

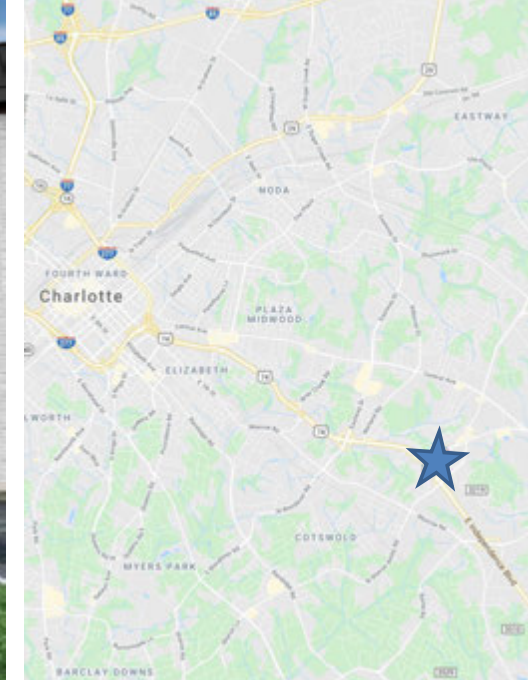
ALBEMARLE BUSINESS PARK

4822 ALBEMARLE RD, CHARLOTTE, NC

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

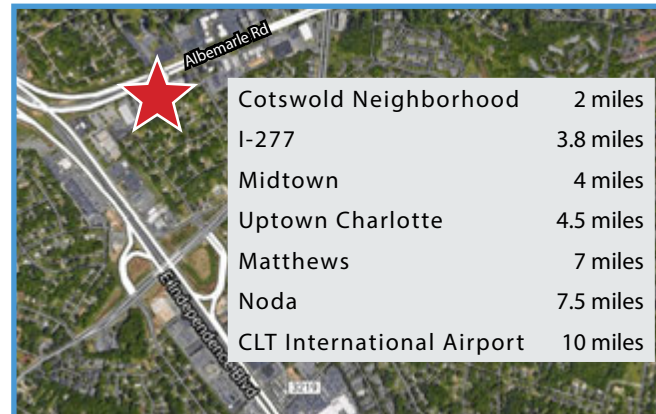
+/-51,488 SF ON 2.89 ACRES AVAILABLE FOR SALE



ABP is the gateway to East Charlotte. Rich in history and spirit, East Charlotte is a warm Southern home to a global community. With more than 150,000 residents, East Charlotte is more populous than Wilmington, Asheville, or Gastonia.

PROPERTY HIGHLIGHTS

- Free-standing, headquarter or redevelopment opportunity
- Located in the City of Charlotte Corridors of Opportunity
- 196 parking spaces
- 2.89 acres; Zoned B-2
- Minutes from Uptown
- Ideal uses include single tenant headquarters, healthcare, co-working, call center, back office operations, non-profit
- Call for pricing



BROKER CONTACT

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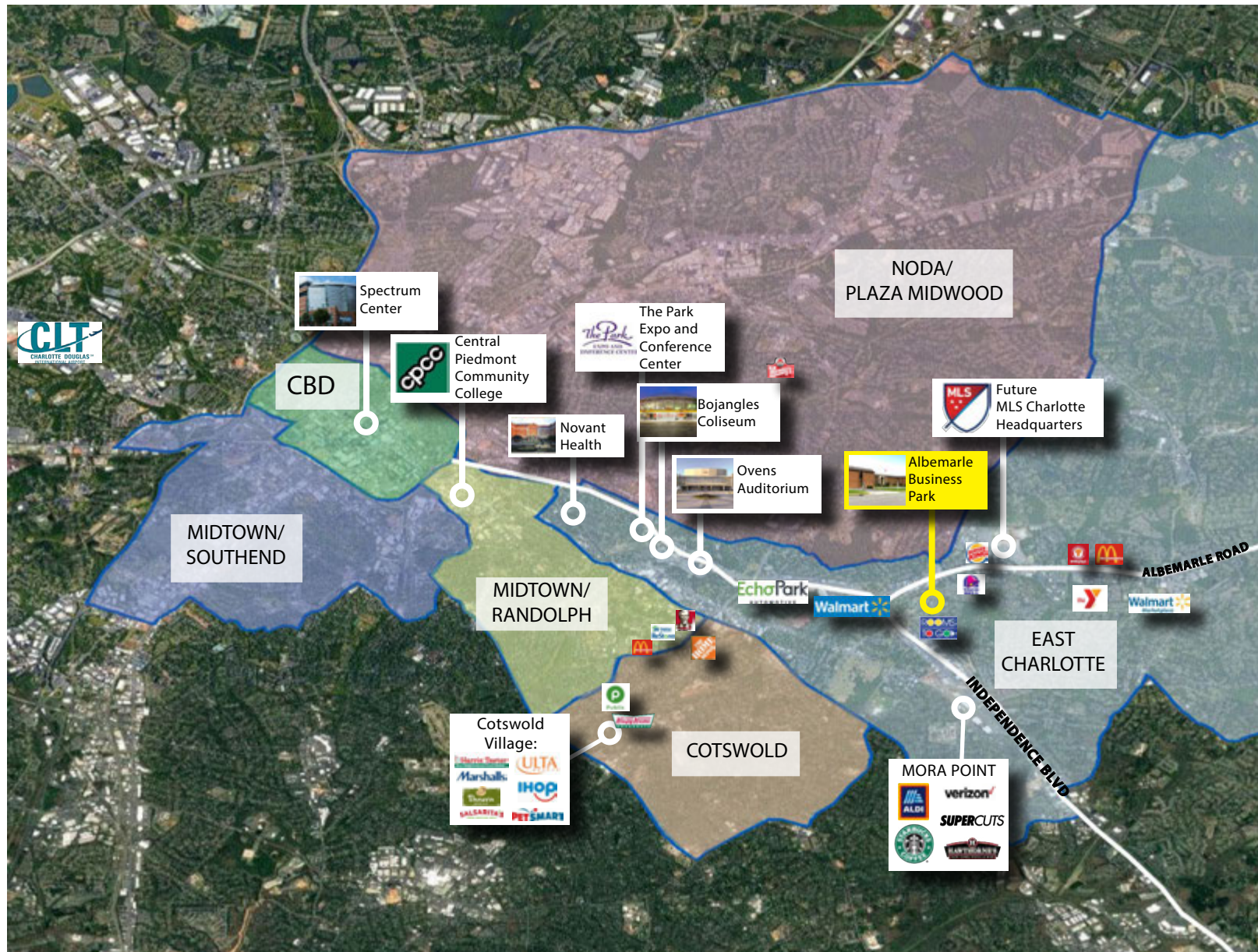
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AREA OVERVIEW

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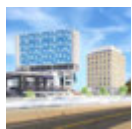
SURROUNDING
GROWTH

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+/-51,488 SF ON 2.89 ACRES AVAILABLE FOR SALE



LOWERY BUILDING
Revitalization of
existing 14,000 SF
office building



ERVIN BUILDING
Redevelopment
of 37,000 SF office
building and new
office building



5525 ALBEMARLE RD
Renovated 25,000 SF
office complex



EASTLAND MALL
+/- 69 acre mixed-use hub;
includes residential, office,
retail, hotel, and sports and
community facilities

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FLOOR PLAN

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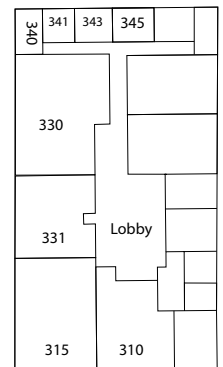


LOBBY



FIRST FLOOR

OFFICE SUITE



BASEMENT

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RENDERINGS

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CURRENT BUILDING



DESIGN RENDERING

DESIGN RENDERING



DESIGN RENDERING

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ALBEMARLE BUSINESS PARK

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EAST CHARLOTTE
REVIATLIZATION

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Properties
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+/-51,488 SF ON 2.89 ACRES AVAILABLE FOR SALE

PLANNED PROJECTS FOR EAST CHARLOTTE

ERVIN BUILDING



"The long-anticipated plan is to demolish the interior of the building while preserving its exterior, restoring it for sleek new offices and a rooftop bar/restaurant. Each floor of the tower, also known as the Varnadore Building, will include about 4,500 square feet of modern office space, according to Gvest Capital, the Pineville firm that bought the building in 2018.

Outside the building, on a retaining wall on Bamboo and Pierson, there'll be a 200-foot mural depicting Charlotte history throughout the decades, per Gvest. The mural will start with 1960s with an illustration of Dorothy Counts-Scoggins, a civil rights icon who integrated Charlotte schools back in 1957.

The project will also include construction of a standalone two-story building at 4001 Independence, adjacent to the Ervin Building. With construction to begin in the near future, the property could house a range of new tenants, from restaurants to breweries."

- Axios Charlotte article

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EASTLAND MALL SITE



"Crosland Southeast has been selected to serve as Master Developer on the proposed mixed-use redevelopment of the 69-acre former Eastland Mall site in east Charlotte. Crosland Southeast is working with Eastland Community Development, Odell Architects and the City of Charlotte to solicit community feedback for the project, where potential uses could include residential, office, retail, hotel, and sports and community facilities."

- Crosland Southeast Website

"Developer Crosland Southeast is transforming the former 69-acre Eastland mall site into a mixed-use hub that'll house restaurants and retail, residences, a park, a Charlotte FC and Tepper Sports & Entertainment youth soccer academy, parking and new infrastructure like roads and sidewalks.

The city and county have committed a combined \$11 million toward the project."

- Axios Charlotte article



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