



Outparcel & Small Shop Retail Space Available

- Clear Creek Crossing - REC APPROVED grocery development near Albemarle Rd & I-485
- Multiple outparcel opportunities & up to 9,600 SF of small shop space
- Site is surrounded by numerous residential projects & directly next to Cresswind; a master planned community with up to 850 homes
- Recently completed 150,000 SF Novant Mint Hill Medical Center less than 0.5 miles from site
- Summer 2022 Delivery

2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	3,494	35,086	96,022
Med HH Income	\$74,022	\$71,073	\$70,773

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\$76,127
MED HH INCOME
IN 1 MILE RADIUS



65,000
ADT ON NEARBY
INTERSTATE 485

Cresswind by Kolter Homes
850 Single Family Homes
Under Construction

SITE
10.60 ACRES

Hawthorne
300 Apts (Leased)

Mint Hill Medical Park
76,000 SF

NOVANT HEALTH
208,490 SF
46 BEDS

Waffle House

Clear Creek Elementary School

24,000 ADT

Arbys

Car Wash

GRIFFIN MASONRY

Mint Hill Multi-Modal Industrial Park
70 Acres

U-HAUL

C & M LEASING

Planned Business Park
177 Acres

Rocky River High School
1,534 Students

CLEAR CREEK BUSINESS PARK

485

65,000 ADT

51



CHARLOTTE, NC

Albemarle Rd & Rocky River Church Rd

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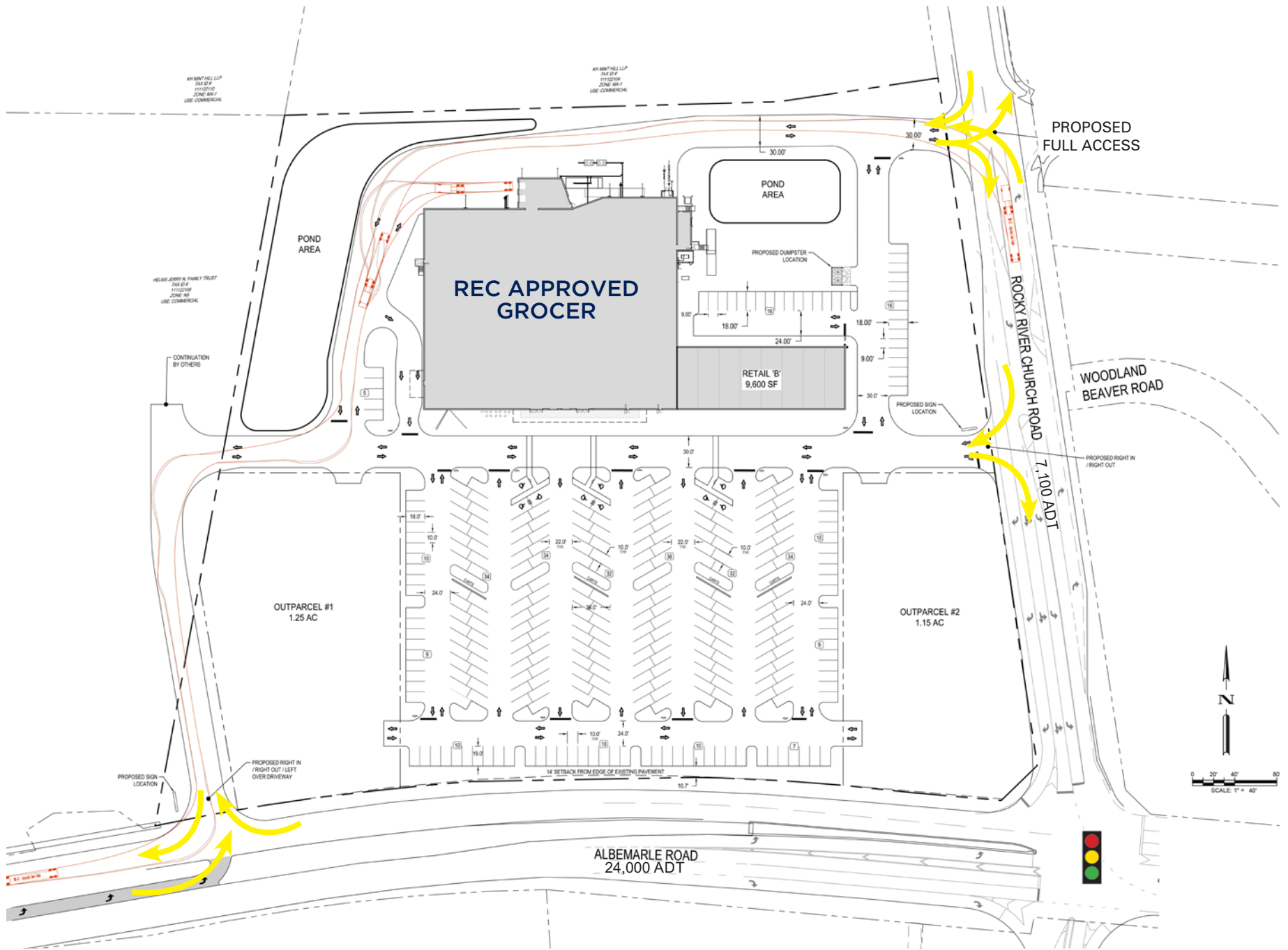
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MARKET AERIAL

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CHARLOTTE, NC

Albemarle Rd & Rocky River Church Rd

SITE PLAN

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