



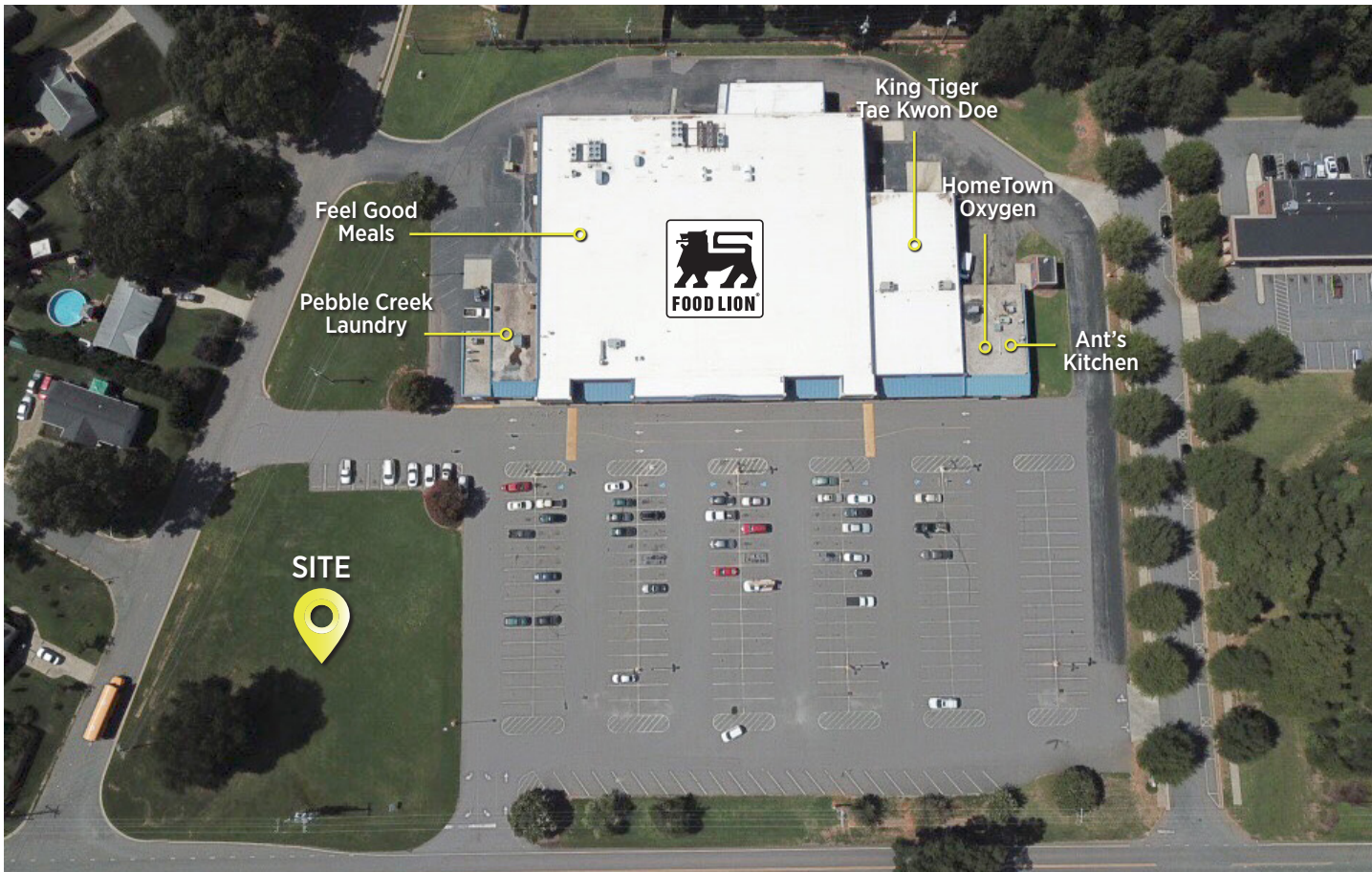
LAND | **FOR SALE**

PERFECTION AVENUE OUTPARCEL 1 | BELMONT

Great development opportunity on this flat, corner lot adjacent to the Pebble Creek Food Lion.

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





PROPERTY INFORMATION

ACREAGE

.7 Acres*

TAX ID

182445

FEATURES

- Adjacent to the Pebble Creek Food Lion
- Lots of rooftops nearby
- Very few available services
- Plenty of parking

LIST PRICE

\$260,000



SAM KLINE, CCIM

c 704 777 6003

skline@mecacommercial.com

MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



MECA
COMMERCIAL REAL ESTATE



\$335M

AWARDED TO WIDEN I-85 AT BELMONT INTERCHANGES

240+

APARTMENTS & RETAIL WILL RESULT IN THE CHRONICAL MILLS TRANSFORMATION

2024

BELMONT CONTINUES TO WIN NC MAIN STREET AWARDS

60%

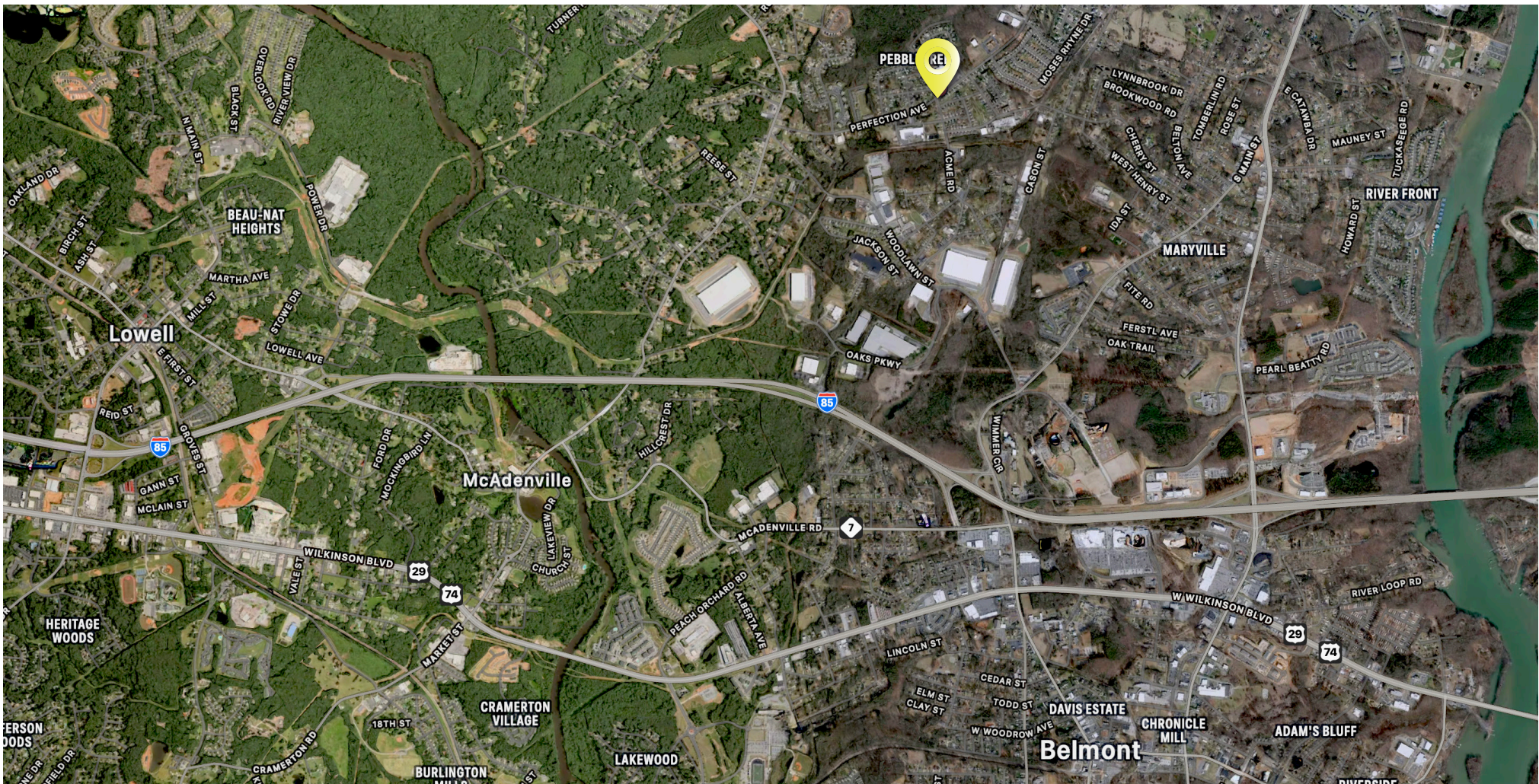
POPULATION GROWTH SINCE 2010 CENSUS

44.7%

PREDICTED JOB GROWTH OVER THE NEXT 10 YEARS

BELMONT, NC

Belmont, North Carolina is special because it blends small-town charm with big-city convenience. Located just minutes from Uptown Charlotte and Charlotte Douglas International Airport, it offers easy access to the region while maintaining its own unique identity. The historic downtown, with its walkable streets, preserved architecture, and thriving local businesses, gives Belmont a welcoming, community-focused atmosphere. Surrounded by the Catawba River, Lake Wylie, and nearby Crowders Mountain, it's also a hub for outdoor recreation, from kayaking and hiking to exploring the Daniel Stowe Botanical Garden. Belmont continues to grow, with new retail, residential, and cultural developments, yet it has held onto the character that makes it feel like a true Southern small town. This balance of history, natural beauty, and modern opportunity makes Belmont an increasingly popular place to live, work, and visit.



| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| Population | 3,926 | 34,293 | 88,261 |
| Households | 1,686 | 15,132 | 36,682 |
| Families | 1,105 | 9,041 | 23,583 |
| Median Age | 40.3 | 40.2 | 40.6 |
| Average HH Size | 2.33 | 2.21 | 2.37 |
| Median HH Income | \$52,394 | \$69,716 | \$81,519 |
| Average HH Income | \$70,919 | \$94,129 | \$107,469 |
| Per Capita Income | \$30,235 | \$41,554 | \$44,818 |

SAM KLINE, CCIM
 c 704 777 6003
 skline@mecacommercial.com
 MECA Commercial Real Estate
 102 Main Street, Suite 110
 McAdenville, NC 28101
 704 971 2000



MECA
 COMMERCIAL REAL ESTATE

© 2026 Metro Realty, LLC. All rights reserved. Metro Realty, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.
 *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.