

## 6 Airline St

\$19.00 /SF/YR

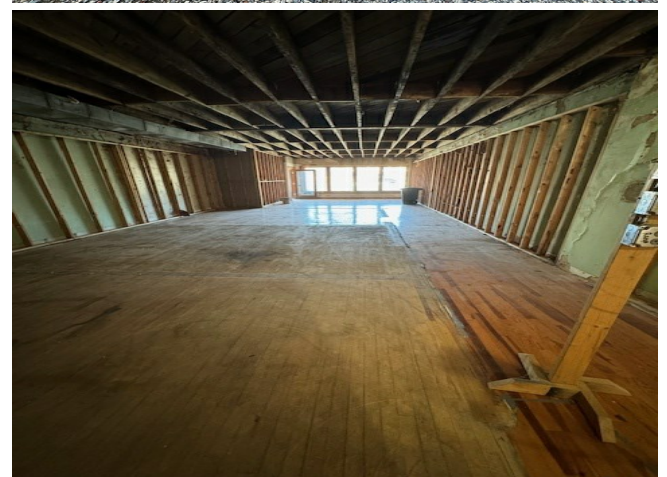
This property offers 3,470 square feet of space across two levels, currently configured as two separate units, each with its own entrance. However, it is available for lease as a single, continuous space.

- Lease Type: Triple Net (NNN) at \$19 per square foot. (\$5,494/mth)

- Upfit Allowance: \$50,000 available to a qualified tenant with an approved business plan. The allowance is credited back upon completion (receipts req'd) of agreed-upon renovations. For example, a \$50,000 allowance would result in a \$2,500 monthly rent reduction for 20 months. First month rent is free. One month deposit required.

The...

- Heavy day time foot traffic
- Generous upfit allowance - New Roof
- 3470SF Available - Non Divisible
- Excellent location in downtown Belmont NC
- Large dedicated parking lot



Rental Rate:	\$19.00 /SF/YR
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	3,470 SF
Year Built:	1950
Walk Score ®:	70 (Very Walkable)
Taxes:	\$0.09 USD/SF/MO
Operating Expenses:	\$0.02 USD/SF/MO
Rental Rate Mo:	\$1.58 /SF/MO

## 1st Floor

Space Available	1,735 SF
Rental Rate	\$19.00 /SF/YR
Contiguous Area	3,470 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

These spaces must be leased together.

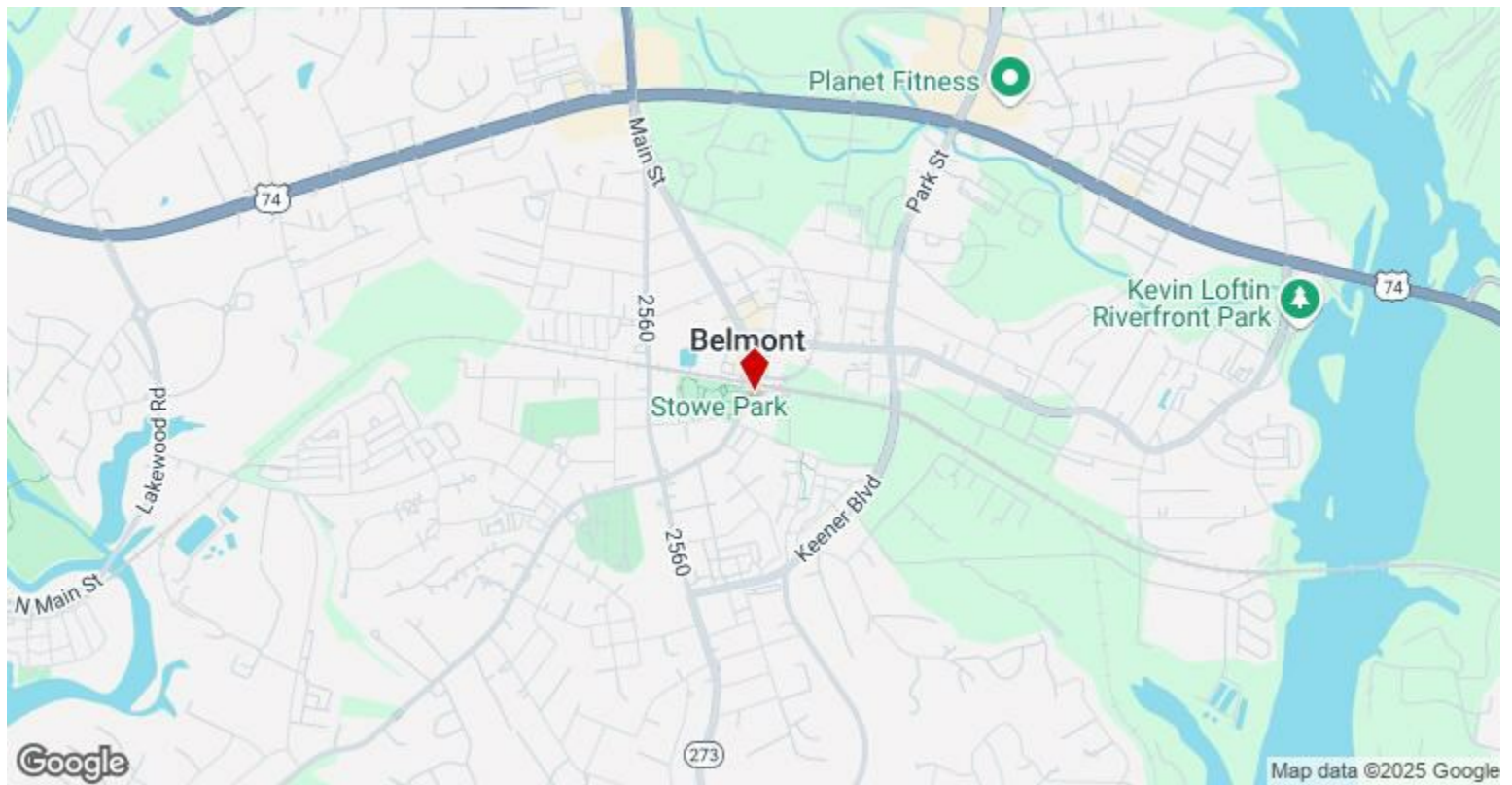
1

## 2nd Floor

Space Available	1,735 SF
Rental Rate	\$19.00 /SF/YR
Contiguous Area	3,470 SF
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

These spaces must be leased together.

2



## 6 Airline St, Belmont, NC 28012

This property offers 3,470 square feet of space across two levels, currently configured as two separate units, each with its own entrance. However, it is available for lease as a single, continuous space.

- Lease Type: Triple Net (NNN) at \$19 per square foot. (\$5,494/mth)
- Upfit Allowance: \$50,000 available to a qualified tenant with an approved business plan. The allowance is credited back upon completion (receipts req'd) of agreed-upon renovations. For example, a \$50,000 allowance would result in a \$2,500 monthly rent reduction for 20 months. First month rent is free. One month deposit required.

The upstairs unit is currently in shell condition—stripped to the studs and ready for customization. The tenant is responsible for managing all upfit renovations, including permitting and any associated costs. All renovations must be completed by a general contractor.

### Property Features:

- New TPO commercial roof with insulation board
- New 6-inch gutters
- Approximately 15 dedicated parking spaces (as currently configured)
- Prime location in a high-traffic restaurant district

Preferred tenants include restaurants or retail. A change of use permit would be required for restaurant use, which is permissible under current zoning.

Additional Information: Listing agent is Owner/Broker.

# Property Photos



Upstairs



Basement

# Property Photos



# Property Photos



Upstairs



Upstairs

# Property Photos



Upstairs



Upstairs

# Property Photos



# Property Photos



Basement



Basement

# Property Photos



Front view



Front View

# Property Photos



Side View & Parking Lot