

REAL
ESTATE
DEVELOPMENT
PARTNERS

AVAILABLE

Retail For Lease

Dollar Tree Plaza



5600 Albemarle Rd. Charlotte, NC



REAL
ESTATE
DEVELOPMENT
PARTNERS

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SITE INFORMATION

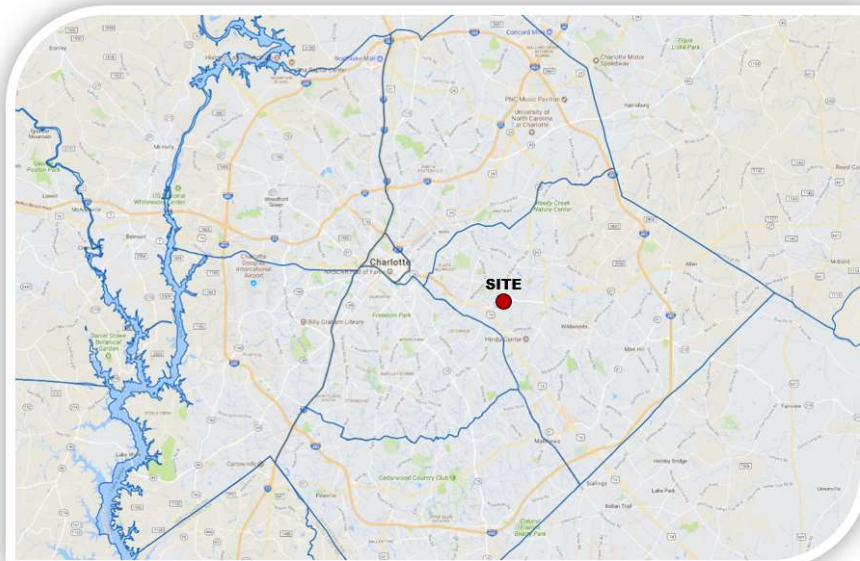
- 50,524 SF Neighborhood Center
- High Visibility along Albemarle Rd. Corridor
- Strong Traffic Counts (47,000 VPD)
- Anchor Tenants: Dollar Tree & Chuck E' Cheese (Both Renewed Term in 2018)
- 1,902 SF End-Cap Shop Space AVAILABLE for Lease.
- 297 Parking Spaces
- Rates: \$22-\$25 PSF NNN

CURRENT IMPROVEMENTS INCLUDE:

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



LOCATION



AVAILABILITY

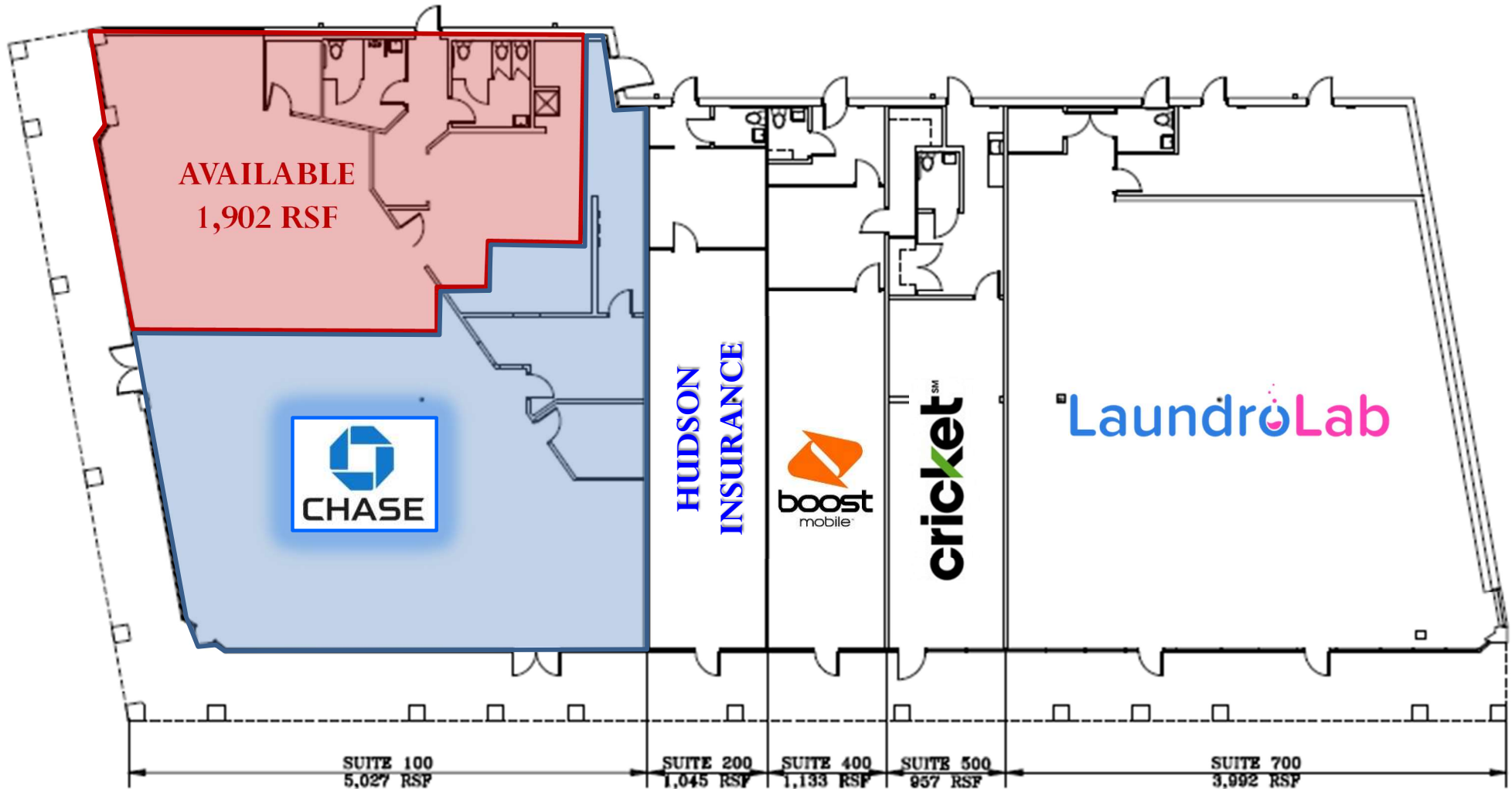
MTM
1,581 SF

VACANT
1,902 SF

CAPITAL IMPROVEMENTS

- Repair/Replace all Roofing Systems
- Repave & Stripe Parking Lot
- Full Landscaping Plan Including Trimming Trees to Increase Visibility
- New Exterior Lighting/Security
- New Pylon Street Signage

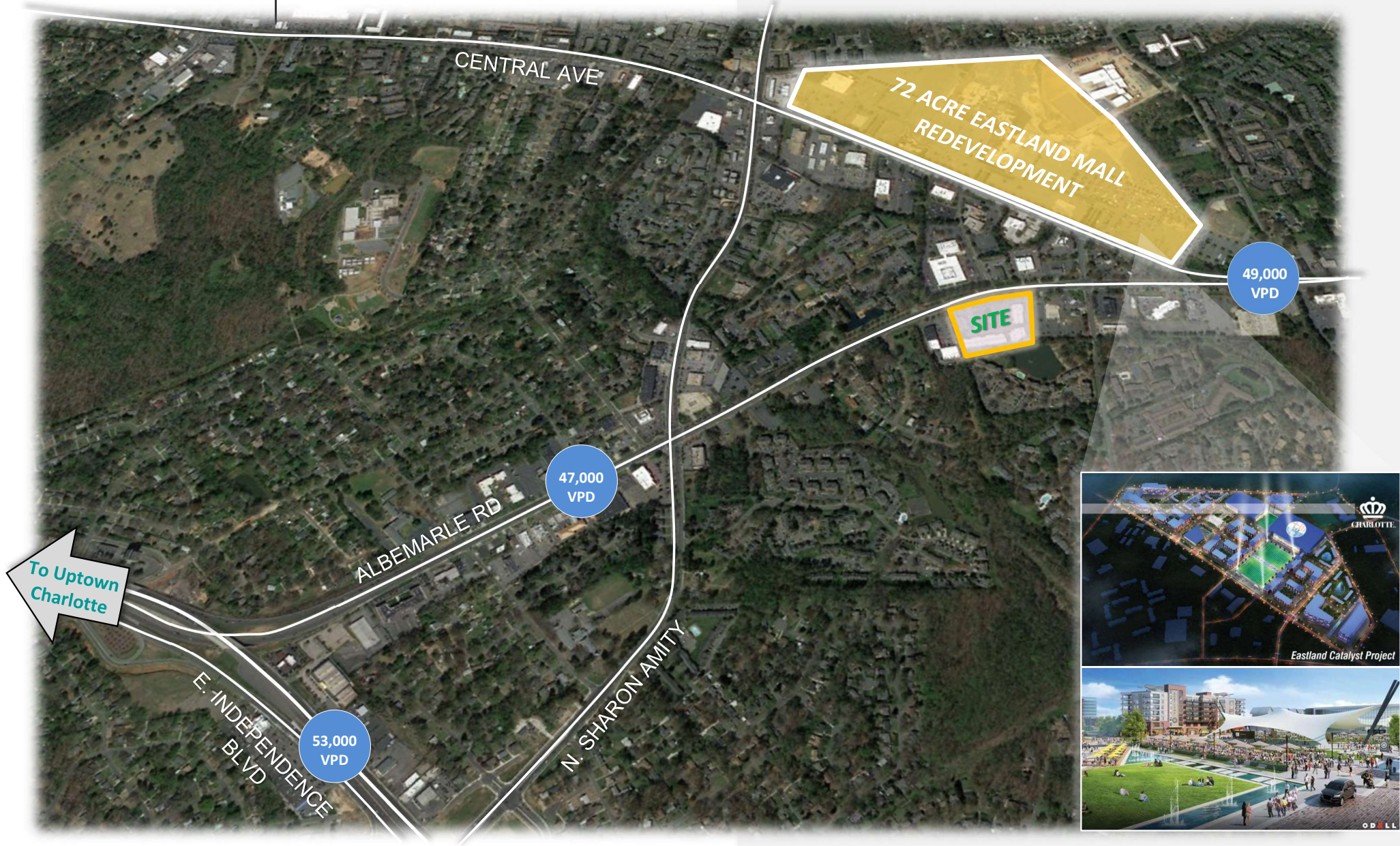
Building 1 Availability



Building 1 Availability



AREA Map





EASTLAND MALL REDEVELOPMENT

Phase I to break ground end of 2020.

1,050 Planned Residential Units

MLS Headquarters/Facilities

Range of Commercial Uses:

- ✓ Retail
- ✓ Office
- ✓ Hotels
- ✓ Athletic Fields
- ✓ Transit Facility
- ✓ Public Parks

DEMOGRAPHICS



Population

2019

2023

1 Mile: 18,949

20,7382

3 Miles: 123,347

134,427

5 Miles: 264,726

288,795

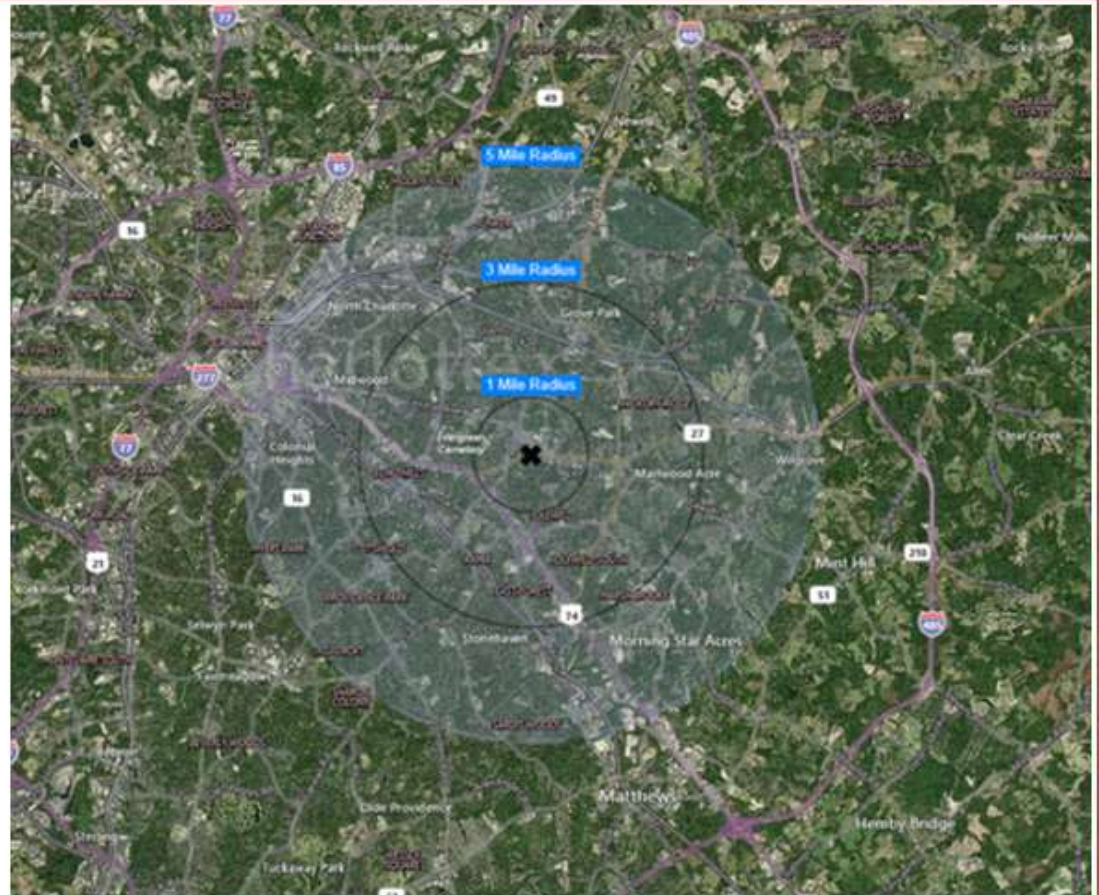
Avg. Household Income



1 Mile: \$46,727

3 Miles:	\$56,660
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5 Miles:	\$74,415
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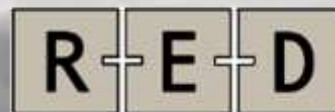


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DOLLAR TREE

MELCHOR
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