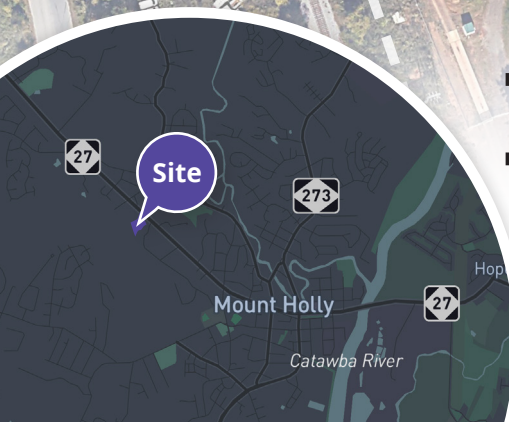


*"Gateway  
to Mt Holly"*

# 801 W CENTRAL AVE

## Development Opportunity

*LOCATED MINUTES FROM DOWNTOWN MT HOLLY, NC*



**CONTACT BROKERS FOR PRICING DETAILS**

**Zach Simpson**  
Vice President  
704 315 5091  
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**Ryan Kendall**  
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**AVISON  
YOUNG**



# DEVELOPMENT OPPORTUNITY

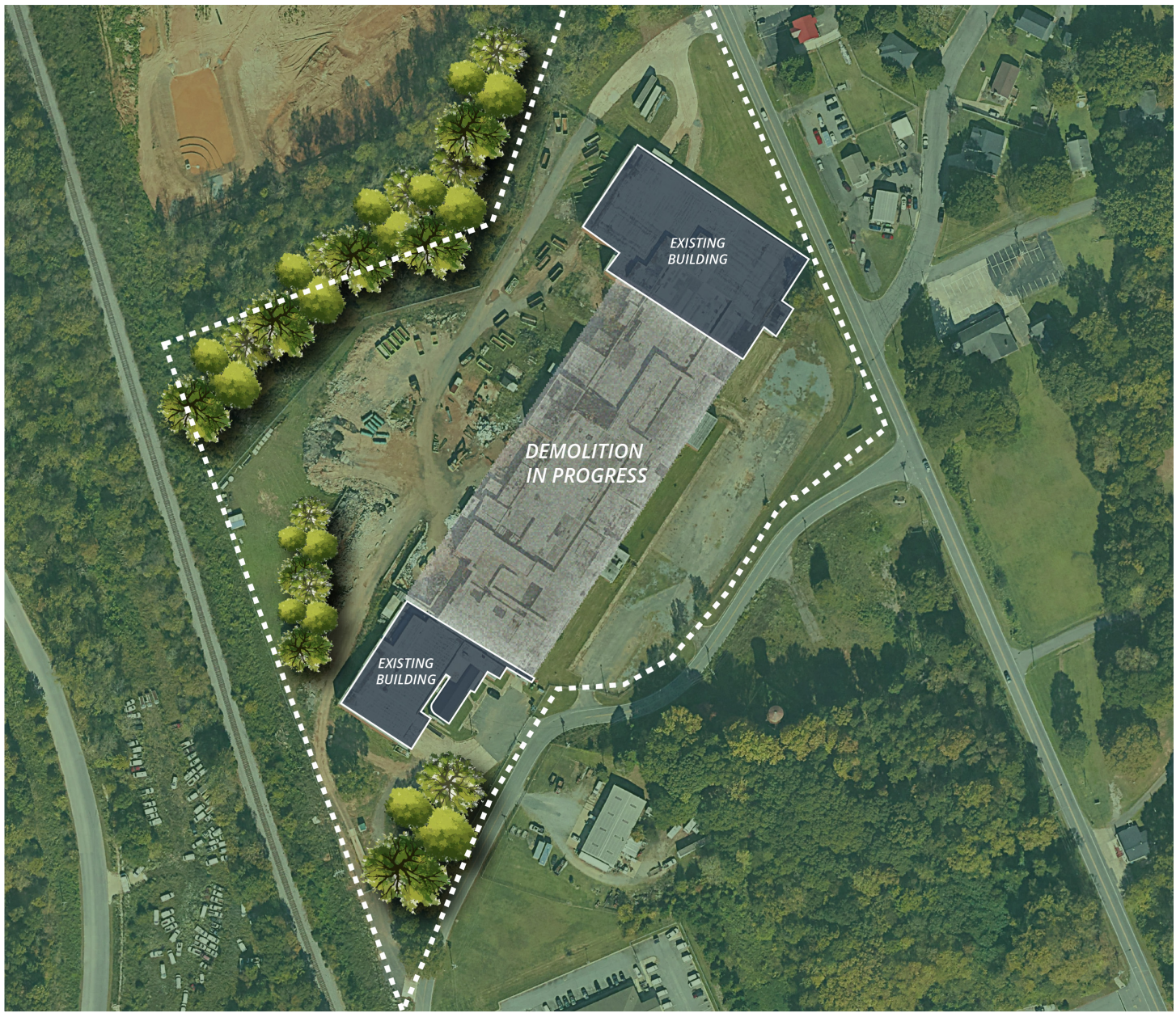
801 W Central Ave | Mt Holly, NC 28120

## Property details

ADDRESS	801 W Central Ave Mt Holly, NC 28120	ZONING	B-3
PARCEL ID	218759	ACREAGE	±14.48 ac
COUNTY	Gaston	LOT	Fenced

key  
uses:

Retail Trade  
Office and Business,  
Professional &  
Personal Services

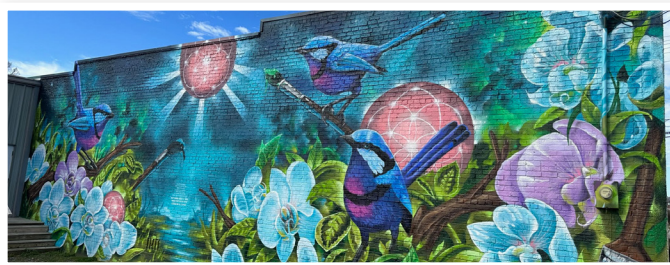


# EXPANDING CITY, EMERGING PROSPECTSS

Mt Holly, North Carolina

## Downtown REVITALIZATION

Mount Holly is undergoing a downtown revitalization, drawing new businesses and cultivating a dynamic community vibe. With mixed-use developments, building renovations, and infrastructure upgrades, the city is enhancing economic growth and improving the overall quality of life for residents.



## Economic DEVELOPMENT

The city provides tailored resources to support business growth, offering personalized assistance for entrepreneurs and established businesses. Services include expansion support, workforce recruitment, and training programs, creating an environment that fosters business success.

## Future OUTLOOK

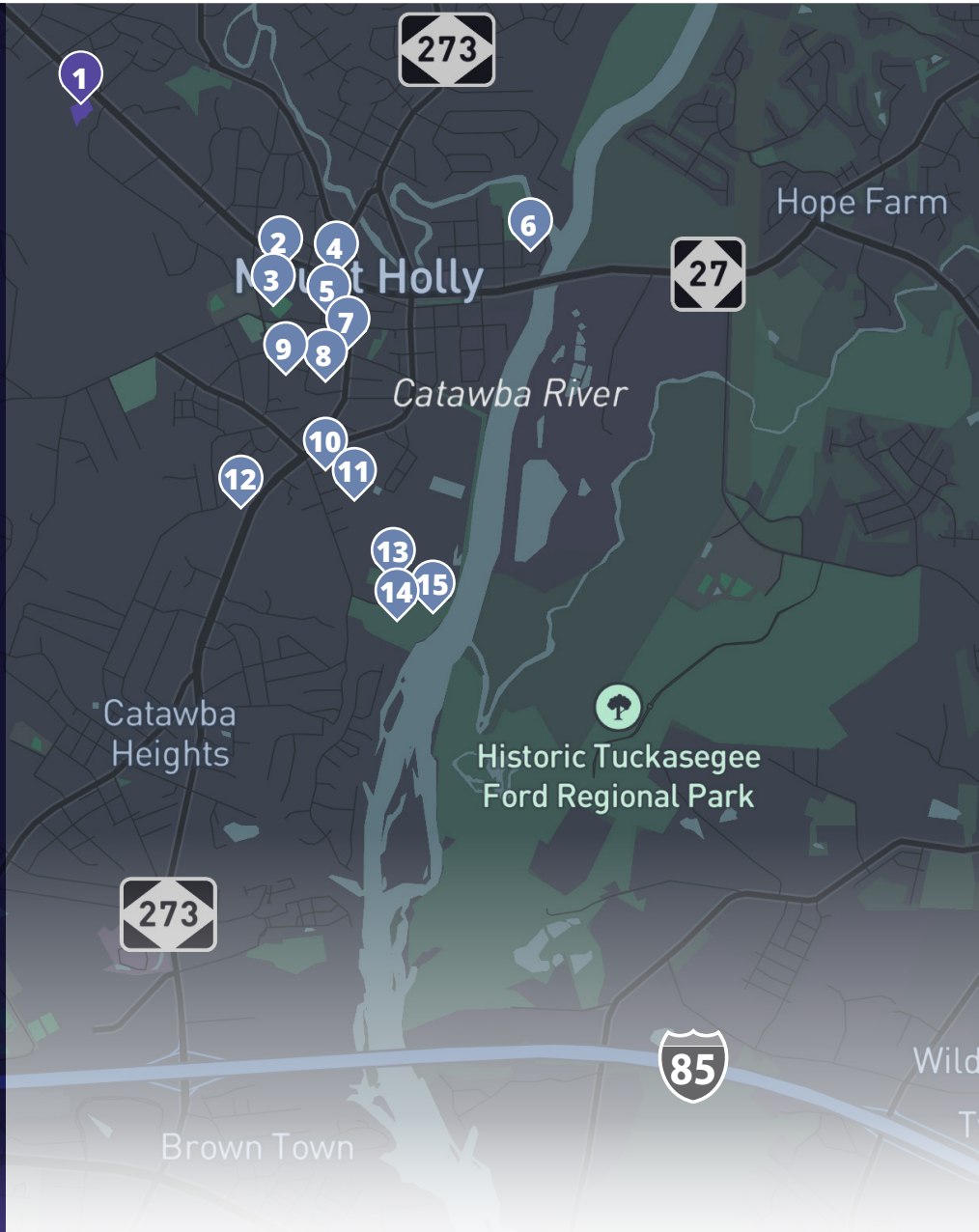
Mount Holly's prime location near Charlotte, combined with ongoing development initiatives, sets the stage for sustained economic growth. With a projected job growth of 44.7% over the next decade—exceeding the national average of 33.5%—the city offers a promising environment for businesses and residents alike.





# AMENITIES AND PROXIMITY

801 W Central Ave | Mt Holly, NC 28120



## area highlights:

- 1 801 W Central
- 2 Mt Holly Middle School
- 3 Mt Holly Branch Library
- 4 Catawba Coffee Co.
- 5 Traust Brewing Company
- 6 Old Meck Brewery
- 7 Vasileio's Italian Kitchen
- 8 Mt Holly Farmers Market
- 9 BrightStar Grill
- 10 Walgreens
- 11 Food Lion
- 12 Dunkin'
- 13 Mt Holly Rec Center
- 14 Tuckaseege Park
- 15 A&E Riverfront Trail



## Accessibility



**4.1 miles**  
to Interstate 85



**4.7 miles**  
to Interstate 485

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