



TWO-PROPERTY PORTFOLIO FOR SALE

7200 - 7202 WILKINSON BLVD BELMONT, NC 28012

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OFFERING MEMORANDUM

EXECUTIVE SUMMARY

PORTFOLIO VALUATION

\$2,335,000

Strategic pricing for a dual-asset commercial portfolio in the high-growth Belmont corridor.

DAILY EXPOSURE

19,000+ VPD

Maximum visibility along Wilkinson Blvd ensures sustained tenant demand and brand recognition.

ASSET MIX

Stabilized & Development

Includes a 100% occupied mixed-use building and a prime vacant parcel for immediate expansion.

OPERATIONAL EDGE

Solar Efficiency

Integrated solar technology at 7202 Wilkinson significantly reduces long-term operational overhead.



7200
East Whitten Blvd



7202
Pait Contractors
Shepherd Way
Counseling Associates
Deep Sea Stitching
Ross Pittman
Consult Group
Prompter Solutions
Local Knowledge
Investments
Queen City
Collectibles
LAN & Co. Boutique



DEVELOPMENT ASSET

7200 WILKINSON BOULEVARD

A prime vacant parcel offering significant development potential in one of Belmont's most desirable commercial locations.

HIGH-VISIBILITY SITE

Immediate development potential with exceptional frontage along the high-traffic Wilkinson Blvd corridor.

EXPANSION CAPACITY

Agent-owned property with an additional 0.46 acres available to further increase the total project footprint.

ZONING VERSATILITY

Flexible zoning supports a diverse mix of retail, office, and industrial uses for maximum investment flexibility.

STRATEGIC PROXIMITY

Ideally located minutes from I-85, Downtown Belmont, and the Charlotte Douglas International Airport.

345

WILKINSON BLVD

SIXTH ST



7200

VACANT LAND



7202

7204

COMMERCIAL BUILDING
WITH 3 UNITS IN 1 PARCEL

7206

Solar panels installed, offsets
some of the electricity costs

7212

318

314

7202-7206 WILKINSON: MODERN MIXED-USE

SUSTAINABLE ENERGY

Integrated solar panel technology provides substantial operational cost offsets and enhances long-term net income.

VERSATILE SPACE




A flexible layout featuring three distinct units designed to accommodate retail, professional office, or light industrial use.

HISTORIC CHARACTER

The property seamlessly blends timeless architectural charm with the modern infrastructure required for current business operations.

STABILIZED PERFORMANCE

A high-performing income-producing asset with 100% occupancy and a diverse, established tenant base in a premier commercial corridor.

-  **100% PORTFOLIO OCCUPANCY**
-  **3 UNITS IN 1 PARCEL**
-  **19,000+ DAILY TRAFFIC**

REGIONAL CONNECTIVITY



DOWNTOWN BELMONT

3 MINS

Immediate proximity to historic charm and local commercial amenities.



CHARLOTTE AIRPORT

9 MINS

Strategic connection to one of the world's busiest transportation hubs.

UPTOWN CHARLOTTE

16 MINS

Rapid access to the primary financial and corporate center of the region.

WILKINSON BLVD DAILY EXPOSURE

19,000+ VPD



Rent Roll

Properties: 7202 Wilkinson Boulevard - Executive Suite - 7202 Wilkinson Boulevard Executive Suite Belmont, NC 28012, 7202-B Wilkinson Boulevard - 7202-B Wilkinson Blvd Belmont, NC 28012, 7202-G Wilkinson Boulevard - 7202 Wilkinson Blvd Suite G Belmont, NC 28012, 7202-A Wilkinson Boulevard - 7202 Wilkinson Blvd Suite A Belmont, NC 28012, 7202 E. Wilkinson Boulevard - 7202 E. Wilkinson Boulevard Suite C Belmont, NC 28012, 7202-D Wilkinson Boulevard - 7202-D Wilkinson Blvd Suite D Belmont, NC 28012, 7204 Wilkinson Boulevard - 7204 Wilkinson Blvd Belmont, NC 28012, 7206 Wilkinson Boulevard - 7206 Wilkinson Blvd Belmont, NC 28012, 7202-H Wilkinson Blvd - 7202-H Wilkinson Blvd Belmont, NC 28012, 7202-I Wilkinson Boulevard - 7202-I Wilkinson Boulevard Belmont, NC 28012

Units: Active
AS OF April 13, 2-26
 Include Non-Revenue Units: No

UNIT	TENANT	STATUS	SQ FT	RENT	DEPOSIT	LEASE FROM	LEASE TO	NEXT RENT INCREASE DATE	NEXT RENT INCREASE RATE
7202 E. Wilkinson Boulevard - 7202 E. Wilkinson Boulevard Suite C Belmont, NC 28012									
7202-C Wilkinson Blvd	Shepherd Way Counseling Associates, Inc.	Current	857	1,458.61	0.00	01/01/2010	12/31/2027	01/01/2027	1,531.54
7202 Wilkinson Boulevard - Executive Suite - 7202 Wilkinson Boulevard Executive Suite Belmont, NC 28012									
7202 Wilkinson Boulevard - Executive Suite	Pait Contractors	Current	5,639	3,583.13	0.00	03/01/2008	02/28/2027		
7202-A Wilkinson Boulevard - 7202 Wilkinson Blvd Suite A Belmont, NC 28012									
7202-A Wilkinson Boulevard	Kristen J. Bergan	Current	330	400.00	400.00	08/15/2024	07/31/2028	08/01/2026	441.00
7202-B Wilkinson Boulevard - 7202-B Wilkinson Blvd Belmont, NC 28012									
7202-B Wilkinson Boulevard	Harrison Baron	Current	473	500.00	500.00	06/02/2025	05/31/2028	06/01/2026	525.00
7202-D Wilkinson Boulevard - 7202-D Wilkinson Blvd Suite D Belmont, NC 28012									
7202-D Wilkinson Boulevard	Troy Knight	Current	242	463.05	400.00	08/01/2022	07/31/2028	08/01/2026	486.20
7202-G Wilkinson Boulevard - 7202 Wilkinson Blvd Suite G Belmont, NC 28012									
7202-G Wilkinson Boulevard	Ross Pittman Consult Group, Inc	Notice-Unrented	250	500.00	350.00	12/01/2020	07/31/2026		
7202-H Wilkinson Blvd - 7202-H Wilkinson Blvd Belmont, NC 28012									
7202-H Wilkinson Boulevard	Christy Edobor	Current	250	450.00	675.00	07/01/2025	06/30/2029	07/01/2026	500.00
7202-I Wilkinson Boulevard - 7202-I Wilkinson Boulevard Belmont, NC 28012									
7202-I Wilkinson Boulevard	Deep Sea Stitching	Current	250	450.00	350.00	03/05/2024	03/31/2025	04/01/2026	500.00
7204 Wilkinson Boulevard - 7204 Wilkinson Blvd Belmont, NC 28012									
1	Compassion Christian Ministries	Current	2,450	2,484.00	2,300.00	06/13/2024	05/31/2027	06/01/2026	2,682.72
7206 Wilkinson Boulevard - 7206 Wilkinson Blvd Belmont, NC 28012									
7206 Wilkinson Blvd	Shok Valley LLC	Current	2,538	2,812.16	2,500.00	09/16/2022	10/31/2029	10/01/2026	2,924.65
Total 10 Units		100.0% Occupied	13,279	13,100.95	7,475.00				

OPERATIONAL PROFILE

EXPENSE CATEGORY	ANNUAL AMOUNT
Direct Operating Expenses	\$21,710.24
Shared Operating Expenses	\$13,333.67
Total Operating Expenses	\$35,044.91

*SHARED EXPENSES DISTRIBUTED ACROSS UNITS 7202, 7204, AND 7206

EFFICIENCY GAINS

Consolidated maintenance and utility management across the multi-unit parcel drive significant operational economies of scale.

SOLAR OFFSET

Strategic management of on-site solar assets provides a recurring hedge against rising commercial energy costs.

SHARED SERVICES

Lawn maintenance, cleaning, and waste management are shared, optimizing the net operating income for each unit.

STABILIZED INCOME

PORTFOLIO OCCUPANCY

100%

TOTAL MONTHLY RENT

\$13,100.95

ACTIVE UNITS

10

PAIT CONTRACTORS

Occupying **5,639 SQ FT** in the executive suite. Long-term anchor tenant since 2008.

SHOK VALLEY LLC

Occupying **2,538 SQ FT** at 7206 Wilkinson. Stabilized lease through Oct 2029.

COMPASSION CHRISTIAN

Occupying **2,450 SQ FT** at 7204 Wilkinson. Active community presence since 2024.

SHEPHERD WAY COUNSELING

Occupying **857 SQ FT** at 7202-C. Consistent tenancy since 2010.

VALUE-ADD OPPORTUNITY

CURRENT PORTFOLIO RENT

\$14.00 - \$16.00 / SF



BELMONT MARKET AVERAGE

\$28.00 - \$32.00 / SF



*MARKET DATA BASED ON 2024-2026 LOOPNET AND CITYFEET REPORTS FOR BELMONT, NC.

~50%

RENTAL UPSIDE

The portfolio is currently leased significantly below the submarket average. This represents a prime opportunity for a new owner to capture substantial revenue growth through strategic lease renewals and tenant repositioning.

DEMOGRAPHIC GROWTH

5-MILE POPULATION

84,618

A rapidly expanding residential base providing consistent local demand for commercial services.

ANNUAL GROWTH RATE

2.3%

Healthy year-over-year population increase outperforming many regional submarkets.

AVERAGE HH INCOME

\$88,400

Strong purchasing power within the immediate area supports diverse retail and professional tenants.

MARKET RANKING

Top Growth

Gaston County consistently ranks as one of the fastest-growing regions in the United States.

STRATEGIC MARKET POSITION

The combination of high population growth and strong income levels creates a resilient environment for commercial investment and long-term asset appreciation.

GASTON COUNTY RETAIL RESILIENCE

RETAIL VACANCY RATE

3.5%

AVERAGE MARKET RENT

\$19.50/SF

TOTAL INVENTORY

14.3M SF

SUBMARKET ANALYSIS

The Gaston County retail submarket demonstrates exceptional strength, with current vacancy rates significantly below the 10-year historical average of 4.6%.

- ↑ Positive net absorption driven by robust local demand.
- 🏠 Neighborhood centers maintain high occupancy at 90.6%.
- ➔ Minimal new supply in the pipeline supports rent growth.
- ✓ General retail vacancy remains tight at only 1.5%.

CHARLOTTE ECONOMY



RAPID POPULATION GROWTH

Charlotte consistently ranks as one of the fastest-growing metros in the U.S., adding over 500,000 residents since 2010.



DIVERSE INDUSTRY BASE

Strong presence in manufacturing, logistics, and corporate HQs like Lowe's, Duke Energy, and Honeywell.

FINANCIAL POWERHOUSE

Home to major headquarters including Bank of America and Truist, making it a global financial services hub.



SKILLED TALENT POOL

High wages and a concentration of architecture, engineering, and business professionals drive regional prosperity.

GLOBAL CONNECTIVITY

Charlotte Douglas International Airport serves as a major American Airlines hub with 700+ daily global flights.

OFFERING PROCEDURE

LETTER OF INTENT

Offers should be submitted via a non-binding Letter of Intent (LOI) outlining primary purchase terms.

KEY TERMS REQUIRED

Must include purchase price, due diligence period, closing date, and earnest money deposits.

CONFIDENTIALITY

All provided data is proprietary. Prospective buyers are responsible for independent verification.

SUBMISSION PROTOCOL

All inquiries, property tours, and formal offers must be directed exclusively to the listing agent, Brett Pyka, for professional handling and coordination with the seller.

PLEASE ALLOW 48 HOURS FOR A FORMAL RESPONSE TO ANY SUBMITTED LETTER OF INTENT. THE SELLER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OFFER AT THEIR SOLE DISCRETION.



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