



BELMONT, NC

55 CALDWELL DR

±4,000 SF AVAILABLE FOR SALE OR LEASE



PROJECT DETAILS

55 CALDWELL DR • ±4,000 SF AVAILABLE FOR SALE OR LEASE • RETAIL

AVAILABLE SPACE

±4,000 SF

TRAFFIC COUNTS

24,500 ADT on nearby Beatty Dr

PROPERTY HIGHLIGHTS

- Seeking medical, retail, or office tenants
- Part of a 314-unit apartment complex by Penler delivered in 2024
- Fronts the Catawba River with partial river views (winter months)
- Adjacent to the new CaroMont hospital interchange
- Proposed future light rail station at interchange
- Surrounded by over 150,000 SF of medical office space (under construction/planning)

LEASE RATE

Call to discuss

SALE PRICE

Call to discuss

COUNTY

Gaston

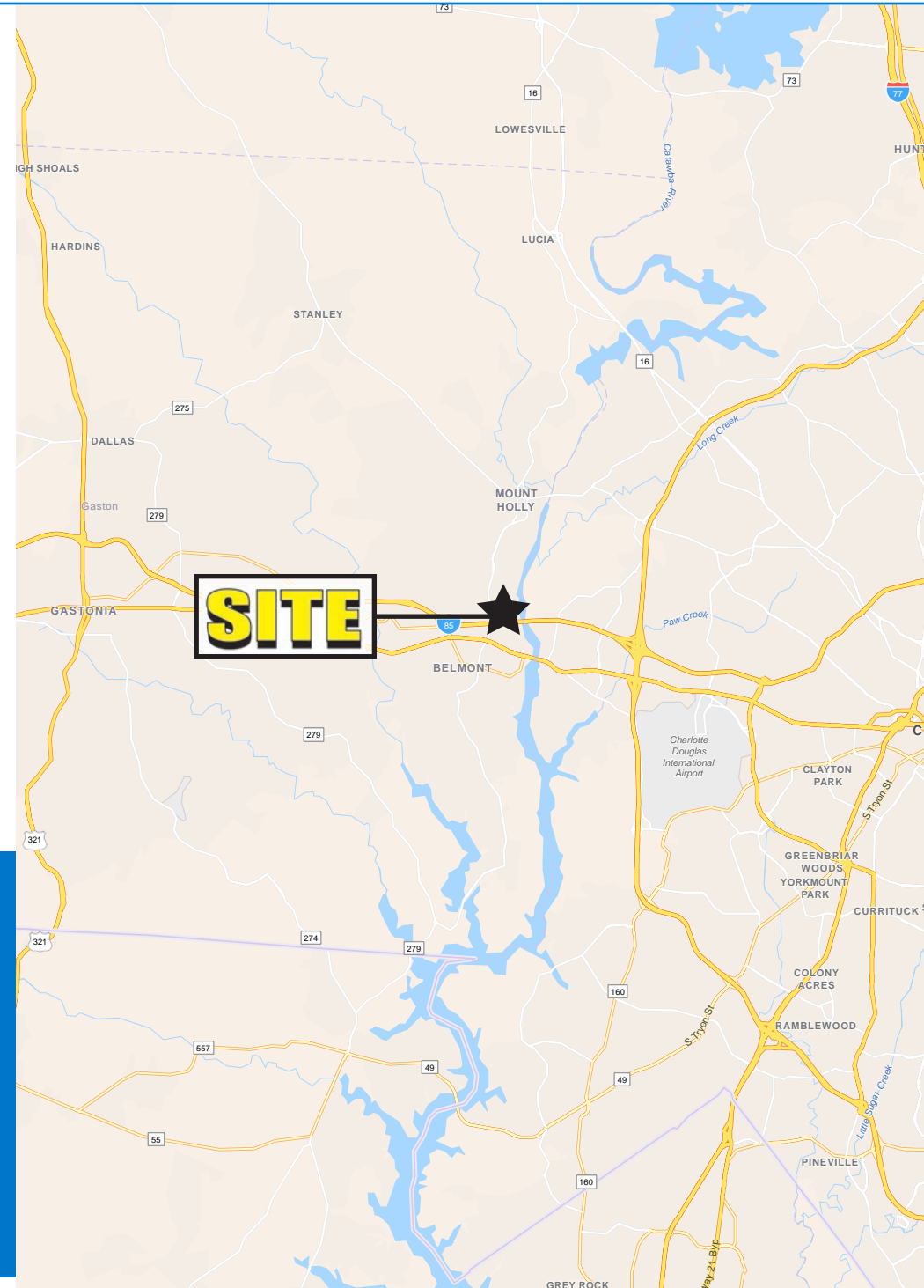
MSA

Charlotte

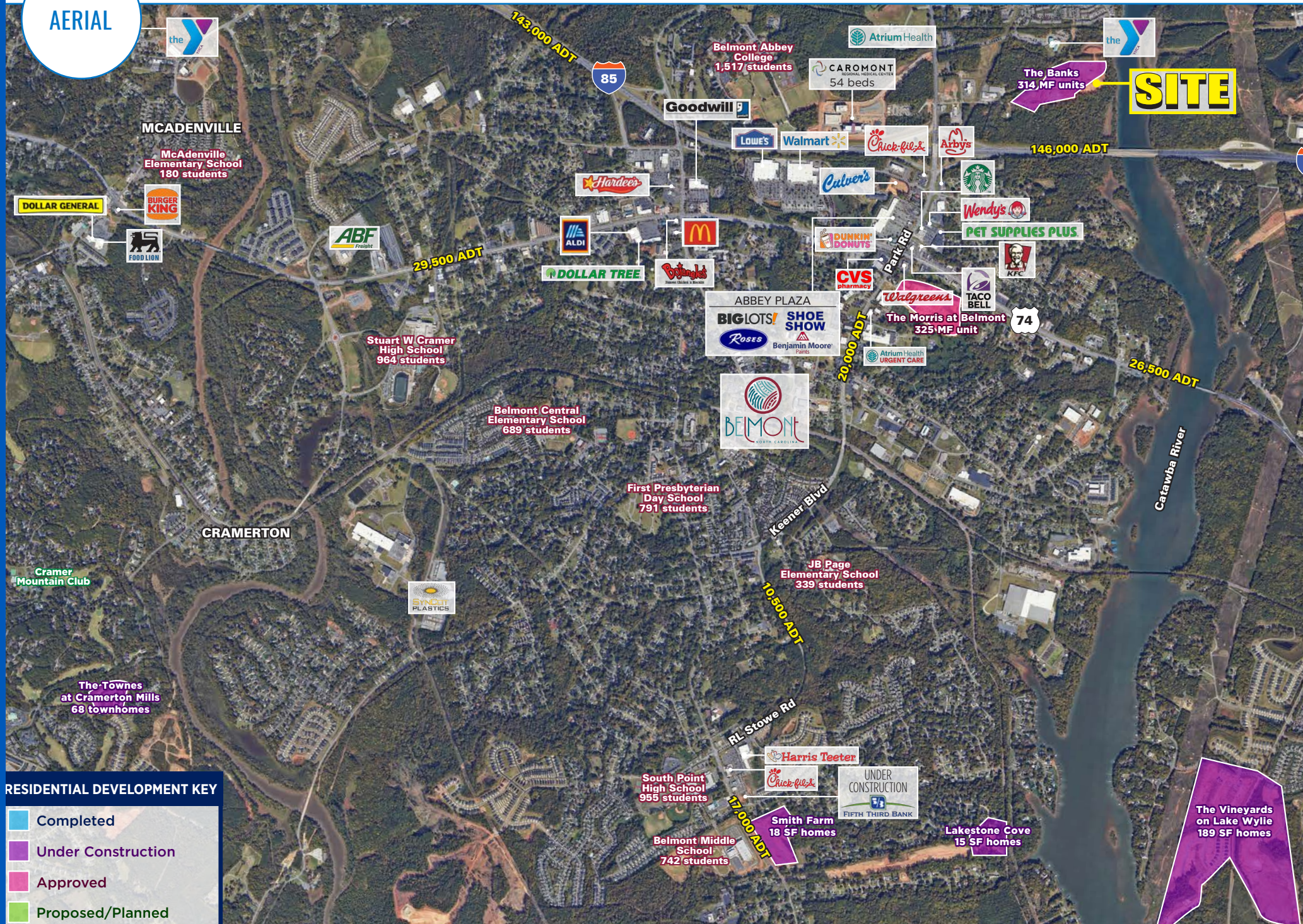
SITE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,033	15,187	35,333
TOTAL POPULATION	4,001	35,759	89,172
MEDIAN HH INCOME	\$65,266	\$74,481	\$77,710



AERIAL



AERIAL



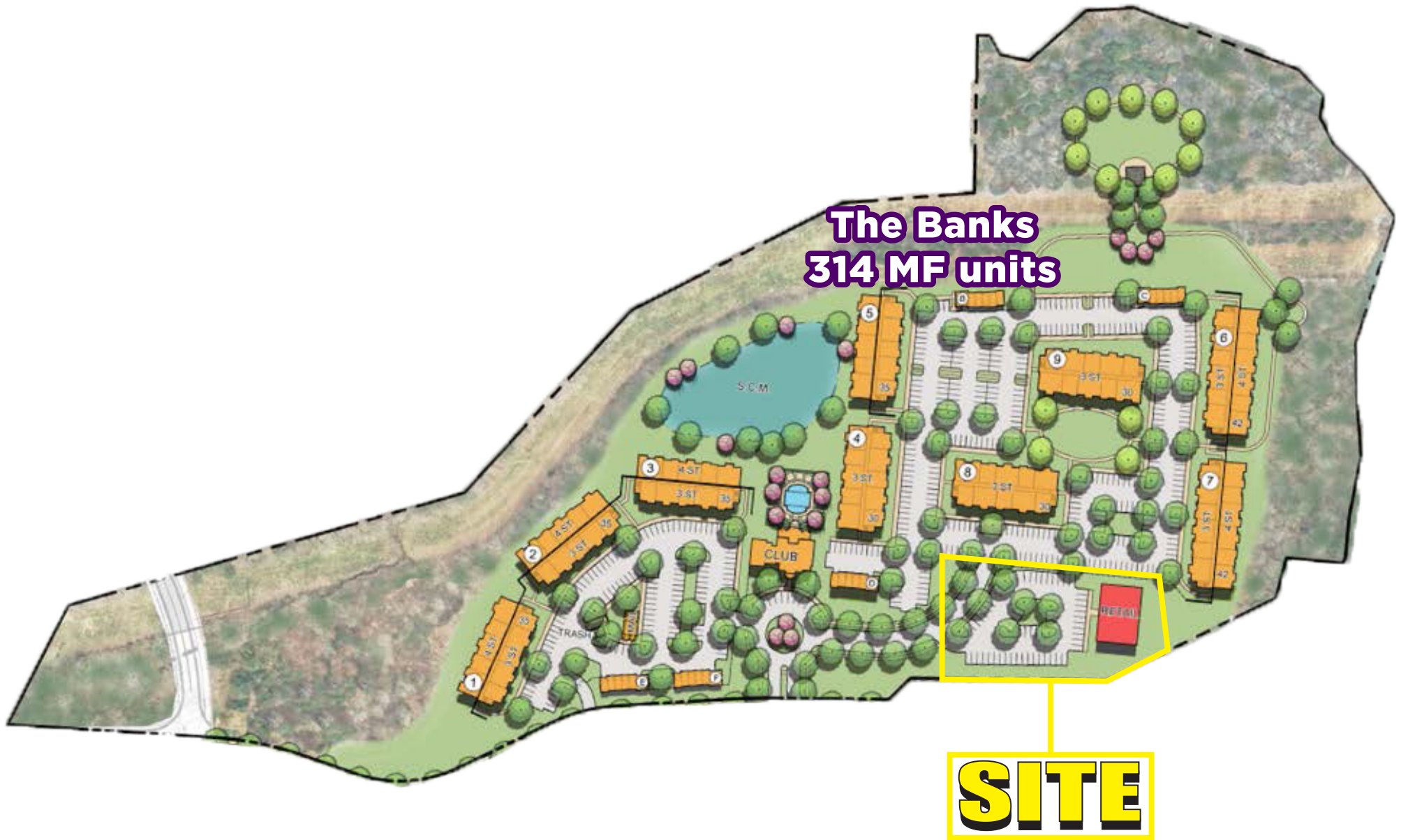
SITE
PHOTOS

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SITE PLAN

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NORTH CAROLINA

BELMONT

Belmont, North Carolina, is a picturesque small town located just west of Charlotte in Gaston County, known for its historic charm and scenic setting along the Catawba River. Once a thriving textile hub, Belmont has transformed into a vibrant community with a walkable downtown filled with boutiques, cafes, and restaurants that reflect both its Southern roots and modern flair. The presence of Belmont Abbey College adds a collegiate energy to the town, while the Daniel Stowe Botanical Garden nearby draws visitors for its beautiful displays and tranquil grounds.

Belmont's appeal lies in its blend of old and new—tree-lined streets, preserved mill homes, and riverfront trails meet new housing developments and a growing local economy. Its proximity to Charlotte makes it ideal for commuters looking for a quieter, suburban lifestyle with easy access to the city. Community events, outdoor recreation, and a strong sense of local pride make Belmont not just a place to live, but a place to feel at home.



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