



Outparcel 3 at Clear Creek Farm

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

Join These Tenants at Clear Creek Farm



+/- 2,977 SF Available
Two-Tenant Shop Space
fronting Albemarle Rd (Hwy 24/27)

Clear Creek Farm

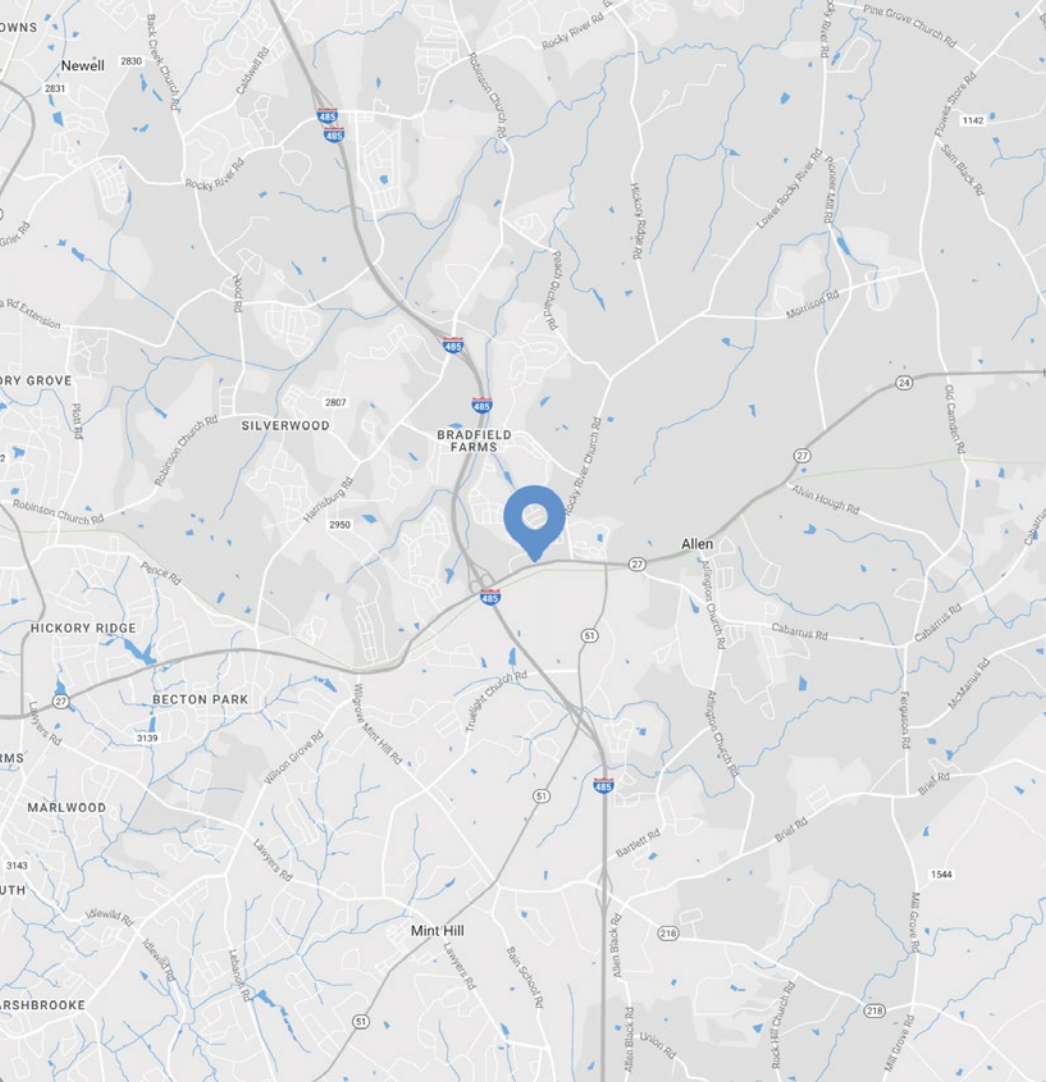
Two-Tenant Shop Space

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, FedEx, 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	+/- 2,977 SF Available for Lease
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



Drone Video



Site Overview



Two-Tenant Shop Space

+/- 2,977 SF Available

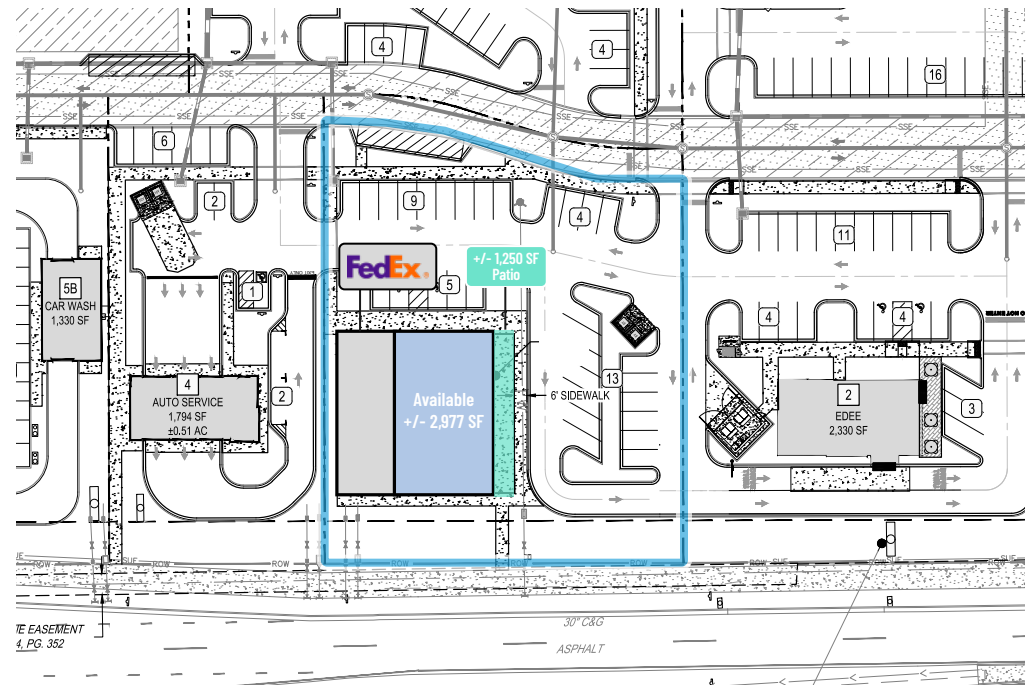
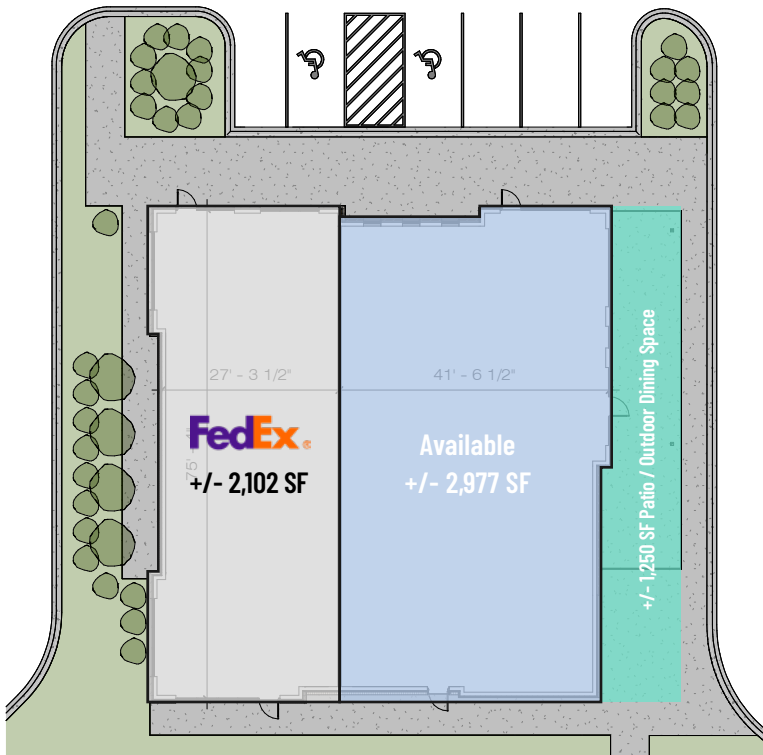
AVAILABILITY	Acreage	Square Footage	Parking
3 Two-Tenant Shop Space	0.81	2,977	31
6 Single or Multi-Tenant Retail/Medical	1.19	2,000 - 8,125	46
7 Restaurant/Retail	1.03	4,800	32
8 Medical/Childcare	2.14	10,000 - 12,000	93

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

Parcel 3

Two-Tenant Shop Space

+/- 2,977 SF Available



Elevations



**Plans are conceptual and for illustrative purposes only*

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CRESSWIND

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

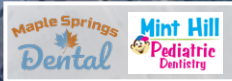
Clear Creek Crossing



New Publix
Now Open



300 Apartments



Open Space
NAP

East Mint MultiFamily
Phase II

East Mint MultiFamily
Phase I
252 Apartment Units

NAP



OUTPARCEL 2



Planned
TOMMY'S
EXPRESS

32,000 VPD

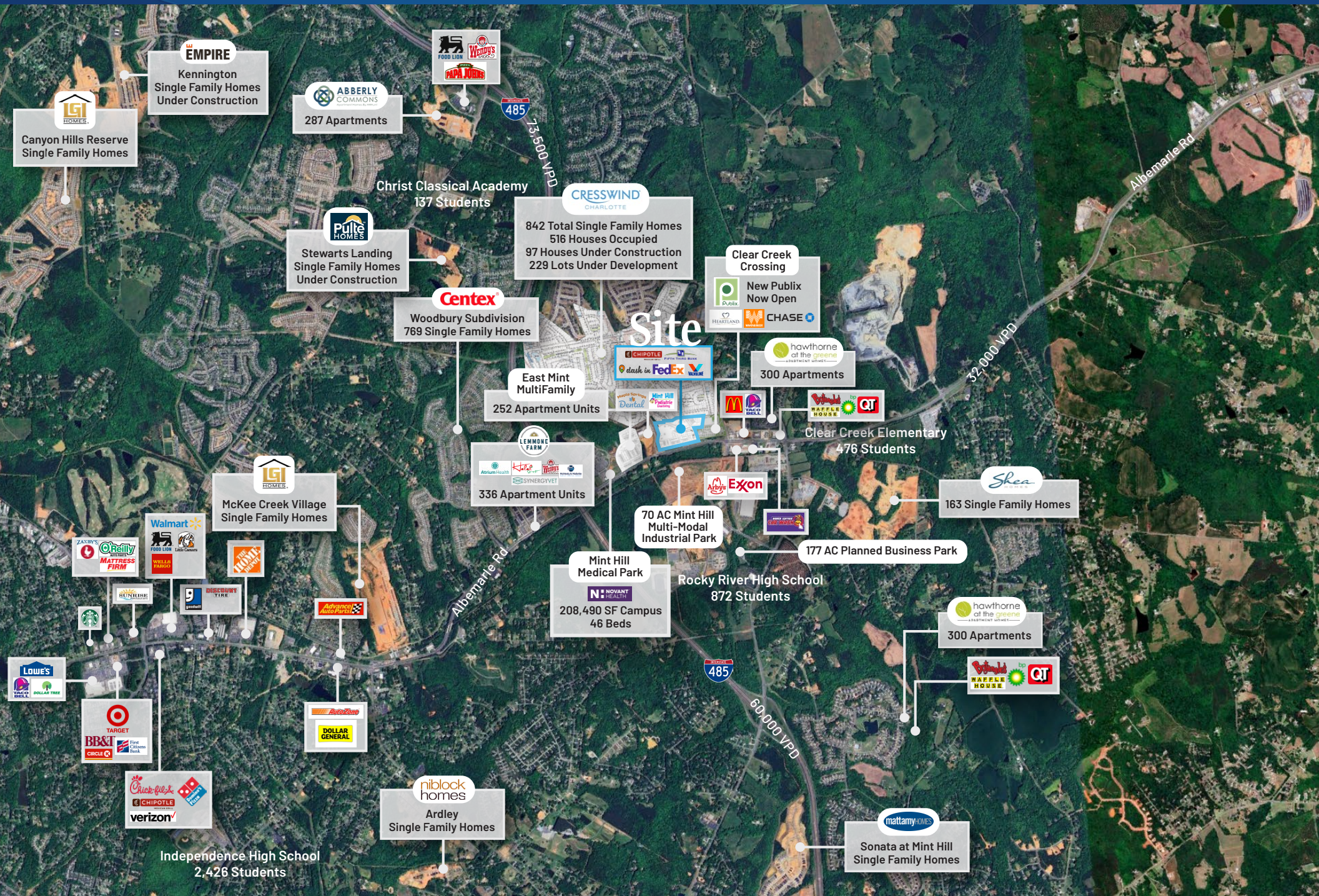
Available
+/- 2,977 SF
Two-Tenant Shop Space

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

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Rocky River Church Rd

9,800 VPD

Jolly Brook Drive

Novant Health Pkwy

Cresswind Blvd

Clear Creek Crossing



New Publix
Now Open



± 2,977 SF
Remaining



32,000 VPD

Albemarle Rd



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