



**OFFICE/FLEX SPACE | FOR LEASE**

**1500 RIVER DRIVE | BELMONT**

Space available for lease in an Iconic Mill located on the Catawba River.

**SAM KLINE, CCIM**  
c 704 777 6003  
skline@mecacommercial.com







## PROPERTY INFORMATION

### SF\*

Suite 106 – 9,000 SF

Suite 107 – 1,350 SF

Suite 206 – 17,000 SF

### FEATURES

- Iconic mill space for lease
- Multiple flex/office spaces available for lease
- Well located on the water in Belmont NC
- Excellent parking
- Cohesive mix of tenants

### LEASE RATE

Call Broker for details



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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



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## PROPERTY INFORMATION

**SUITE 309**

**LEASE RATE**

\$1800/Month  
Modified Gross



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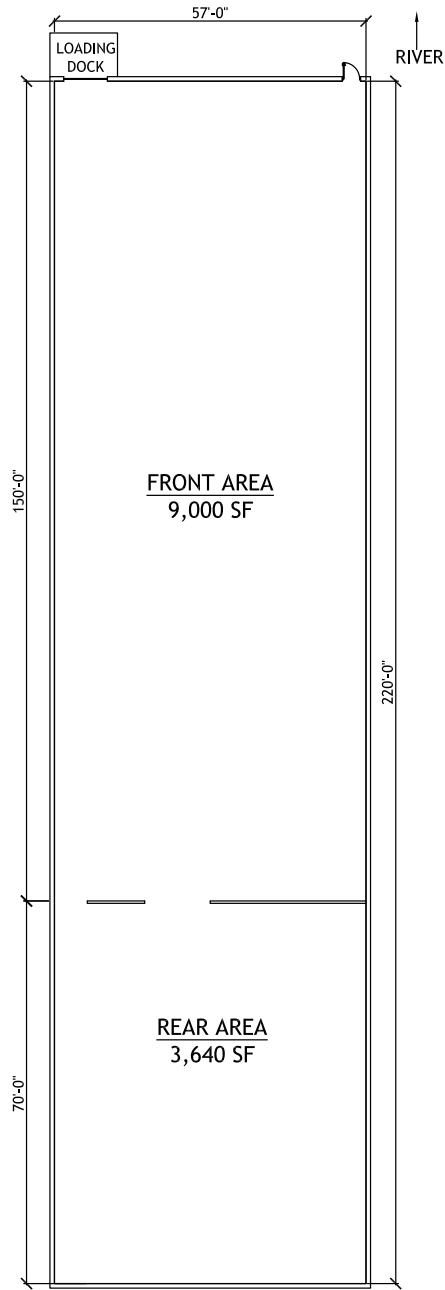
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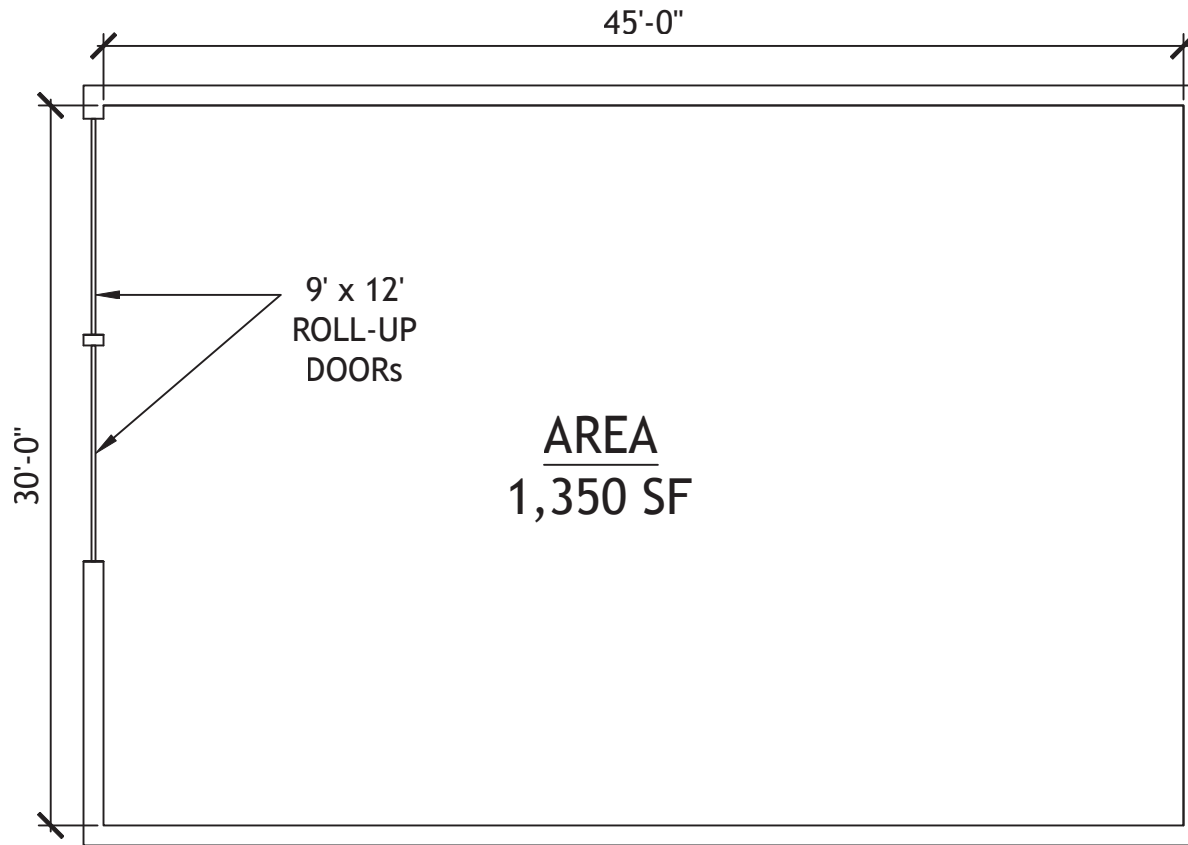


**SUITE 106**

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SUITE 107

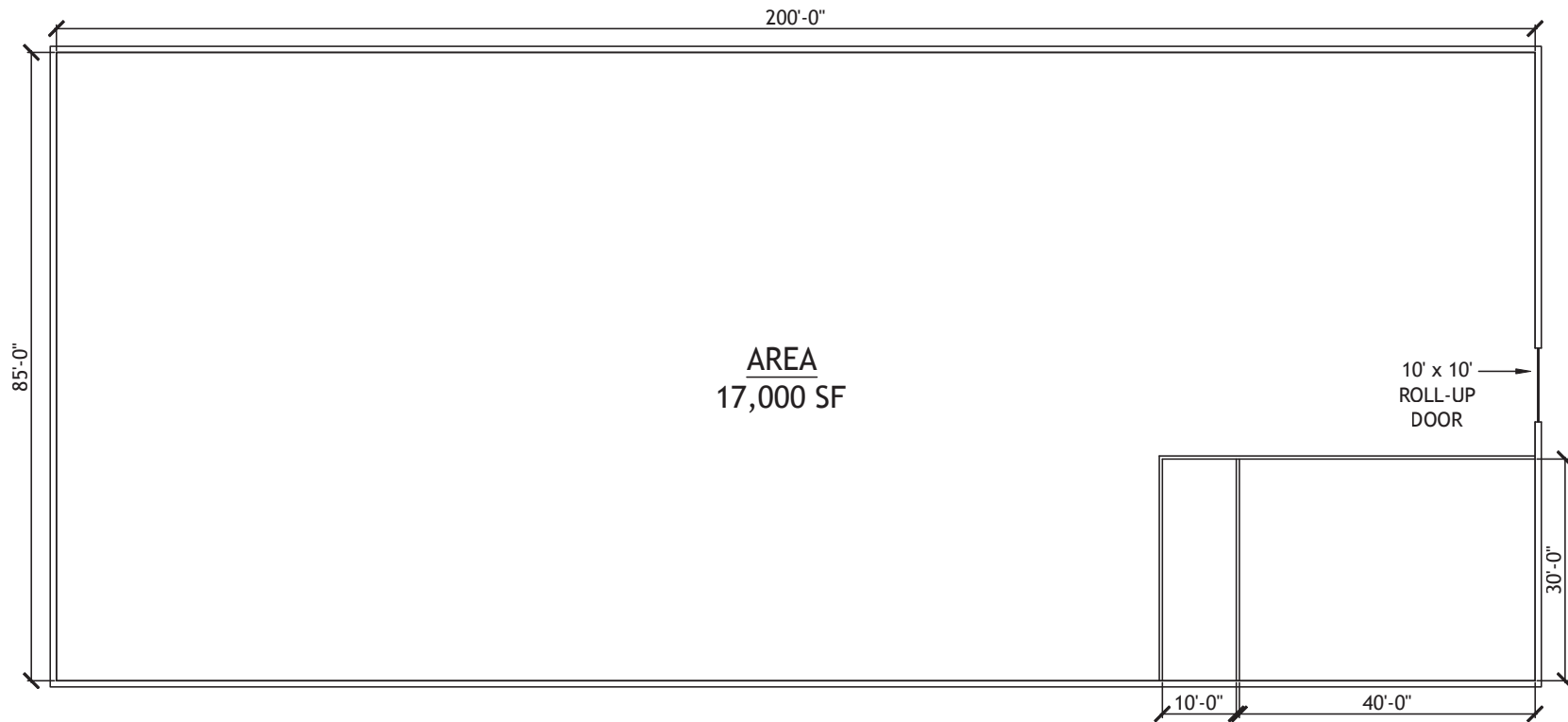
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**SUITE 206**

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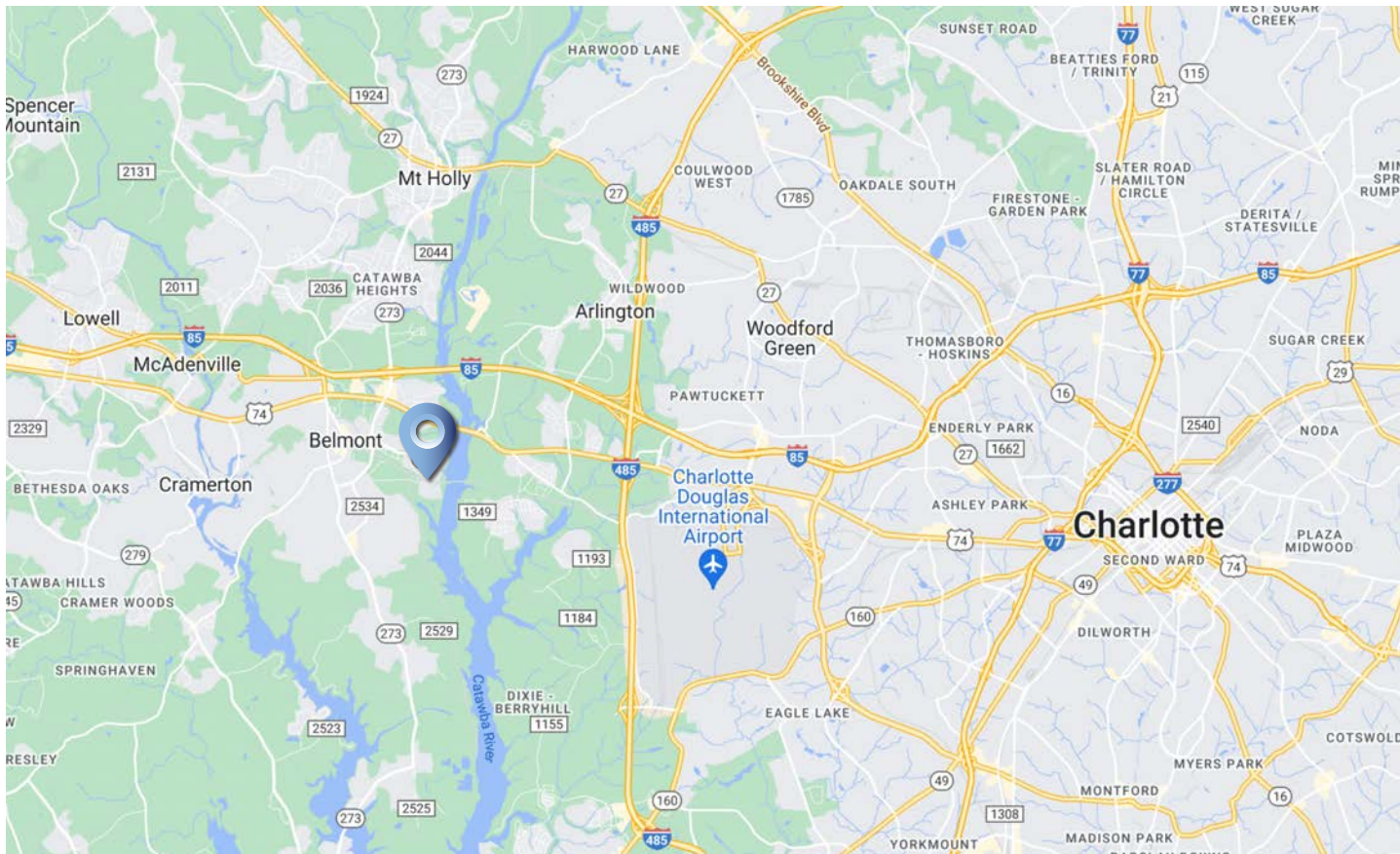
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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	4,436	29,415	74,699
2028 Projected Population	5,180	32,529	80,603
HOUSEHOLDS			
2023 Households	1,839	11,891	29,668
2028 Projected Households	2,205	13,164	32,047
INCOME			
Median HH Income	\$66,826	\$75,075	\$68,895
Average HH Income	\$95,450	\$105,918	\$98,423



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.