rd. & Cresswind Blvd. and Albemarle Rd. & Rocky River Church Rd.
Delivery	Cold Dark Shell Delivery in Q3 2027
Traffic Counts	Albemarle Road 32,000 VPD
Additional Notes	+/- 1,250 SF Patio / Outdoor Dining Space Available
Lease Rate	Call for Leasing Details




Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	5,733	38,533	103,946
Avg. Household Income	\$126,280	\$116,707	\$120,576
Median Household Income	\$98,244	\$92,511	\$93,396
Households	2,300	13,813	37,698
Daytime Employees	1,058	4,391	15,345





Clear Creek Crossing
 **New Publix Now Open**

AVAILABILITY	Acreage	Square Footage	Parking
3 Two-Tenant Shop Space	0.81	2,102 - 5,079	31
6 Single or Multi-Tenant Retail/Medical	1.19	2,000 - 8,125	46
7 Restaurant/Retail	1.03	4,800	32
8 Medical/Childcare	2.14	10,000 - 12,000	93

**OP3 and OP6 have shared parking with up to 77 total spaces*

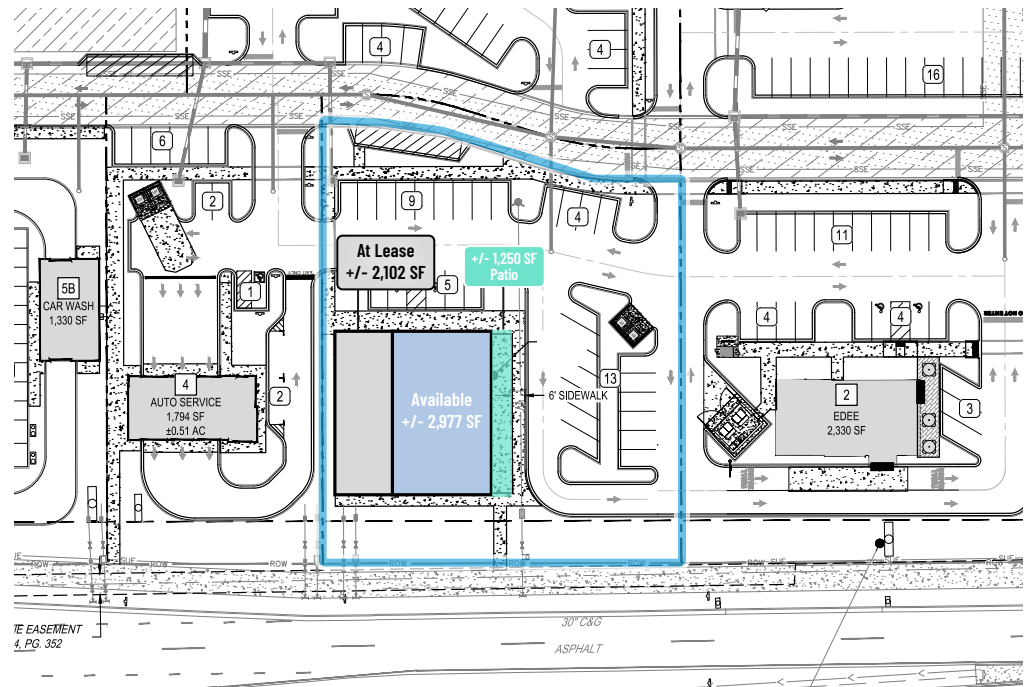
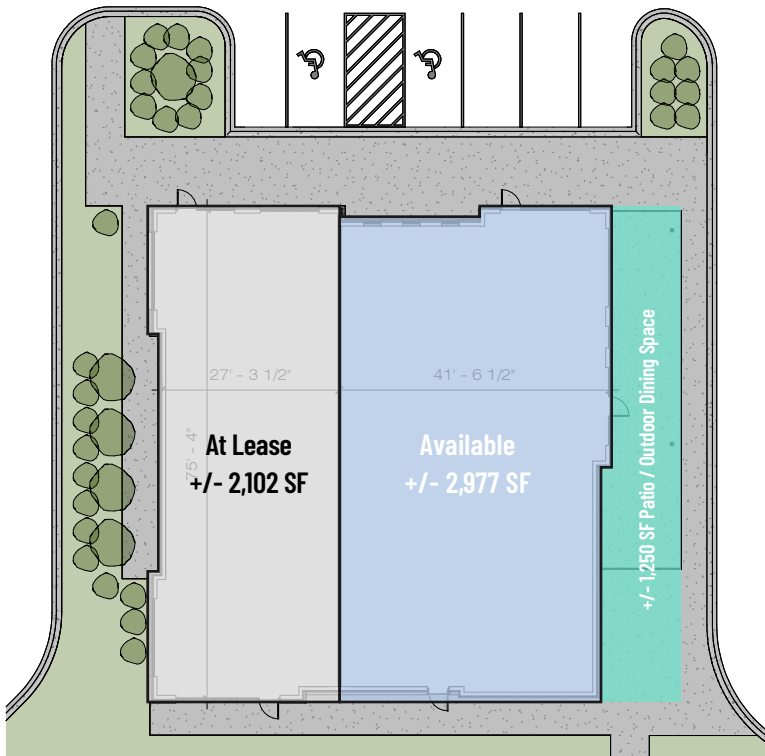
Two-Tenant Shop Space

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Parcel 3

Two-Tenant Shop Space

+/- 2,102 - 5,079 SF Available



Elevations



Front Elevation (Parking)
1/8" = 1'-0"



Rear Elevation (Albermarle Rd.)
1/8" = 1'-0"

*Plans are conceptual and for illustrative purposes only

Site Overview

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CRESSWIND

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



Clear Creek Crossing
 New Publix
 Now Open

hawthorne
 at the greene
 APARTMENT HOMES
 300 Apartments

Maple Springs
 Dental
 Mint Hill
 Pediatric
 Dentistry

East Mint MultiFamily
 Phase II

East Mint MultiFamily
 Phase I
 252 Apartment Units

Open Space
 NAP

NAP

Planned
 TOMMY'S
 EXPRESS

Available
 +/- 0.81 AC
 +/- 2,102 - 5,079 SF
 Two-Tenant Shop Space

Future Rocky River Church Rd
 Connector

Mint Hill Multi-Modal
 Industrial Park
 70 AC

Planned Business Park
 177 AC

485 On Ramp
 0.5 Mile

Cresswind Blvd

Novant Health Pkwy

Jolly Brook Drive

9,800 VPD

Rocky River Church Rd

32,000 VPD

Albemarle Rd

Arbys

Exxon

WALMART

McDonald's

TACO BELL

WALDORF

CHASE

HEARTLAND

OUTPARCEL 1

OUTPARCEL 2

5

4

3

2

1

5

6

7

8

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Clear Creek Crossing



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Two-Tenant
Shop Space

Albemarle Rd

32,000 VPD



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