

P.O. Box 1291  
Cornelius, NC 28031

**OFFERING MEMORANDUM**

**+/- 11,000 SF Commercial / Retail Space**  
**High profile, premium downtown location**

Former Brown's Hardware  
103 North Main Street  
Mt. Gilead, Montgomery County, North Carolina



For more  
information contact:

**Robb Little**  
**Broker**

**704 728 8379**  
**robb@ccagr.com**

*Unique Opportunity to acquire a spacious property in an emerging market*  
*Charming & Historic Mt. Gilead*  
*High growth area near scenic Lake Tillery*

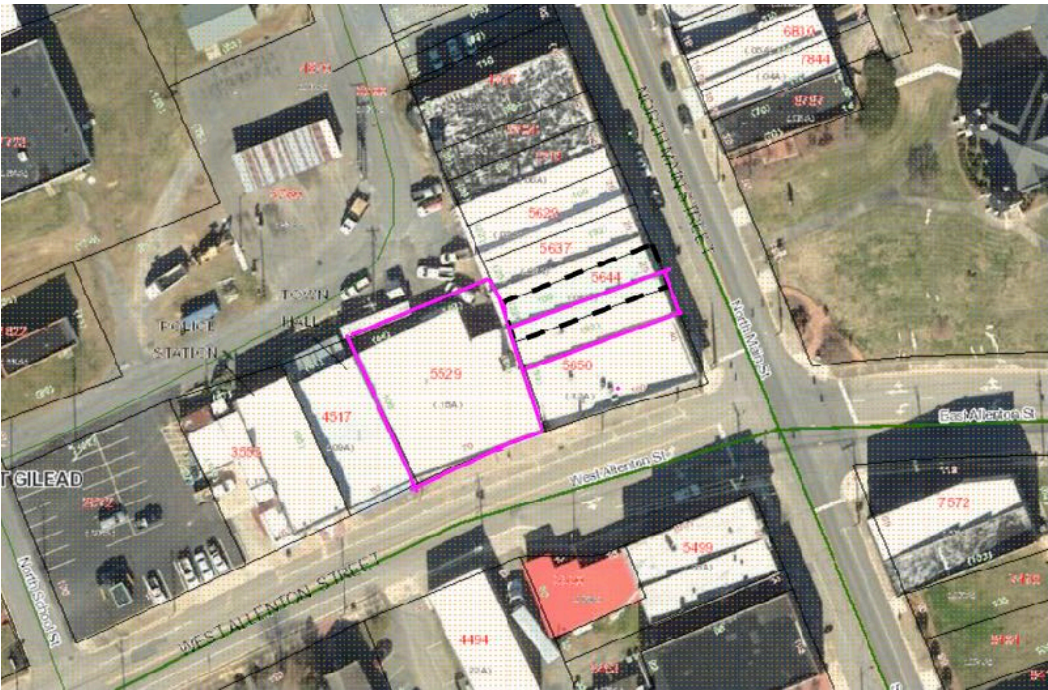
ZONED CB (Central Business District)  
Town of Mt. Gilead is business friendly and open to a multitude of uses

*Two buildings combined into one-*  
*-Building 1 has Two Stories with frontage on Main Street*  
*-Building 2 is a Single story showroom type space that fronts Allenton Street*

***SHOWINGS BY APPOINTMENT ONLY***  
***CALL BROKER TO SET UP A TIME***

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Montgomery County Parcel Numbers & Map -



1	750313045644	+/- 0.05 AC	+/- 4800 SF
2	750313045529	+/- 0.18 AC	+/- 6140 SF

**Note: all acreages are approximate, sourced from Montgomery County Geographic Information System**