



For Sale

1.43-Acres in
Belmont/Mt. Holly, NC

Steve Rich, CCIM

Senior Vice President

+1 704 409 2375

steve.rich@colliers.com

Adam Farber, SIOR

Vice President

+1 704 409 2369

adam.farber@colliers.com

Colliers

300 W. Summit Avenue

Suite 200

Charlotte, NC 28203

P: +1 704 409 9933

colliers.com

For Sale - 305 Beatty Drive, Belmont, NC 28012

Approximately ±1.43 Acres For Sale. Located at I-85 (140,000 VPD) & Beatty Drive (25,500 VPD).

Property:

- County: Gaston
- Three parcels with total of ±1.43 acres
- PINs: 183915, 183926 & 183912
- 1/2 Mile from I-85
- ± 2.5-Miles from both Mt. Holly CBD and Belmont CBD
- ± 324 LF Frontage along Beatty Drive
- ± 274 LF Frontage along Beatty Road

Distance:

- Near CaroMont Regional Hospital-Belmont
- Proposed Future Light Rail Station at this interchange

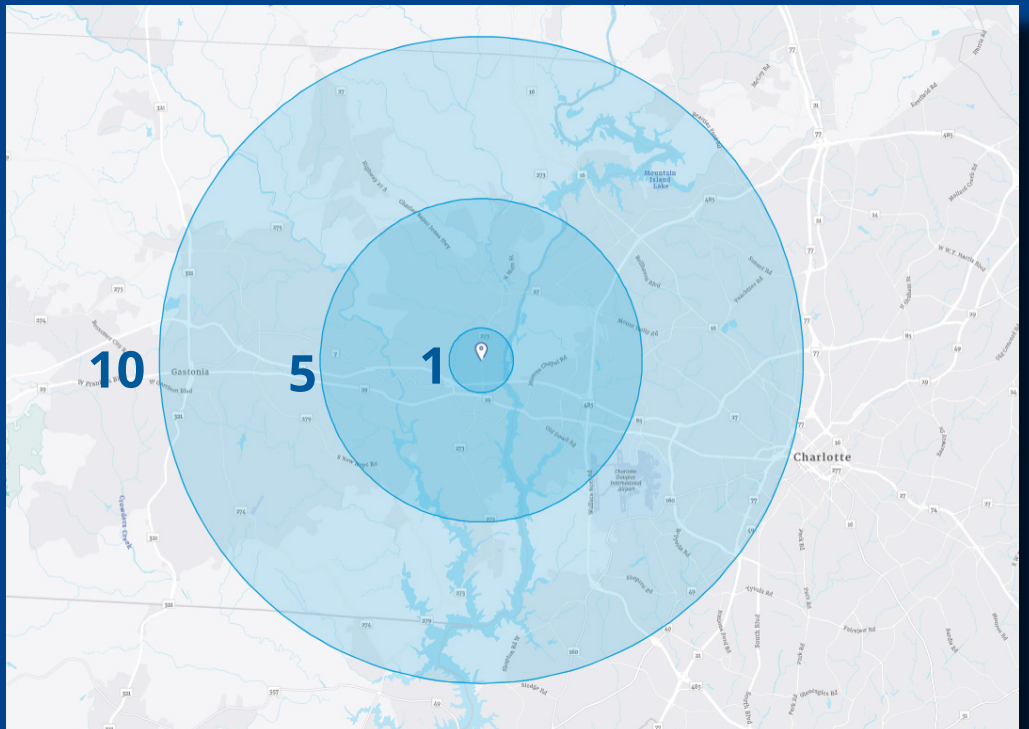
Zoning & Use:

- Parcels are in the South Gateway Overlay District
- Current Zoning- Commercial (B-3)
- Current Zoning permits retail, office, medical and hospitality
- Convenience Stores are not permitted in Overlay District

Price:

- Contact Broker for Pricing

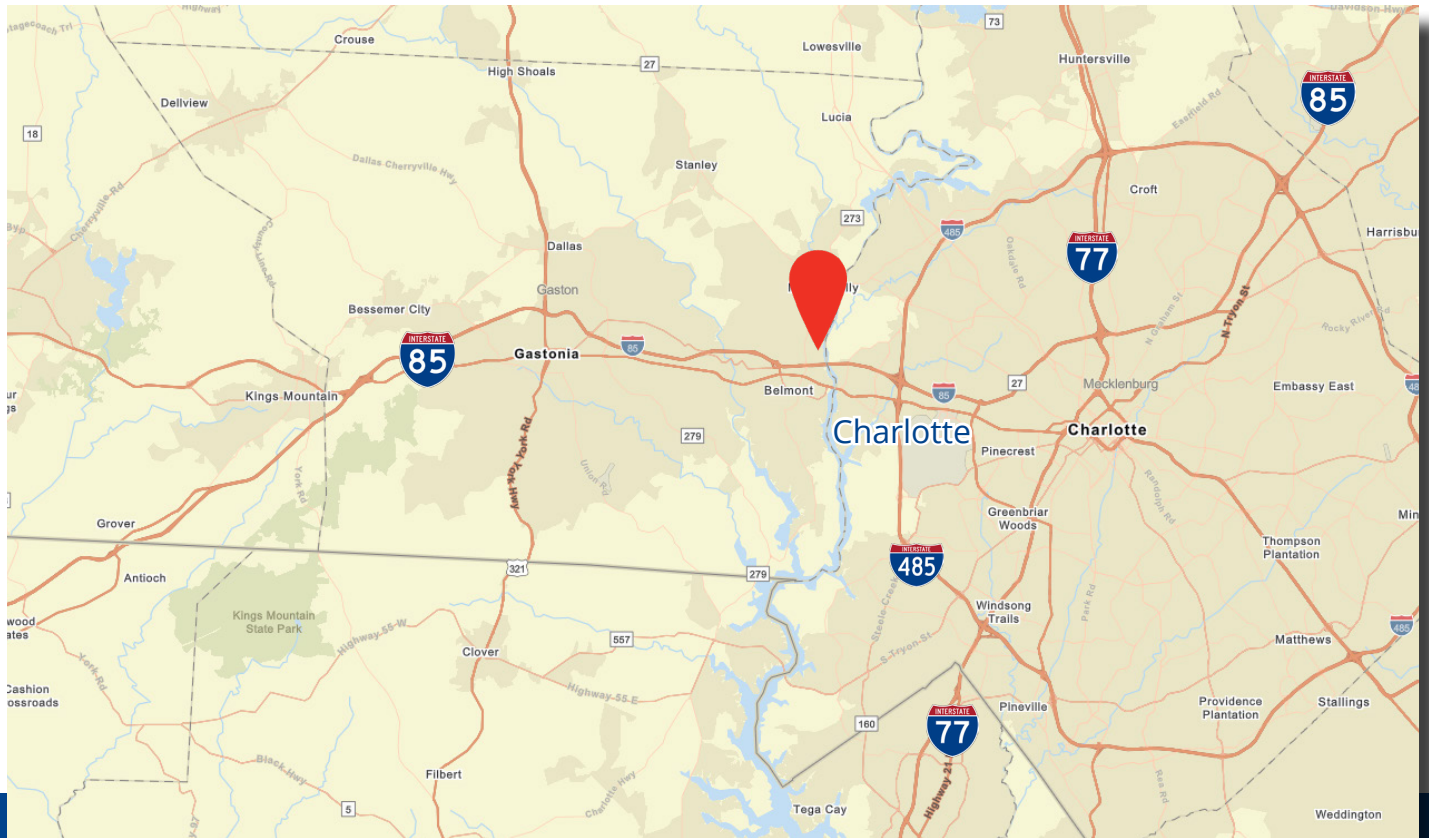
Location Map



Demographics

	1 Mile	3 Mile	5 Mile	10 Mile
Population	4,332	33,392	86,720	349,133
Total Households	1,780	14,285	34,307	138,716
Average Household Income	\$72,902	\$92,757	\$94,627	\$100,275
Daytime Population	5,504	33,110	73,881	360,983
Total Businesses	270	1,322	2,241	12,323
Total Employees	3,075	14,281	26,260	157,047

Aerial Location



INTERSTATE
85

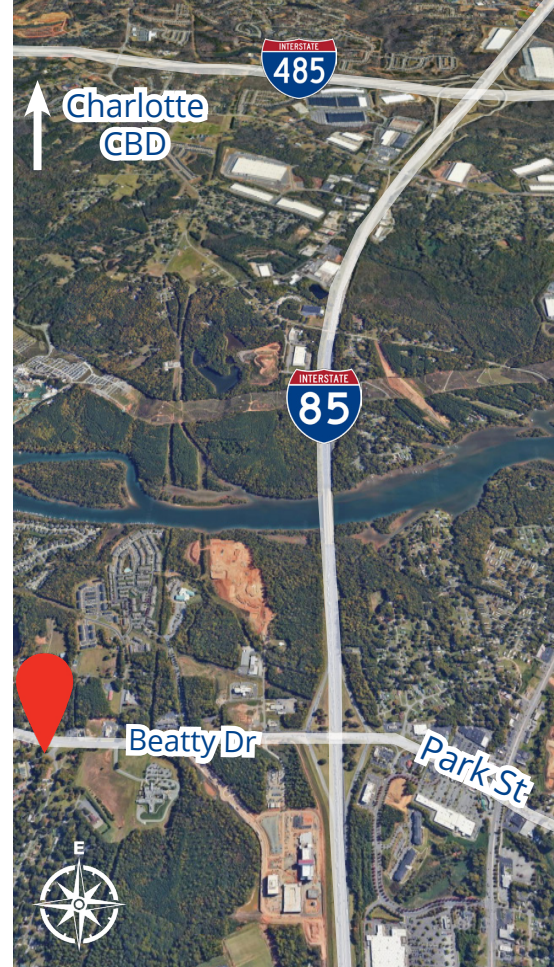
0.5 Mile

INTERSTATE
485

4.02 Miles

INTERSTATE
77

13.7 Mile



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