

FOR SALE



MIXED-USED BUILDING AVAILABLE

7200 Wilkinson Blvd: Vacant parcel of land offering development potential, ideal for new construction or expansion.

7202-7206 Wilkinson Blvd: Mixed-use building suitable for multiple business types.

- **Size and Layout:** Flexible space, accommodating multiple business or residential configurations.
- **Lot Details and Historical Significance:** Located on Wilkinson Blvd with 19,000+ vehicles daily, this property offers high visibility, historic charm, and easy access to Downtown Belmont, I-85, and Charlotte.
- **Solar Panels:** Solar panels installed in 7202 Wilkinson Blvd, offsets some of the electricity costs.
- **Zoning Potential:** Allows for a combination of retail, office, and residential uses, offering diverse income opportunities.
- **Location Benefits:** Proximity to Belmont's vibrant downtown, local schools, and major highways enhances the property's attractiveness to tenants and customers alike.
- **AGENT OWNS PROPERTY. ADDITIONAL 0.46 ACRES POTENTIALLY AVAILABLE**

**7200 - 7202 WILKINSON BLVD
BELMONT, NC 28012**

**12,600 SQFT / \$2,395,000
AVAILABLE NOW**

**BRETT PYKA
COMMERCIAL SALES
AND LEASING
757-335-4366**

2224 VIRGINIABEACHBLVD SUITE 203
VIRGINIA BEACH VA 23454 USA

WILKINS

ST



7200

VACANT LAND



7202

7204

7206

**COMMERCIAL BUILDING
WITH 3 UNITS IN 1 PARCEL**

Solar panels installed, offsets
some of the electricity costs

318

314

12

72

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, 2026

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 | | | | |