

R + E + D

REAL  
ESTATE  
DEVELOPMENT  
PARTNERS

**AVAILABLE**

Retail For Lease

*Dollar Tree Plaza*



5600 Albemarle Rd. Charlotte, NC

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ESTATE  
DEVELOPMENT  
PARTNERS

711 Central Avenue Charlotte, NC 28204  
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## SITE INFORMATION

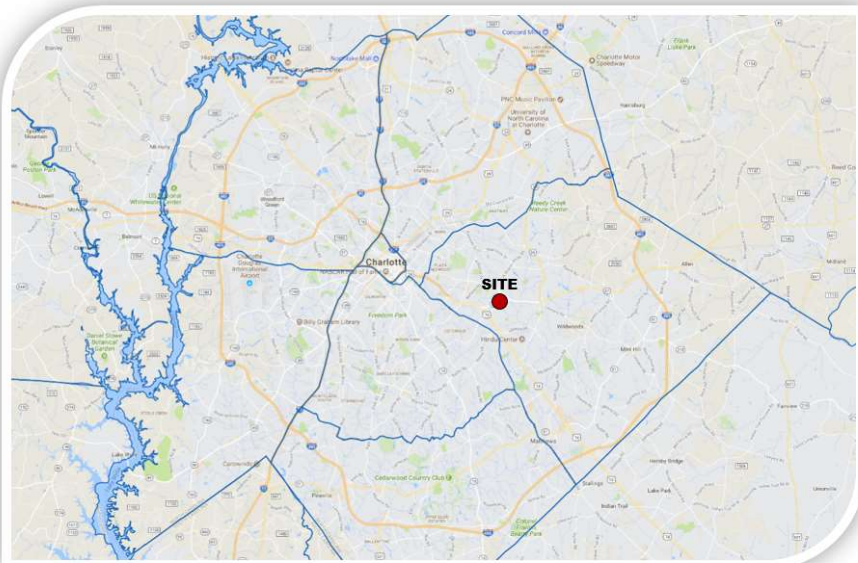
- 50,524 SF Neighborhood Center
- High Visibility along Albemarle Rd. Corridor
- Strong Traffic Counts (47,000 VPD)
- Anchor Tenants: Dollar Tree & Chuck E' Cheese (Both Renewed Term in 2018)
- 1,800- 9,000 SF In-Line Shop Space AVAILABLE for Lease.
- .5 Acre/ 6,800 SF Second Generation Restaurant Outparcel AVAILABLE for Lease or Build-To-Suit. Will consider Bank, Medical or Fast Food
- New Ownership/Management Team In-Place
- 218 Parking Spaces
- Rates: \$18-\$22 PSF NNN

## PLANNED IMPROVEMENTS INCLUDE:

- Roof Replacement
- Mechanical (HVAC)
- Repave and Stripe Parking Lot
- Landscaping
- Exterior Lighting
- Improve Existing Pylon Signage



## LOCATION



# AVAILABILITY



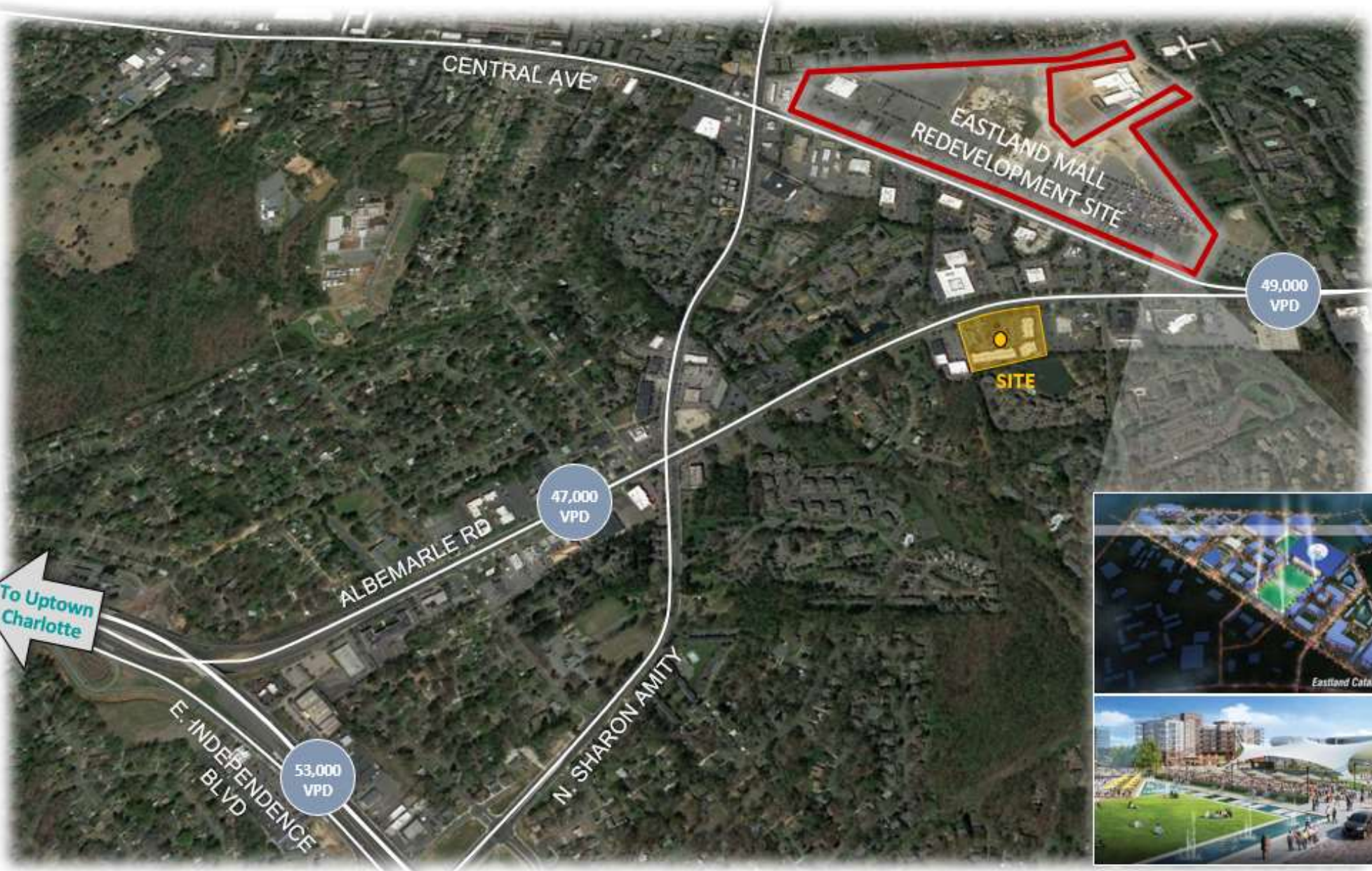
# SITE PLAN



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REAL ESTATE DEVELOPMENT PARTNERS

# VICINITY MAP



# DEMOGRAPHICS



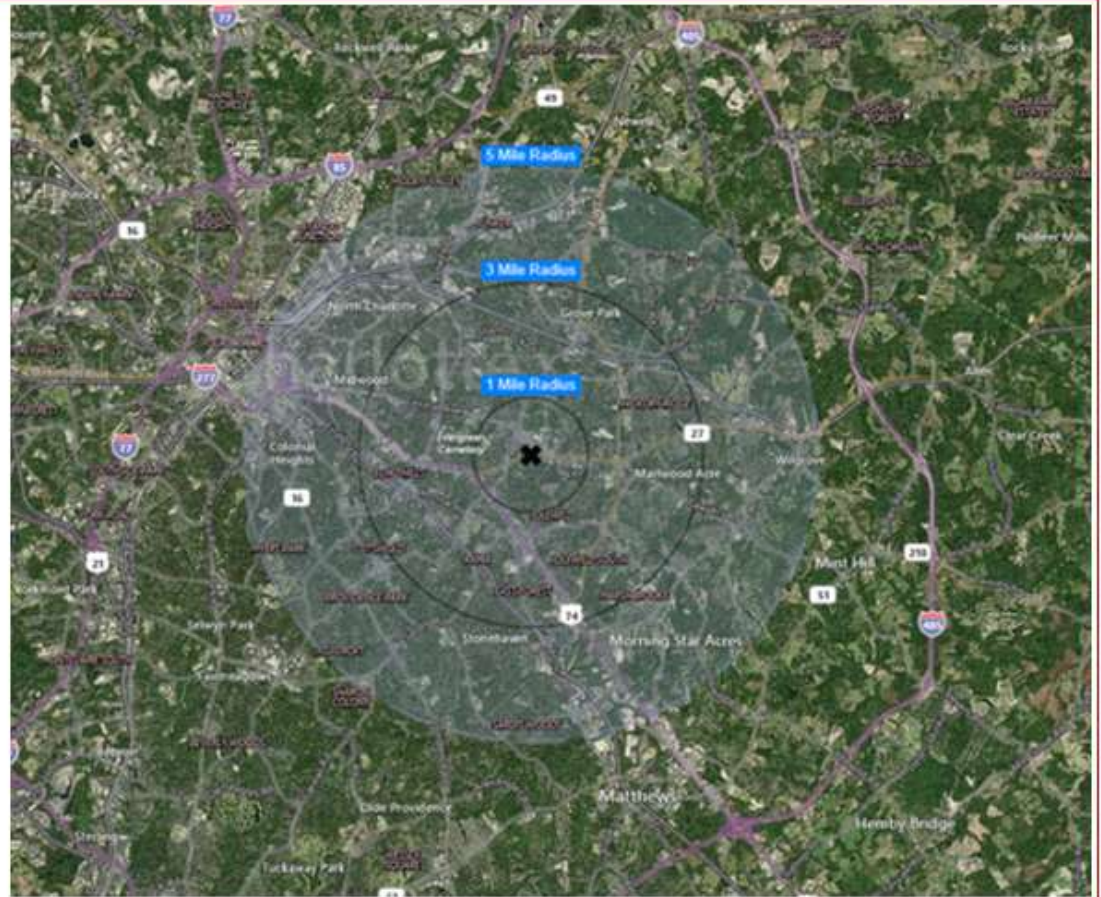
## Population

	<u>2019</u>	<u>2023</u>
1 Mile:	18,949	20,7382
3 Miles:	123,347	134,427
5 Miles:	264,726	288,795

## Avg. Household Income



1 Mile:	\$46,727
3 Miles:	\$56,660
5 Miles:	\$74,415



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DOLLAR TREE

MELCHOR  
CAPITAL PARTNERS

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