



Clear Creek Farm

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

Join These Tenants at Clear Creek Farm



CRESSWIND

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

Rocky River Church Rd

9,800 VPD

Jolly Brook Drive

Novant Health Pkwy

Cresswind Blvd

Clear Creek Crossing



New Publix
Now Open



Available Single Tenant & Multi-Tenant Opportunities

+/- 1 - 2 Acre Opportunities
Ground Lease, Build-To-Suit, and Multi-Tenant



Clear Creek Farm

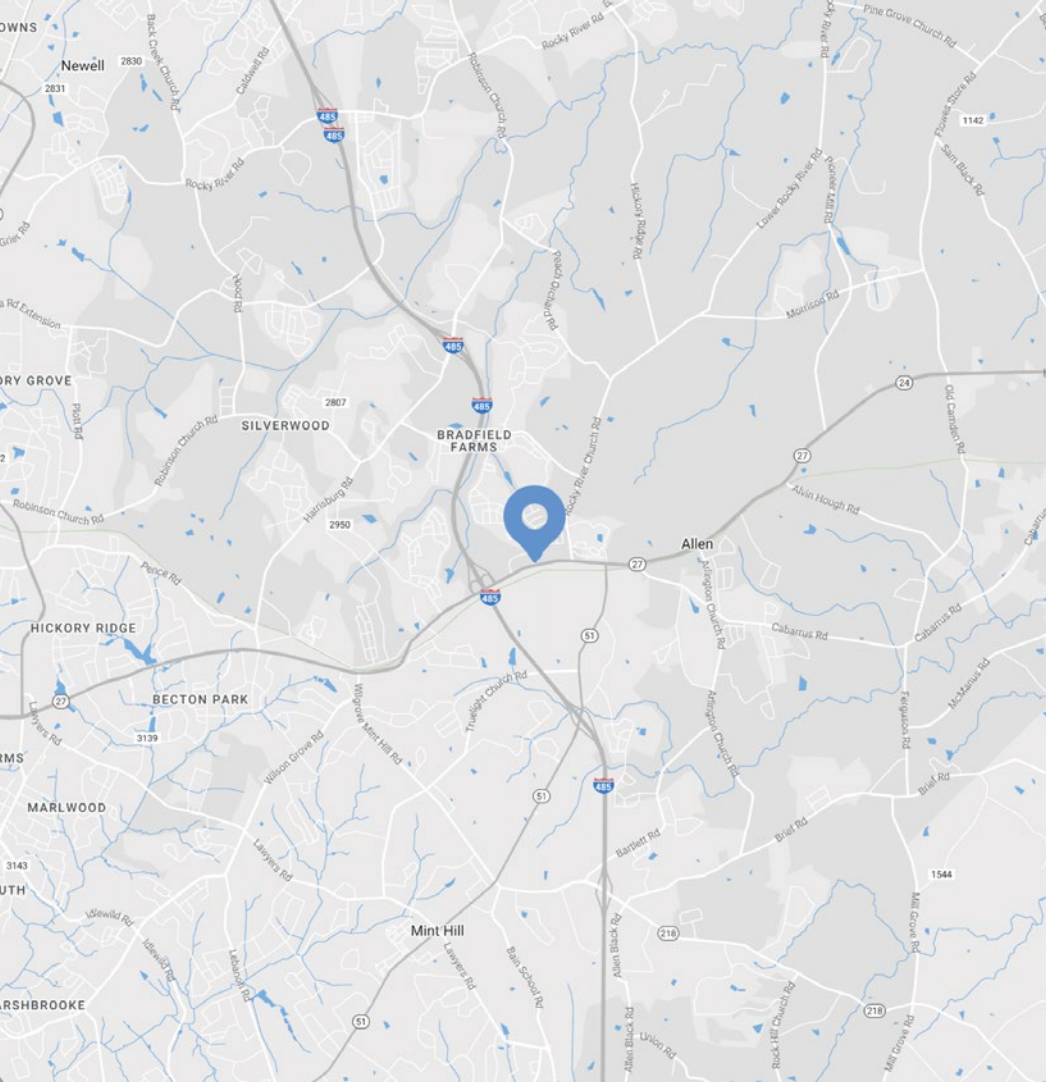
Available Single Tenant & Multi-Tenant

Single and multitenant spaces available for lease fronting Albemarle Rd (Hwy 24/27), and outparcels available for ground lease or build-to-suit. 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	+/- 1 - 2 Acre Pad Sites for Ground Lease or Build to Suit To be built Shop/Restaurant Single or Multi-Tenant space from +/- 2,000 - 8,125 SF
Use	Restaurant, Retail, Service or Medical
Parking	Abundant parking
Access	Signalized intersections at Albemarle Rd. & Cresswind Blvd. and Albemarle Rd. & Rocky River Church Rd.
Delivery	Pad sites are available now with all infrastructure in place BTS and multi-tenant timing determined by lease up
Traffic Counts	Albemarle Road 32,000 VPD
Lease Rate	Call for Leasing Details

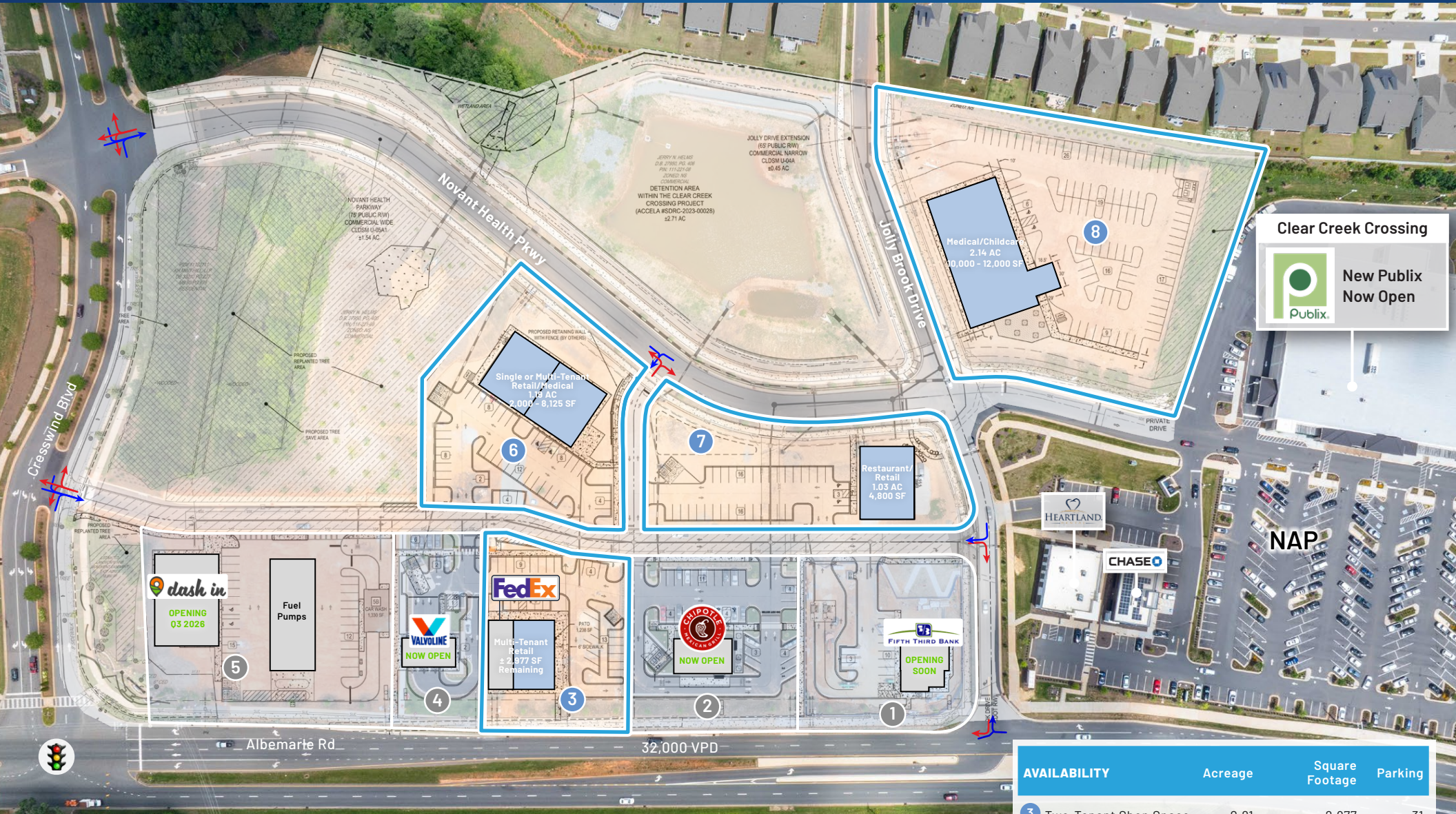


Demographics

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



Single Tenant & Multi-Tenant Opportunities

+/- 1 - 2 Acres Available | Ground Lease, Build-To-Suit, and Multi-Tenant

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

Site Overview

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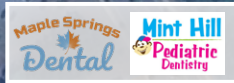
Clear Creek Crossing



New Publix
Now Open



300 Apartments



East Mint MultiFamily
Phase II

East Mint MultiFamily
Phase I
252 Apartment Units

Open Space
NAP

Novant Health Pkwy

Jelly Brook Drive

CHASE

OUTPARCEL 1

NAP

OUTPARCEL 2



Planned
TOMMY'S
EXPRESS

32,000 VPD

Albemarle Rd

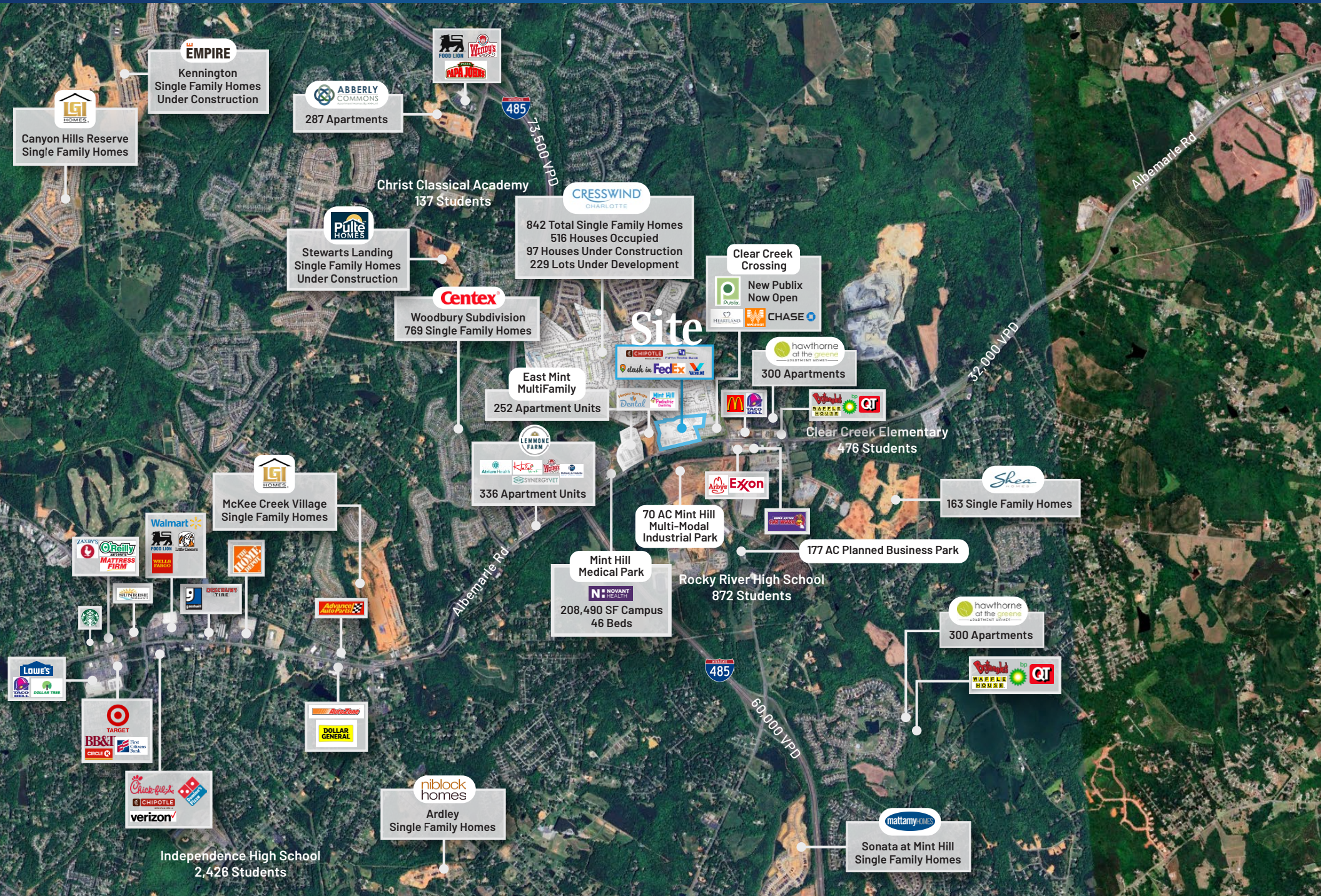
Future Rocky River Church Rd
Connector

Mint Hill Multi-Modal
Industrial Park
70 AC

Planned Business Park
177 AC

485 On Ramp
0.5 Mile

Market Overview





Contact for Details

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