



**COMMERCIAL BUILDING/LAND**

**FOR LEASE OR  
GROUND LEASE**

**704 YORK ROAD | KINGS MOUNTAIN**

Freestanding building available for lease or ground lease in the thriving & rapidly growing corridor of “Metropolitan Charlotte”, half a mile from the I-85 exit in Kings Mountain.

**EDY BERGSTROM**

c 704 600 7656

[ebergstrom@mecacommercial.com](mailto:ebergstrom@mecacommercial.com)

**SAM KLINE, CCIM**

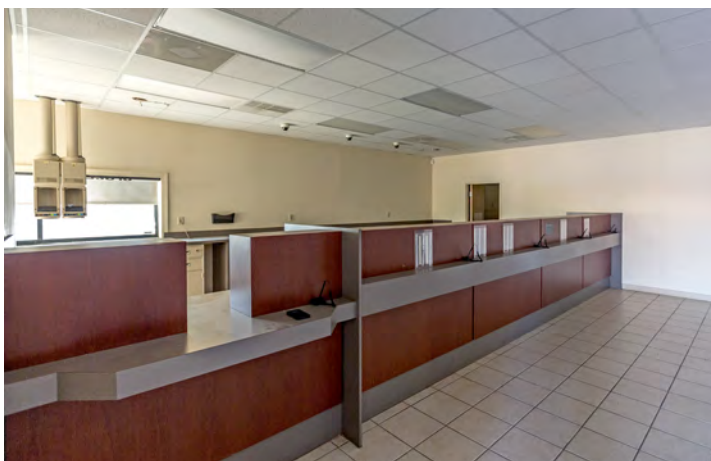
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**MECA**  
COMMERCIAL REAL ESTATE





## PROPERTY INFORMATION

### SF\*

3,600 SF

### FEATURES

- Turn key availability for a bank
- Drive thru available
- Masonry construction with ample surface parking
- Excellent location for any business concept in the exploding corridor right off I-85
- 30 Minutes west of Charlotte, near the Catawba Two Kings Casino

### LEASE RATE

\$14 per SF

### GROUND LEASE RATE

Call Broker for details

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MECA Commercial Real Estate

102 Main Street, Suite 110

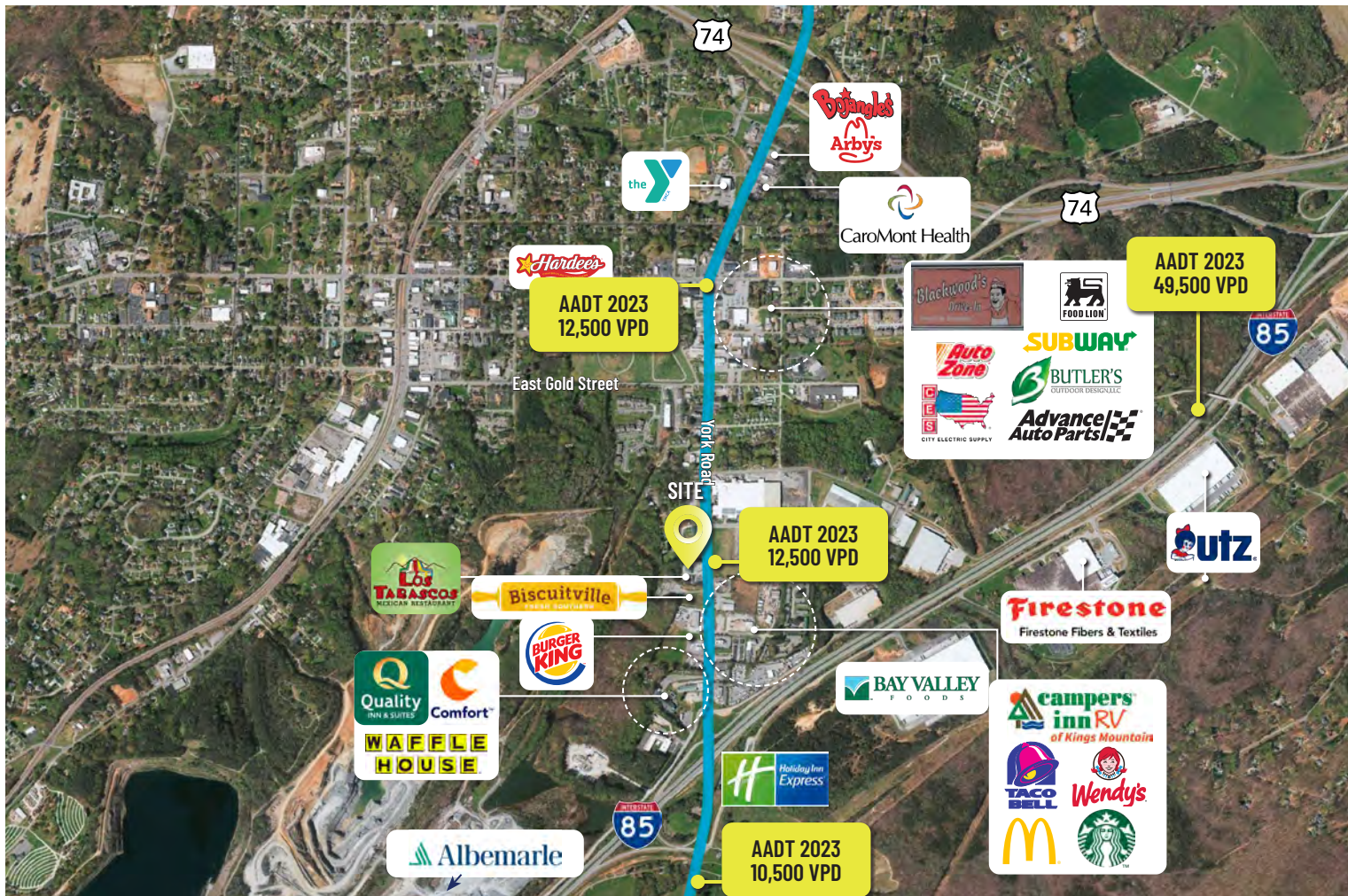
McAdenville, NC 28101

704 971 2000



**MECA**  
COMMERCIAL REAL ESTATE





DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
	Population	6,420	76,592	220,531
	Households	2,458	34,444	98,406
	Families	1,534	16,683	46,458
	Median Age	38.0	34.3	33.5
	Average HH Size	2.58	2.29	2.19
	Median HH Income	\$36,960	\$57,596	\$69,466
	Average HH Income	\$52,320	\$90,827	\$105,994
	Per Capita Income	\$19,829	\$38,256	\$47,523

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Nestled in the foothills of the beautiful North Carolina Piedmont, Kings Mountain is rapidly emerging as a prime destination for both residents and investors. Known for its rich history and small-town charm, this vibrant community is experiencing a wave of exciting growth and development, making it the perfect place to live, work, and play.





SINCE 2013

\$23M

PRIVATE INVESTMENT

\$35M

PUBLIC INVESTMENT

58

NEW BUSINESSES

**Kings Mountain is at the heart of a real estate boom, attracting attention from developers, homebuyers, and investors alike.** With its proximity to Charlotte and key highway corridors, the area is seeing new housing developments, from affordable single-family homes to upscale properties, making it an ideal market for all types of buyers. As the town expands, real estate opportunities continue to grow, whether you're seeking to purchase a home, invest in rental properties, or build new developments. With increasing demand and property values, Kings Mountain offers significant potential for both homeowners and investors.



A major attraction boosting the local economy and driving further real estate growth is the newly opened Catawba Two Kings Casino. This state-of-the-art gaming facility offers a full casino experience with slot machines, table games, and dining options. As a regional entertainment hub, the casino is drawing visitors from across the Carolinas, while creating jobs and sparking even more local development. This has created a ripple effect, increasing the appeal of Kings Mountain for new residents and businesses looking to capitalize on the town's growing prominence.

\$273M

TOTAL ESTIMATED CASINO  
PROJECT INVESTMENT

Once completed, the casino with include:

- 195,000 SF Complex
- 1,500 Room, 29 story hotel
- 4 Restaurants
- 2,600 Jobs

THE NEW CATAWBA  
TWO KINGS CASINO

### INDUSTRIAL HUB

As Charlotte continues to expand, industrial space near housing developments along I-85 is in high demand as new development projects near completion, bringing jobs and capital to the region. Utz Quality Foods, Newell Brands, and Hanes Brands are just a few of the nationally recognized brands with large industrial spaces nearby. New industrial developments will bring hundreds of jobs to the vicinity.

**+2.5M SF**  
Industrial Space U/C  
& Proposed within 5 miles

### FEDERAL INVESTMENT

Albemarle Corporation, a global specialty chemicals company, recently received a \$150 million grant from the US Department of Energy to help finance and construct a new lithium concentrator facility at its existing location in Kings Mountain. The new facility is expected to generate hundreds of construction and full-time jobs.



**EDY BERGSTROM**

Advisor

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**SAM KLINE, CCIM**

Partner, Senior Advisor

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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