



Outparcel 6 at Clear Creek Farm

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

Join These Tenants at Clear Creek Farm



+/- 2,000 - 8,125 SF

Available for Lease

Single Tenant or Multi-Tenant

Clear Creek Farm

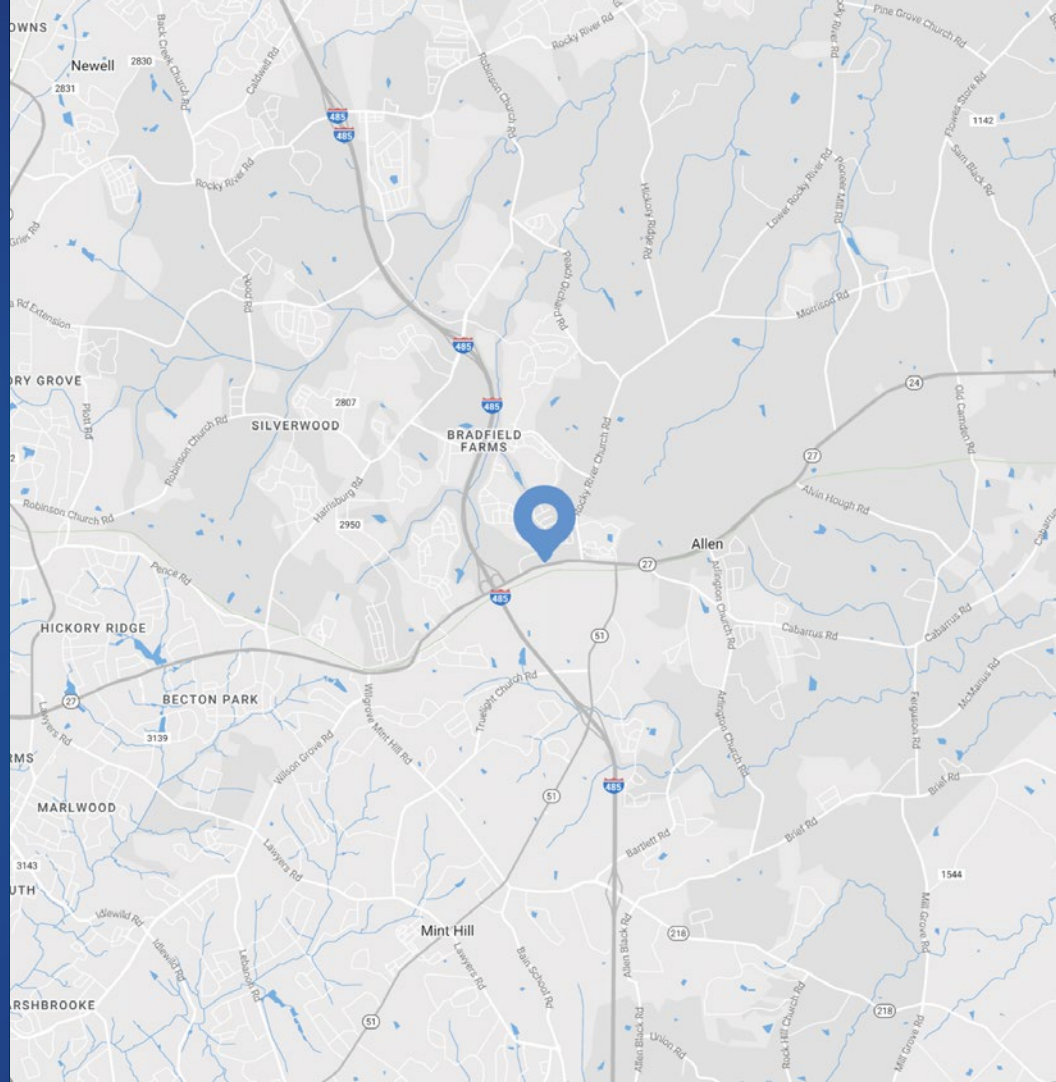
Available Single Tenant or Multi-Tenant

Single or multi-tenant space available at Clear Creek Farm fronting Albemarle Road (Hwy 24/27). 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	+/- 1.19 Acre Pad Site - Available for Lease Single or Multi-Tenant space from +/- 2,000 SF - 8,125 SF
Use	Retail/Medical
Parking	77 Total Shared Spaces (46 immediate stalls + 31 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
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



Clear Creek Crossing



New Publix
Now Open

NAP

Single or Multi-Tenant Retail/Medical

+/- 2,000 - 8,125 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

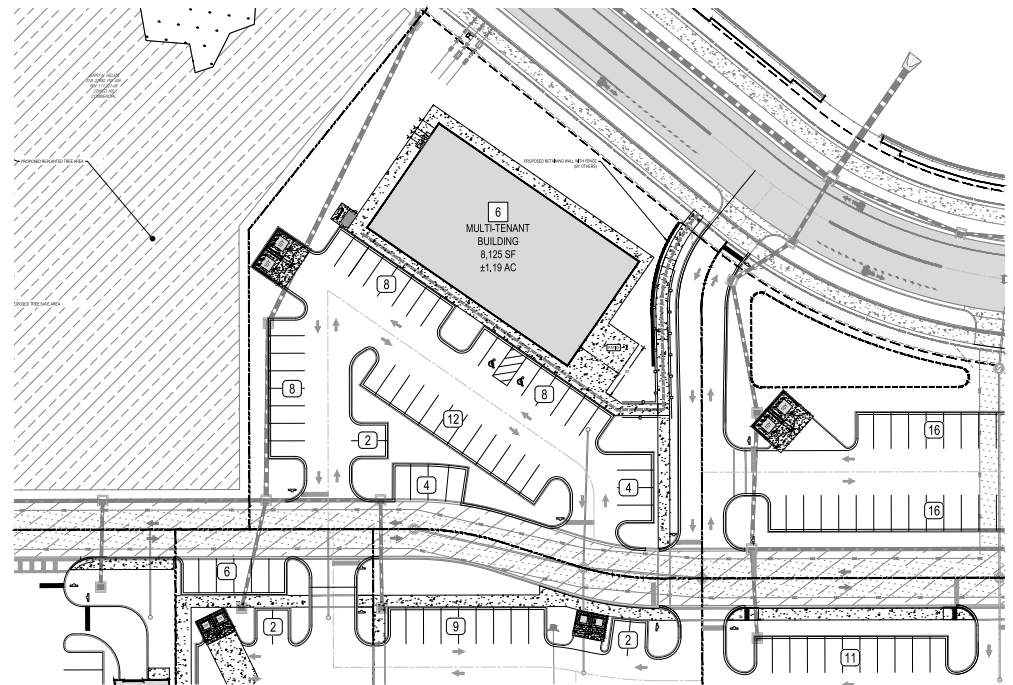
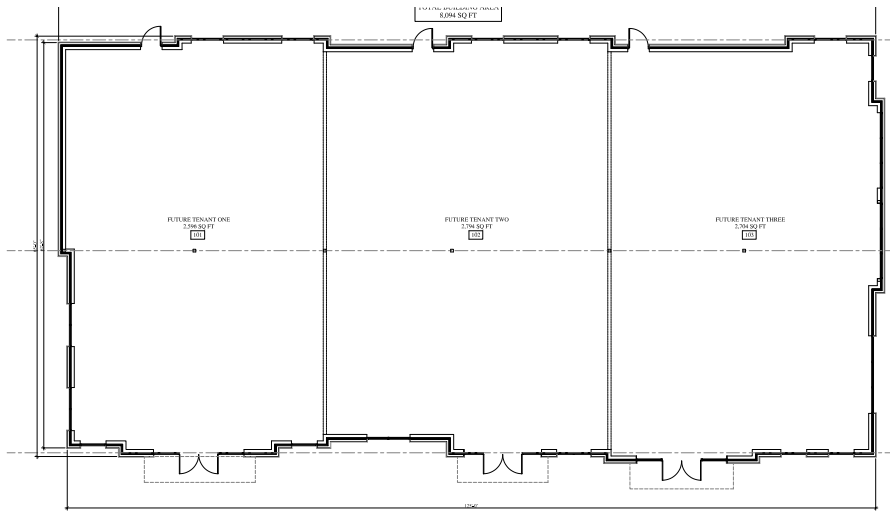
Parcel 6

Single or Multi-Tenant

+/- 2,000 - 8,125 SF Retail/Medical



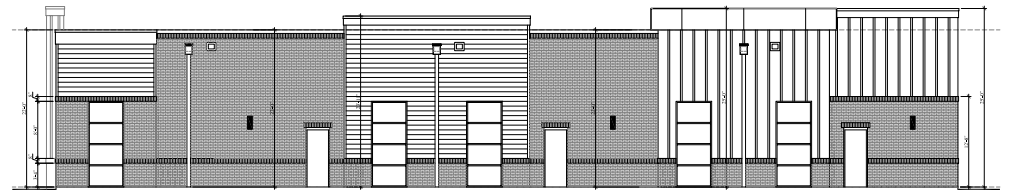
3-Tenant



Elevations



1 FRONT ELEVATION
A-2



4 REAR ELEVATION
A-2

**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

Available
+/- 2,000 - 8,125 SF
Single or Multi-Tenant
Retail/Medical Space

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

Planned
TOMMY'S
EXPRESS



CHASE

OUTPARCEL 1

OUTPARCEL 2

32,000 VPD

Future Rocky River Church Rd
Connector

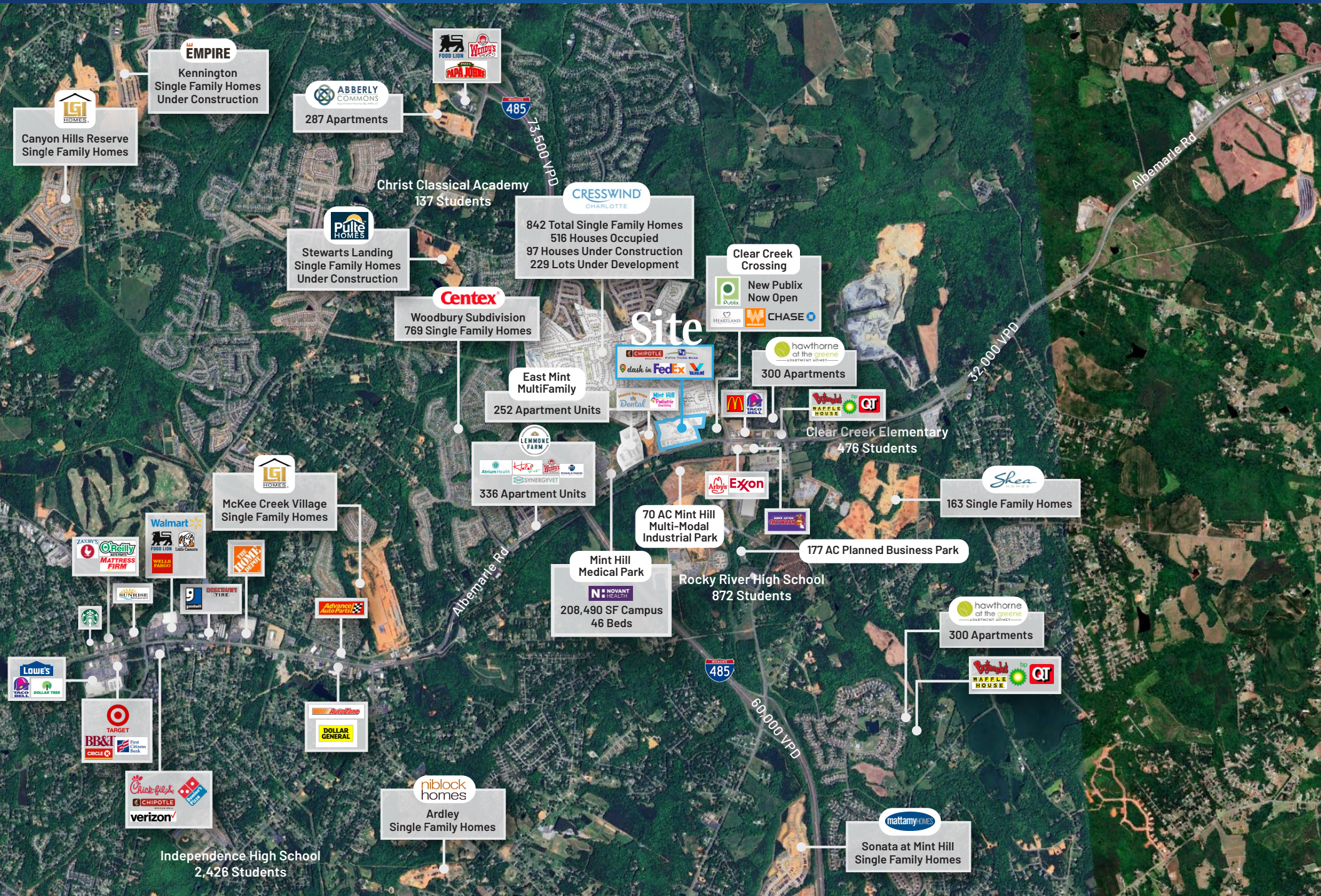


Mint Hill Multi-Modal
Industrial Park
70 AC

Planned Business Park
177 AC

485 On Ramp
0.5 Mile

Market Overview





Contact for Details

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