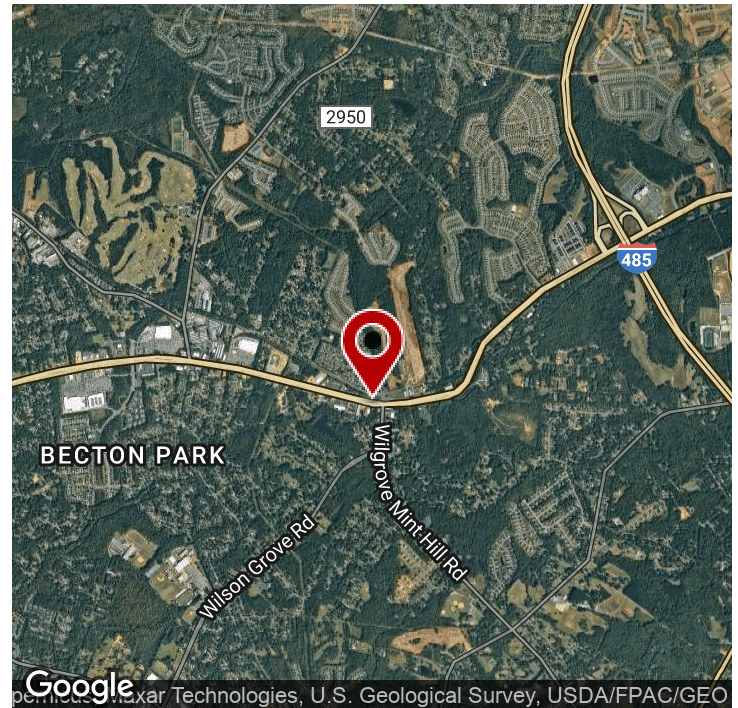


LAND FOR SALE

10210 & 10230 ALBEMARLE ROAD

Mint Hill, NC 28227



OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	2.176 Acres
Zoning:	B-2
APN:	10940201, 10940202
Traffic Counts:	24,500 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,552	14,457	41,301
Total Population	4,155	38,548	110,783
Average HH Income	\$59,951	\$62,762	\$63,520

PROPERTY DESCRIPTION

This redevelopment opportunity provides over 2 acres on a hard corner with a lighted intersection. This corridor is seeing explosive growth and B-2 zoning offers a variety of uses. Located 1.4 miles from the I-485 intersection with Albemarle Road and Novant Emergency Hospital.

ADDRESS	ACREAGE	PRICE
10210 Albemarle Road	1.660	\$850,000
10230 Albemarle Road	.516	\$850,000

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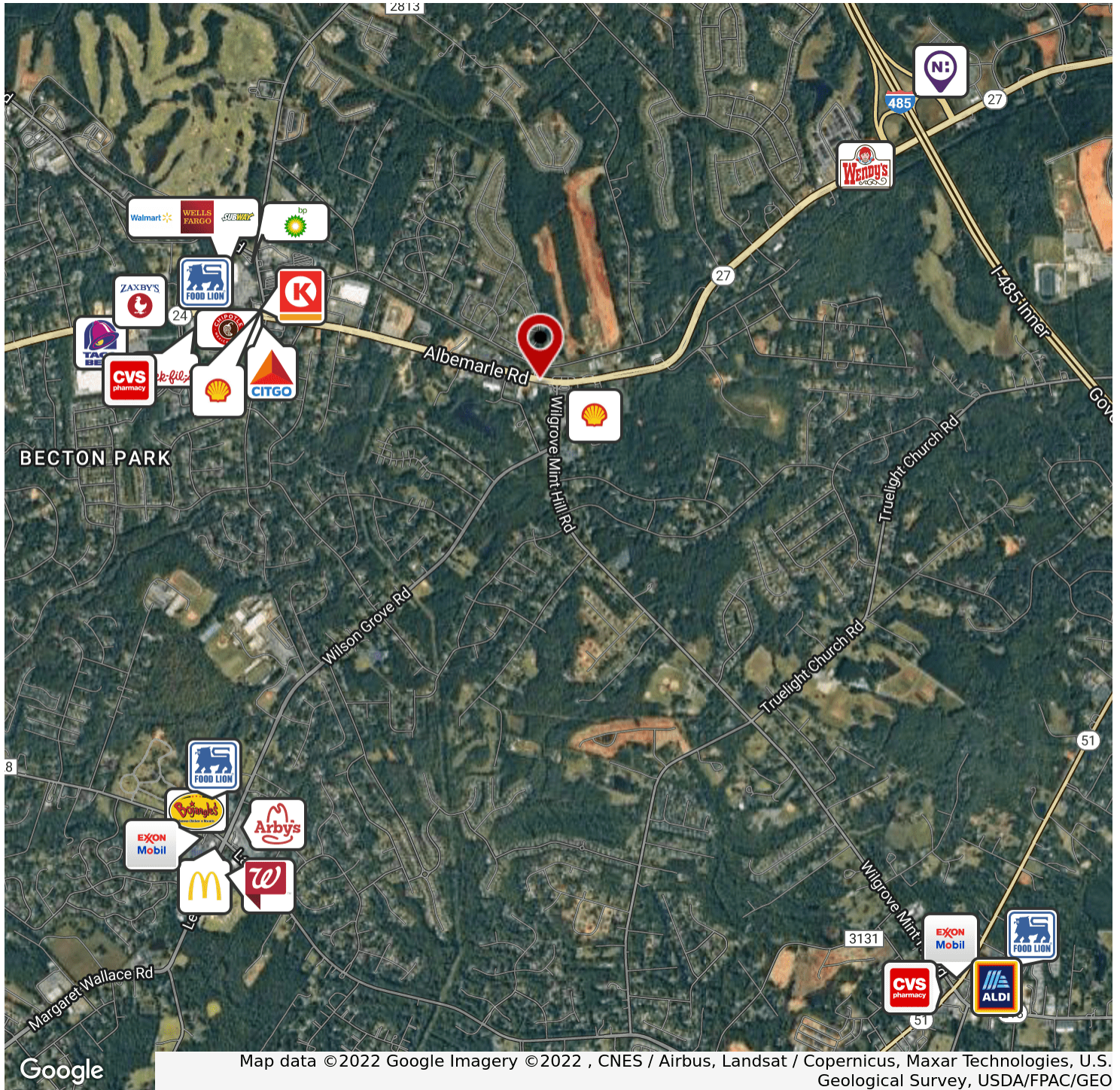
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 3430 Toringdon Way, Suite 200
 Charlotte, NC 28277

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LAND FOR SALE

10210 & 10230 ALBEMARLE ROAD

10210 & 10230 Albemarle Road, Mint Hill, NC 28227



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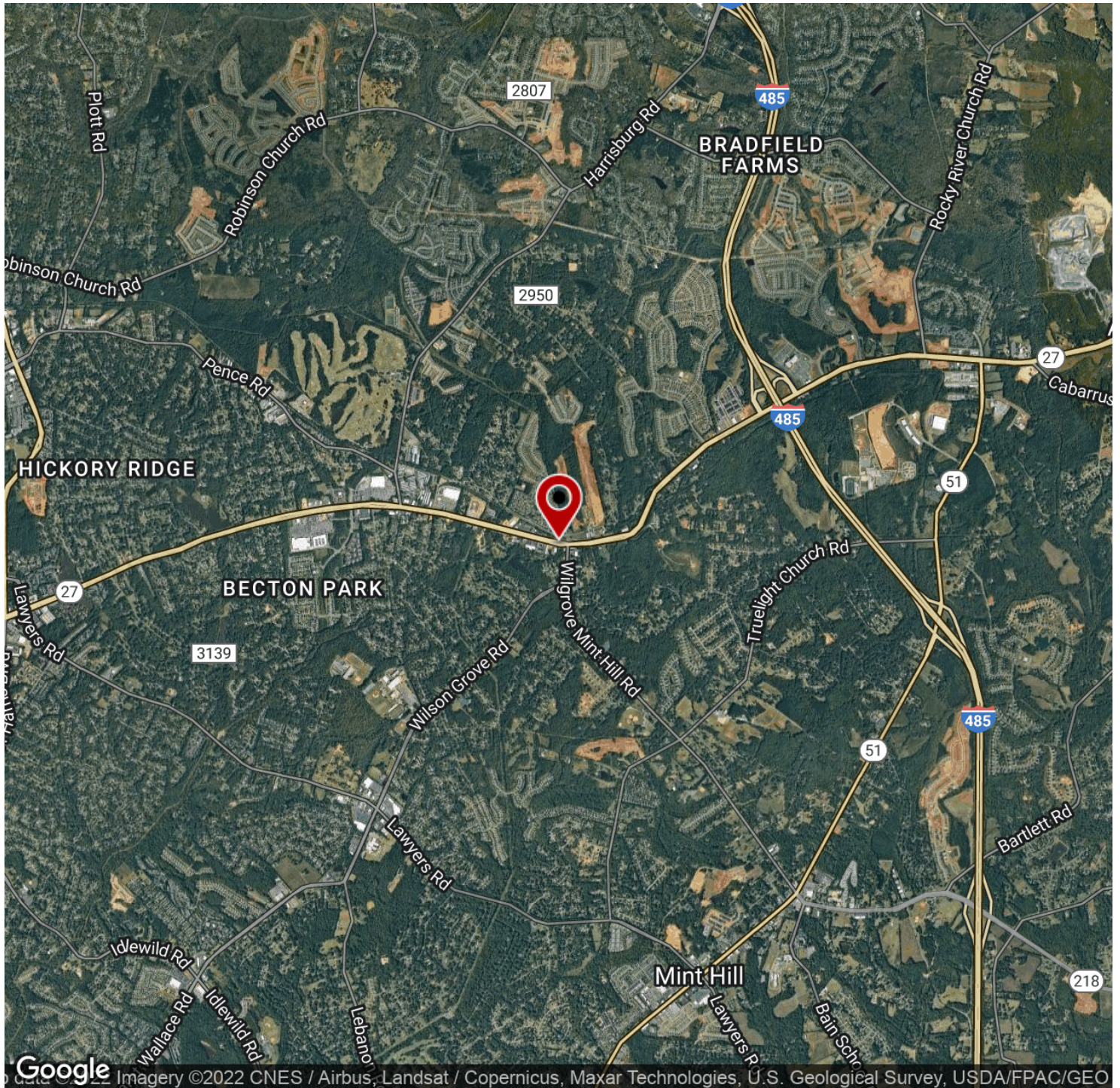
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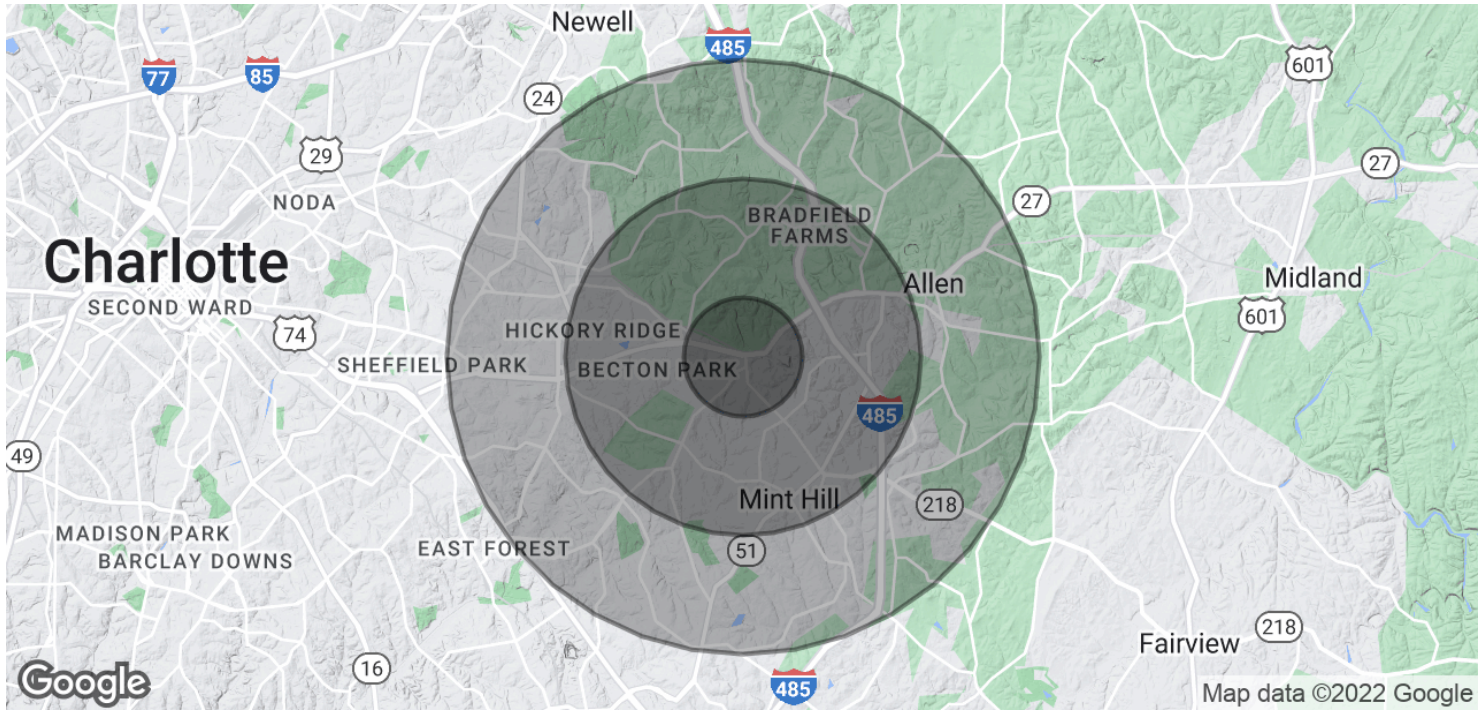
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,155	38,548	110,783
Average Age	36.2	35.8	34.6
Average Age (Male)	33.3	34.5	33.9
Average Age (Female)	37.1	36.6	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,552	14,457	41,301
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$59,951	\$62,762	\$63,520
Average House Value	\$136,748	\$141,410	\$178,074

** Demographic data derived from 2020 ACS - US Census*

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