

BEAVER FARMS CHARLOTTE, NC



AVAILABLE #05AC GRADED RETAIL PARCEL

Albemarle Road, Rocky River Church Road
& Blair Road (Hwy 51)
Charlotte, NC

CAMBRIDGE
PROPERTIES

831 E. Morehead St., Ste. 245
Charlotte, NC 28202

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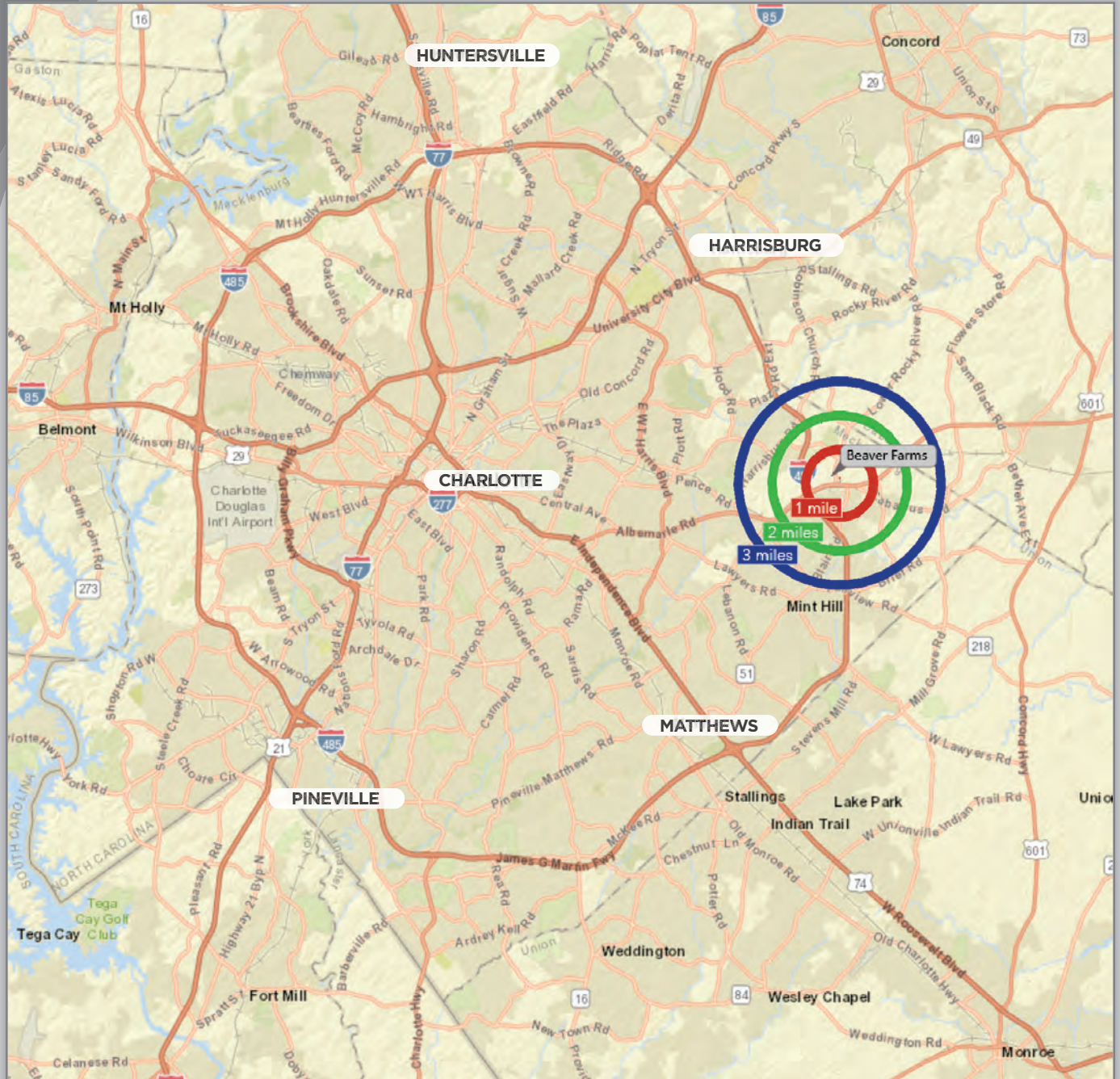
PROJECT PICTURES





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LOCATION MAP

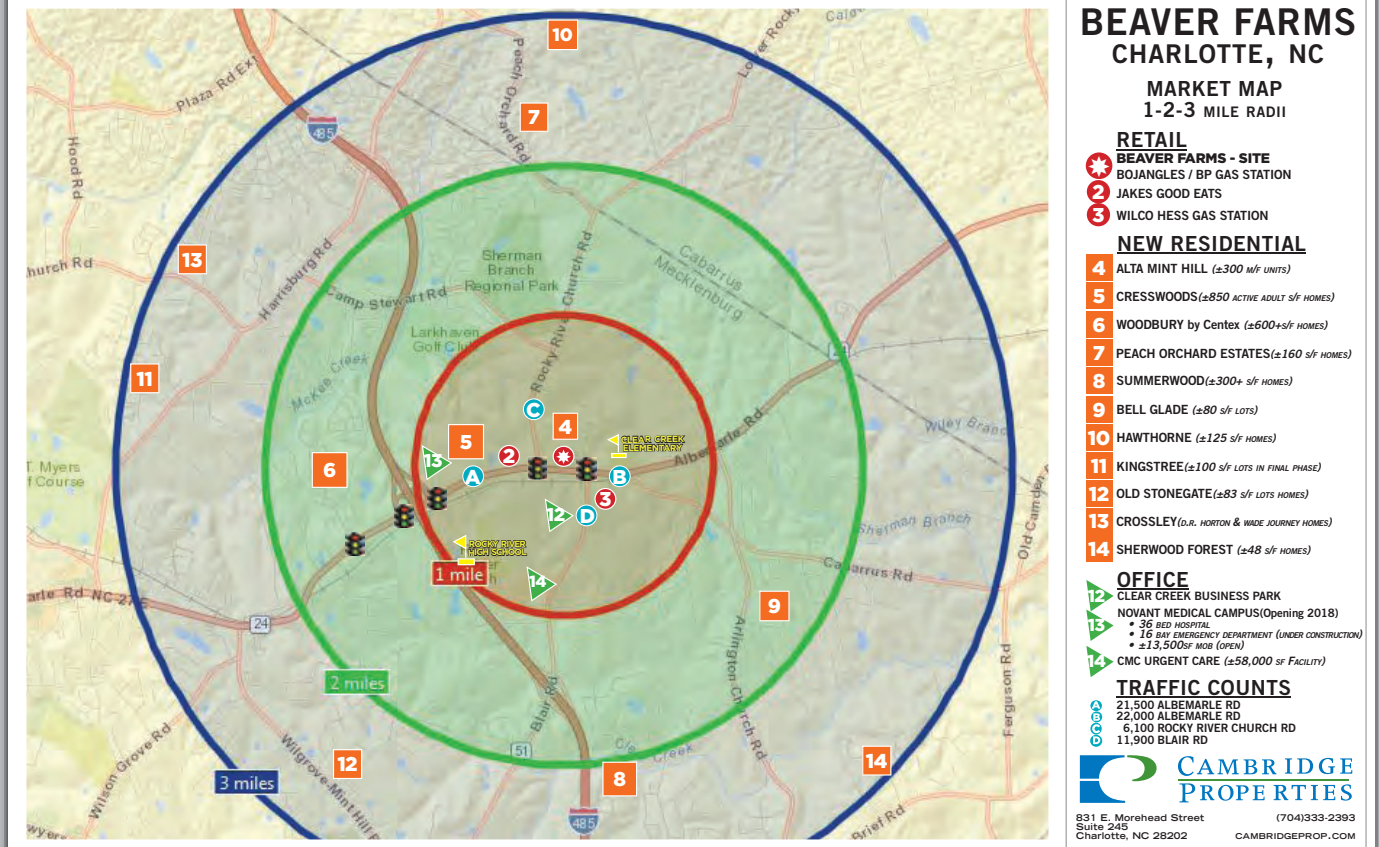


30 Years of Exceptional Development

cambridgeprop.com

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AREA DEVELOPMENT



Just one mile east of the I-485 / Albemarle Road interchange, **Beaver Farms**, is located between two signalized intersections, with over 1,600' of frontage along Albemarle Road, and across from a new master planned active adult community with over 850 homes.



Novant Health's new \$80 million, 150,000 square foot medical campus includes a 13,500 square foot medical building and a 46 bed hospital with a 16 bay emergency department.

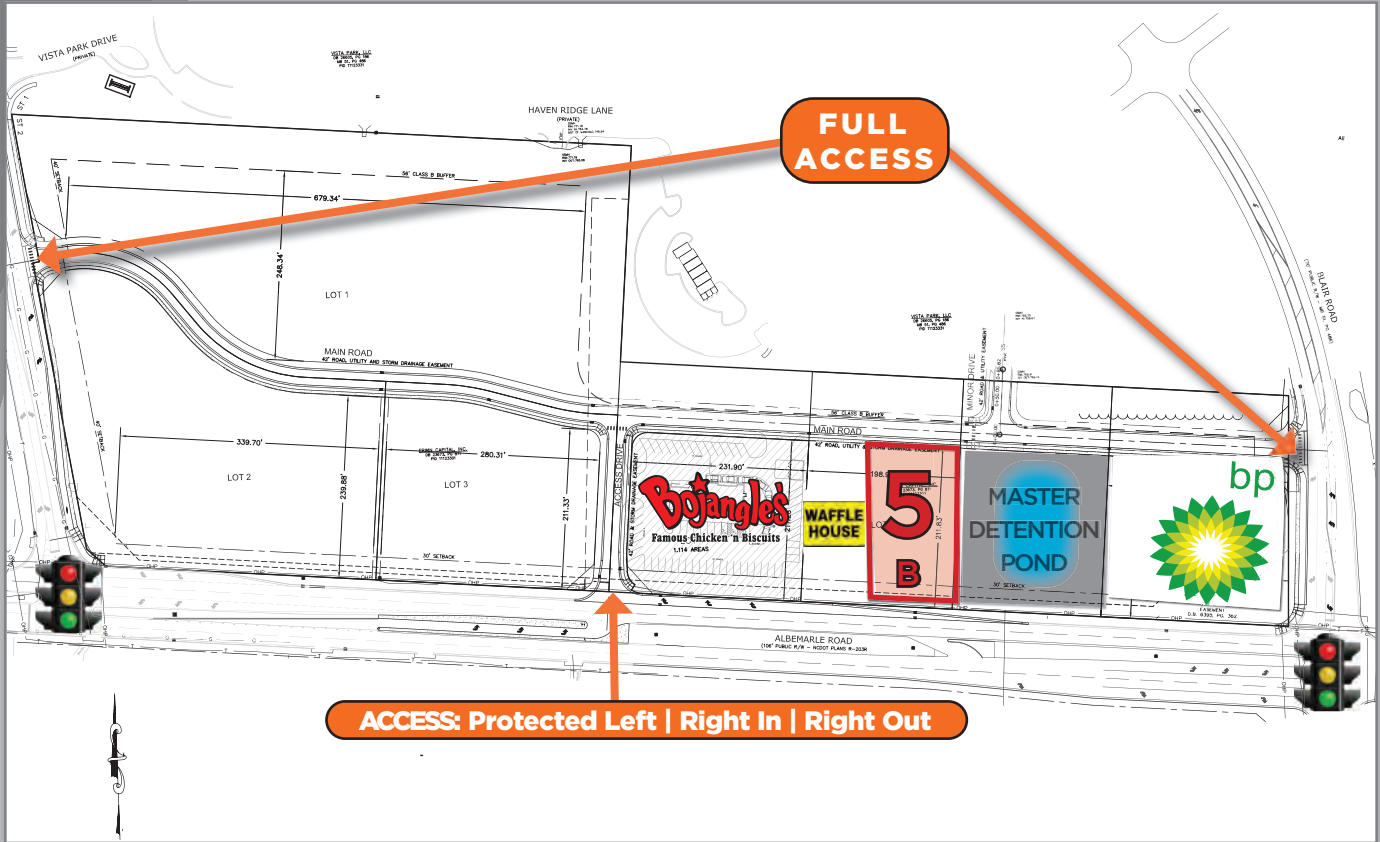
Beaver Farms has water and sewer available.





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SITE PLAN



PARCEL INFORMATION

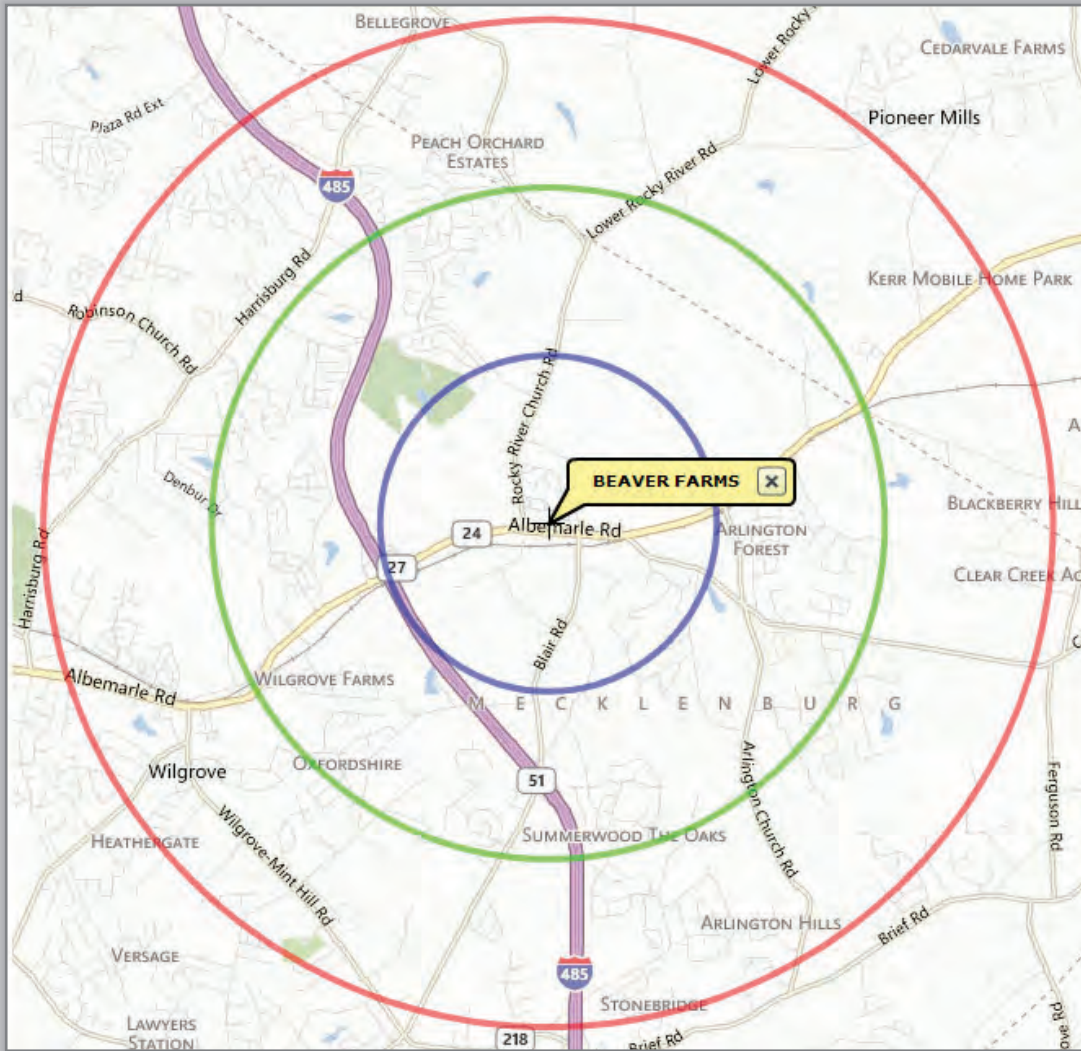
Build-To-Suit | Ground Lease | Parcel Sale

PARCEL	SIZE	STATUS
OP #4	± 1.12 AC	BOJANGLES
OP #5A	± 0.5 AC	WAFFLE HOUSE
OP #5B	± 0.5 AC	AVAILABLE
OP #7	± 1.15 AC	BP OIL



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DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2024 Forecast	2,120	13,223	30,664
Population 2019 Projection	1,438	10,857	26,507
Per Capita Income 2024 Forecast	\$40,070	\$34,401	\$34,186
Per Capita Income 2019 Projection	\$36,435	\$29,698	\$29,594
Median HH Income 2024 Forecast	\$84,694	\$80,309	\$78,666
Median HH Income 2019 Projection	\$78,033	\$70,257	\$69,312

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2019 and 2024

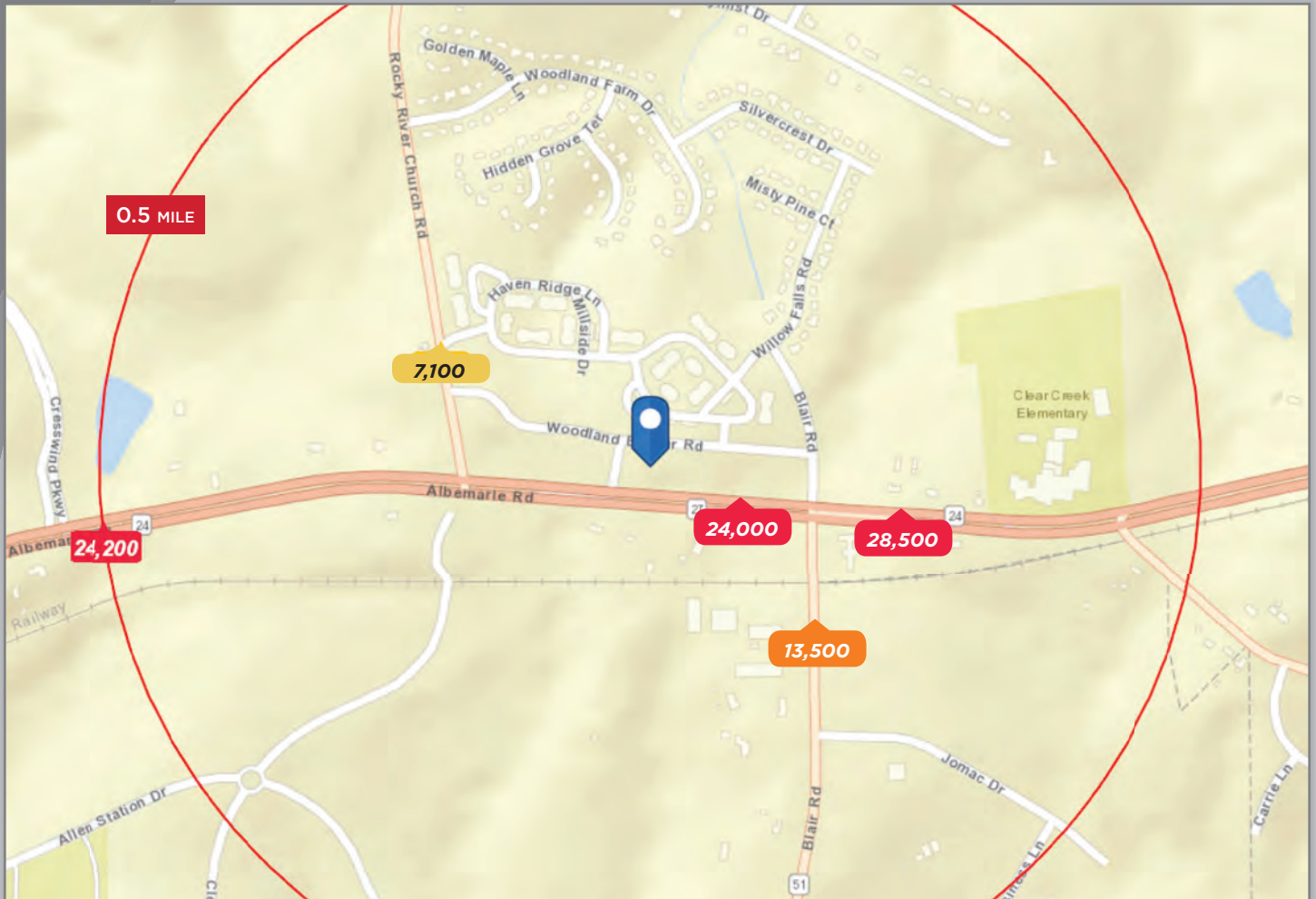
Prepared 08/24/2019





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TRAFFIC PROFILE



TRAFFIC COUNTS

Albemarle Road (at Site)	24,000 AADT
Albemarle Road (0.08 miles W of Site)	28,500 AADT
Rocky River Church Road (0.01 miles N of Site)	7,100 AADT
Blair Road (0.09 miles S of Site)	13,500 AADT

SOURCE: NC DOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2018, and 2019 © Kalibrate Technologies | Prepared 08/23/2019.

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SALES & LEASING TEAM

Cambridge Properties, Inc. is involved in all aspects of development, leasing and property management. We focus on commercial real estate development with primary emphasis on grocery and major retail anchored shopping centers, single tenant build-to-suit and multi-use development combining retail, office and residential communities.



John 'Jay' Priester, Jr.

Executive Vice President. As EVP Jay's role is to identify new development opportunities and complete project oversight. Jay's sole focus while at Cambridge for the past 12 years has been sourcing and developing commercial real estate. Such expertise is essential in negotiating purchase contracts, navigating the entitlement process, horizontal and vertical construction and ultimately project stabilization.

Jay also leads the Cambridge Leasing Team, while focusing his efforts on all anchor tenant and build-to-suit leases.



Meredith Richmond

Real Estate Manager. Meredith provides support for all development, leasing and property management activities within Cambridge Properties. She assists with preparation of Contract and Lease Agreements, marketing materials, tenant prospecting and development research. Meredith also assists with aspects of property management and handles day-to-day office management.

As a licensed broker, Meredith is a vital part of the Cambridge Leasing Team.

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