



**LOCATION:**

The site is located along the area's primary arterial, Highway 27, across the street from a Walmart Supercenter.

**FACTS:**

- Access: Direct, full-turning movement, access from Hwy. 27
- Size: 2 Acres
- Space: Up to 15,000 SF
- Year Built: 2017 Delivery
- Traffic: Highway 27 24,000 AADT

**COMMUNITY:**

- Albemarle is located forty miles east of Charlotte.
- A few of Albemarle's largest employers are Michelin, Alcoa, Pfeiffer University, Stanly Regional Medical Center, and Stanly County Schools.
- Pfeiffer University is located about 15 minutes from Albemarle and has a total undergraduate enrollment of 1,900 students.
- Stanly Community College serves 10,000 students annually.

**NEIGHBORHOOD:**

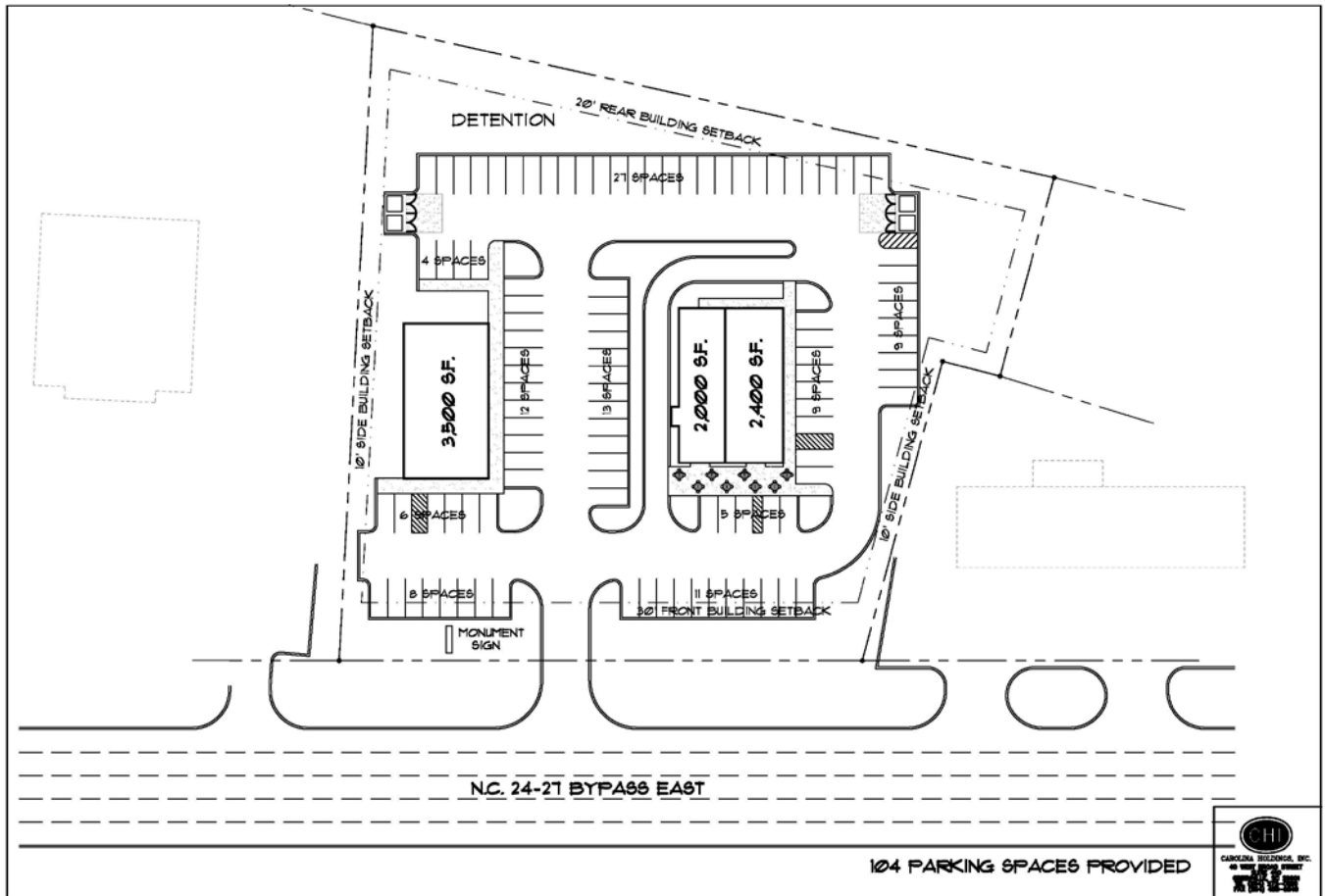
OfficeMax	Applebee's	Zaxby's	Carolinas HealthCare System
Hardee's	Cook-Out	Ingles	Hobby Lobby
PetSmart	TJ Maxx	Walmart	Ross Dress For Less
JCPenney	Dunkin' Donuts	Belk	Lowe's Home Improvement

**DEMOGRAPHICS:**

2016 Estimates	5 Mile Radius	10 Mile Radius	15 Mile Radius
Population	22,333	44,972	69,878
Avg. Household Income	\$50,097	\$51,511	\$54,002



**SITE PLAN:**



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**For information, contact:**  
David Winburn  
864-272-0088 / 800-763-8088  
david.winburn@choldings.com