

# OFFICE | RETAIL FOR LEASE



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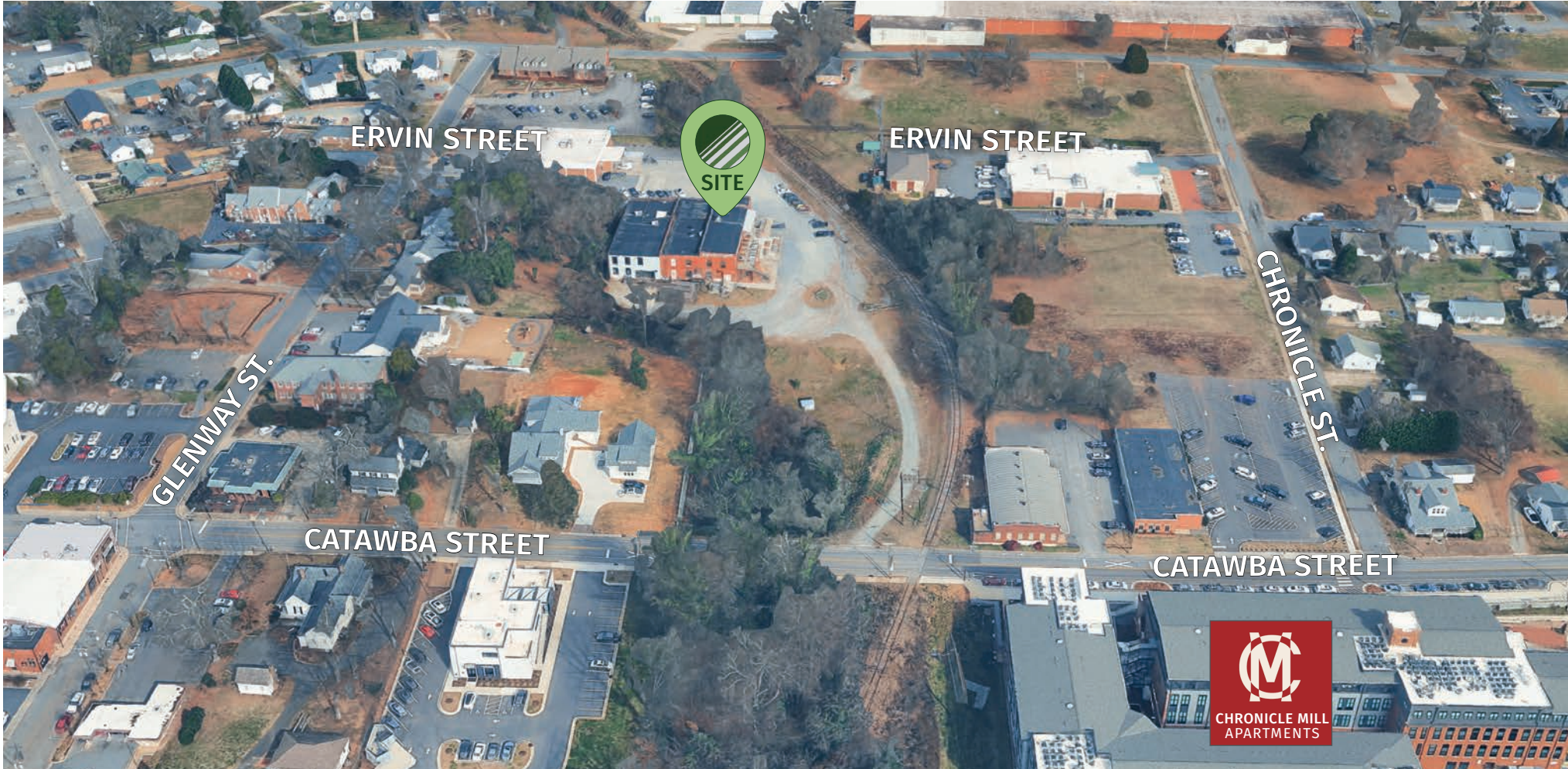
**ISAAC HARROW**

Broker

O: 704.882.1700 ext. 220 M: 828.320.1986

**52 A ERVIN STREET**

**BELMONT, NC 28012 ±12,000 SF | \$20 / SF**



## PROPERTY OVERVIEW

52A Ervin Street offers a prime office / retail space located in Downtown Belmont, NC. The property sits just 20 minutes from Charlotte-Douglas Int'l Airport, and is a 5 minute drive to I-85 and the new Caromont Regional Medical Center. Belmont is one of the fastest growing suburbs in the Charlotte market. Originally part of the mill industry, this is a must see commercial space!

## PROPERTY HIGHLIGHTS

- Extremely nice, newly renovated open/office space with original finished hardwood floors
- Abundant private offices with large open/meeting areas, large full kitchen and break area
- One street away from Chronicle Mill, a 243 unit luxury apartment community in Downtown Belmont

## AERIAL VIEW



## PROPERTY DETAILS



**52 A**  
Ervin Street  
Belmont, NC 28012



**Parcel ID**  
125922



**Lease Rate**  
\$20.00 / SF  
MG (Modified Gross)

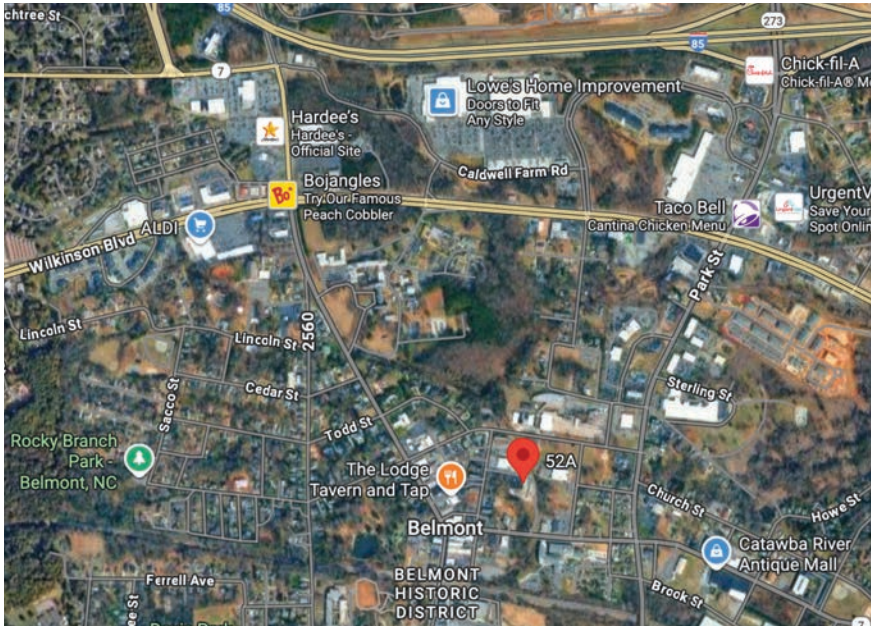


**Available Space**  
± 12,000 SF



**Property Type**  
Office | Retail

## SITE LOCATION



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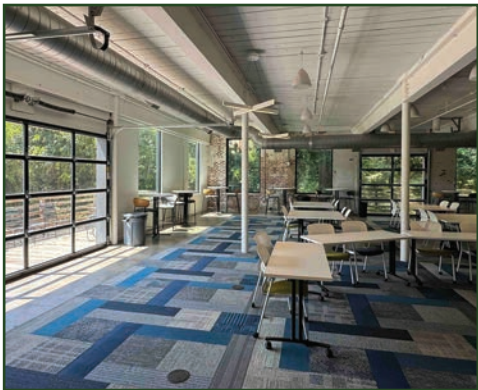
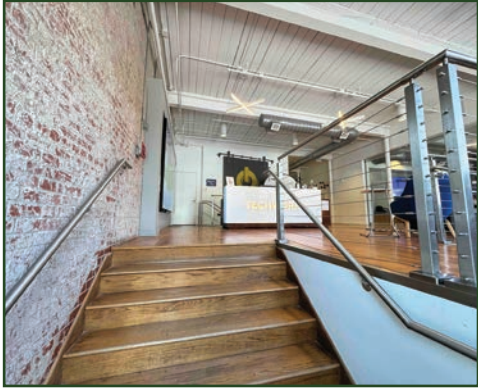
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**MOSER**  
COMMERCIAL REAL ESTATE

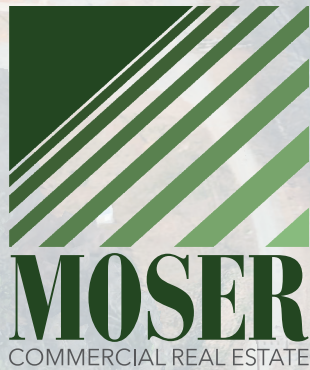


# INTERIOR PHOTOS



# LOCATION OVERVIEW





Screenshot

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