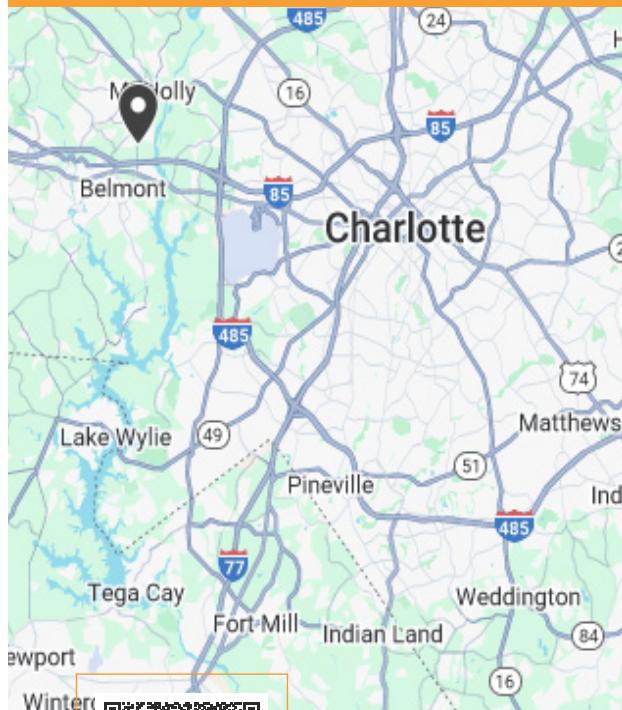


CONTACT BROKER FOR PRICING**GROUND LEASE | BUILD TO SUIT****±1.47 Acres Zoned B-3**

- Ideally Located ±0.5 Miles for Interstate 85, which sees 140,000 VPD
- Located on Beatty Drive and Beatty Road/North Carolina Highway 273 with Excellent Visibility
- ±2.5 Miles from Belmont and Mount Holly Central Business Districts and in Close Proximity to CaroMont Regional Hospital-Belmont and Atrium Health - Carolinas Rehabilitation
- Zoned B-3 - General Commercial within the South Gateway Overlay District and Allows Retail, QSR, Medical, Office and Hospitality Uses
- Positioned at the Interchange for a Proposed Future Light Rail Station, Offering Excellent Long-Term Development Potential
- Offers Strong Visibility, Excellent Demographics and Potential for Development.



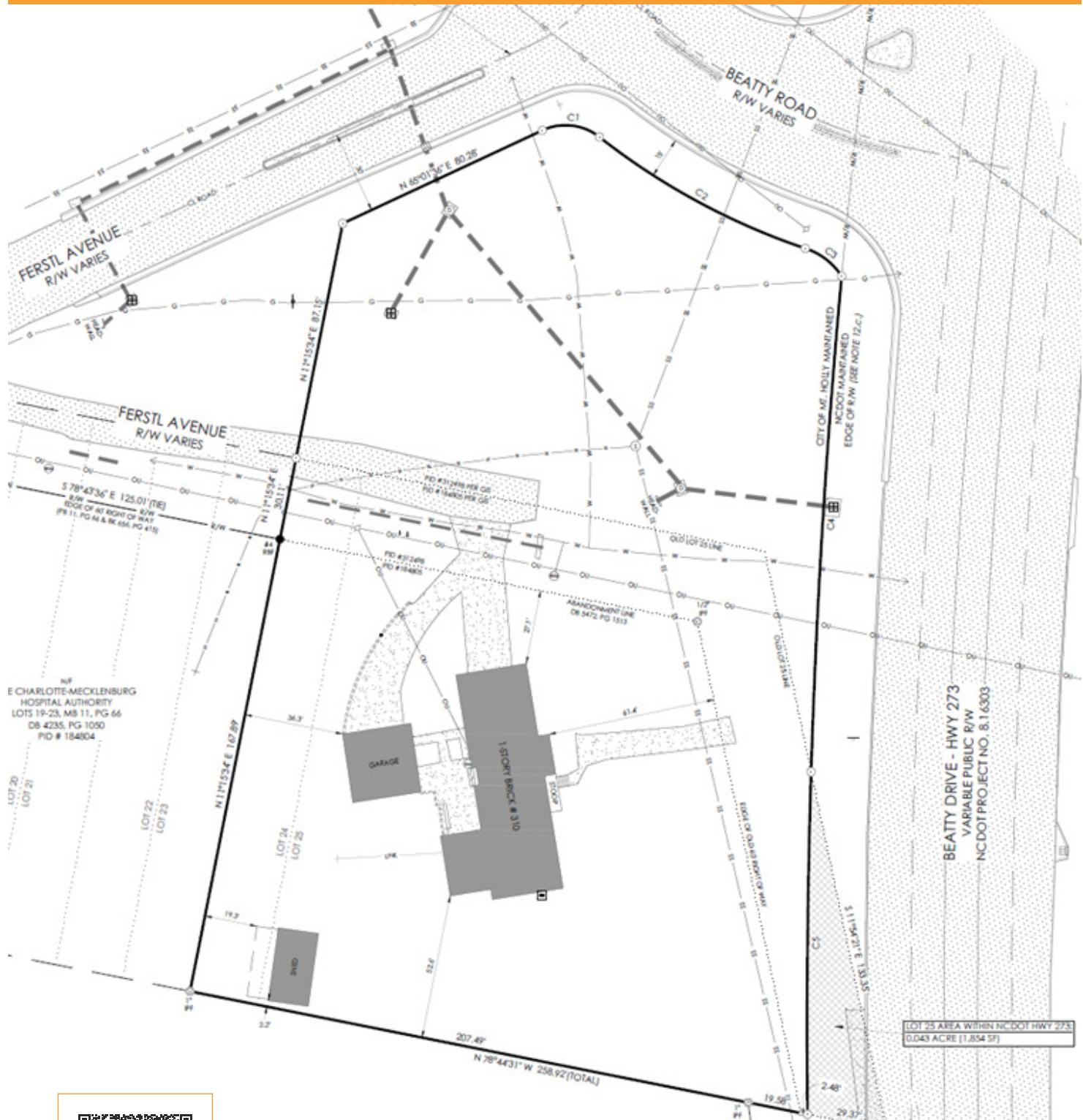
Debbie Weatherby
Vice President/Broker
Direct: 803-992-6110 | Debbie@uttleco.com



Ground Lease | Build to Suit

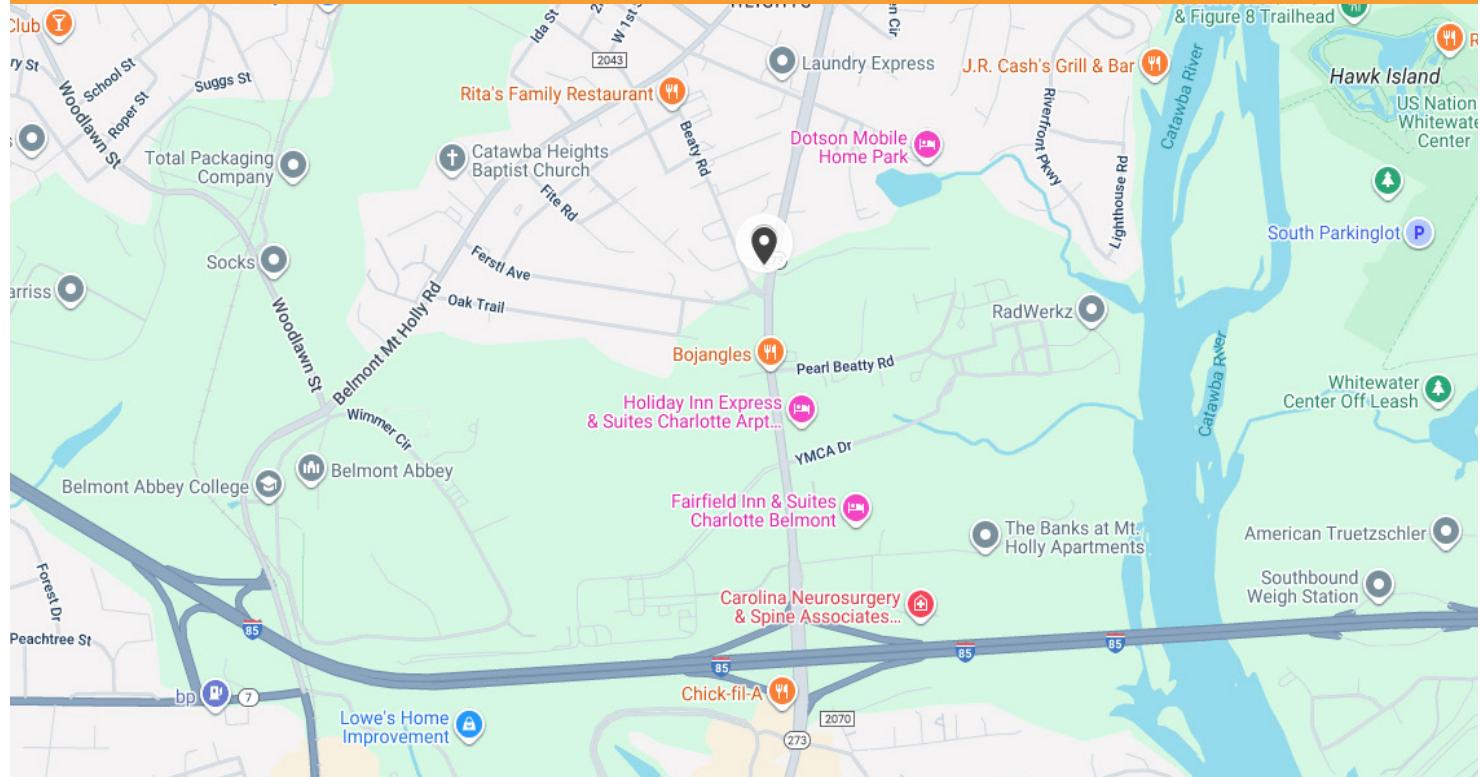
310 Ferstl Avenue, Belmont, North Carolina 28012

SURVEY



Debbie Weatherby
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DEMOGRAPHICS



Population	1 Mile	3 Mile	5 Mile
2020 Population	5,288	31,302	83,639
2024 Population	5,387	34,300	90,126
2029 Population	5,747	36,997	96,726
2024-2029 Growth Rate	1.30%	1.60%	1.50%
2024 Household Income	1 Mile	3 Mile	5 Mile
Less than \$25,000	510	3,431	6,365
\$25,000 - \$50,000	565	3,092	7,051
\$50,000 - \$75,000	411	2,462	6,552
\$75,000 - \$100,000	229	1,435	4,792
\$100,000 - \$125,000	160	1,112	3,234
\$125,000 - \$150,000	144	1,092	2,487
\$150,000 - \$200,000	136	1,100	2,878
\$200,000 or Greater	104	805	2,240
Median HH Income	\$52,671	\$56,082	\$66,017
Average HH Income	\$74,750	\$79,735	\$86,795

Households	1 Mile	3 Mile	5 Mile
2020 Total Households	2,202	13,218	33,008
2024 Total Households	2,258	14,528	35,600
2029 Total Households	2,414	15,702	38,276
2024 Average Household Size	2.1	2.3	2.5
2024 Owner Occupied Housing	1,315	9,762	26,605
2024 Renter Occupied Housing	1,100	5,941	11,671



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AERIAL



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