

MOUNT HOLLY MEDICAL PARK

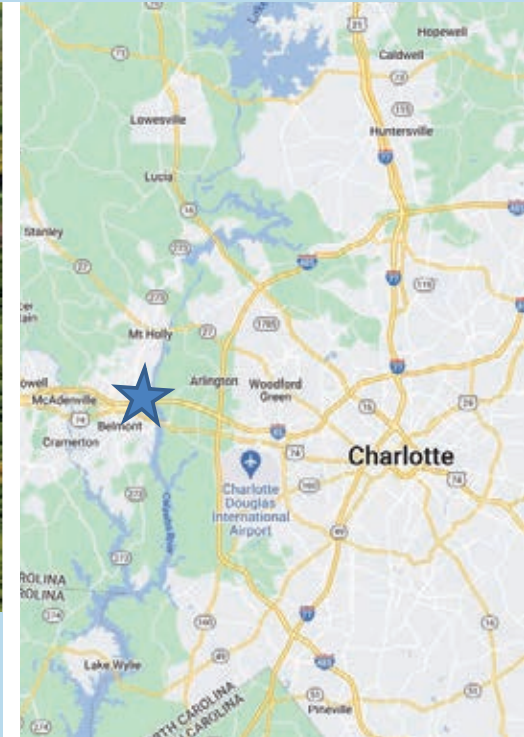
I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

FOR SALE OR BTS

NS New South Properties

NEWSOUTHPROP.COM

4.38 ACRES PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT



Mount Holly Medical Park, offered by New South Properties, is a premier development site in the growing Mount Holly community, strategically situated between Gastonia and Charlotte along I-85, just west of the Catawba River. Anchor tenants Carolina Neurosurgery & Spine Associates and OrthoCarolina, top regional healthcare providers, make this an ideal location for medical or related practices.

PROPERTY HIGHLIGHTS

- One remaining pad site for sale or build-to-suit - 4.38 acres
- Regional MOB opportunity
- Conveniently located across the street from new CaroMont Health Hospital, 5.7 miles to Charlotte Douglas Airport, 12 miles to Charlotte CBD, and 10.1 miles to Gastonia
- Light rail station being considered on the south side of I-85 intersection (Silver Line running from Matthews to Belmont/Mount Holly)
- Easy access off of I-85 at Exit 27 near the I-485 interchange
- I-85 visibility and signage
- **Contact Brokers for Pricing**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 4,410
Miles: 36,475
Miles: 89,898



AVG. HH INCOME

1 Mile: \$94,487
3 Miles: \$107,600
Miles: \$106,997



DAYTIME POP

1 Mile: 3,222
3 Miles: 22,876
5 Miles: 46,836

BROKER CONTACT

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EXISTING MEDICAL AERIAL

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CORRIDOR AERIAL

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SITE AERIAL

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SITE AERIAL

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ONE REMAINING PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT



YOUR BUILDING HERE

4.38 acres

Available pad site
for sale or build-to-suit
up to 32,000 SF building

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MONUMENT SIGNAGE

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5'-9½" x 8'-0" = **46.33 Sq Ft PROPOSED** of 48.0 Sq Ft ALLOWED

*Tenant must provide 20amp 120volt **DEDICATED** circuit within 6' of sign

