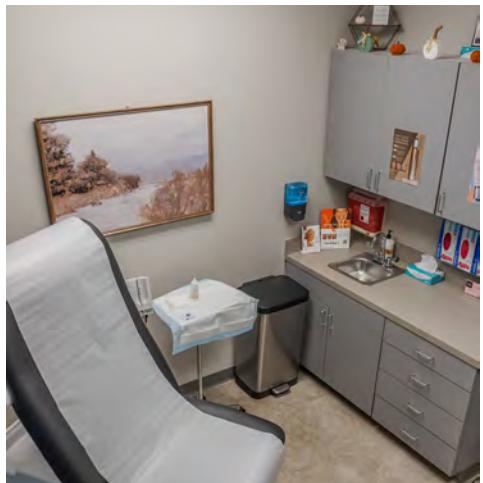
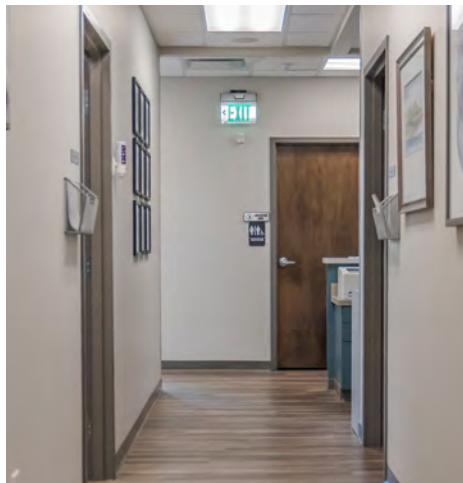
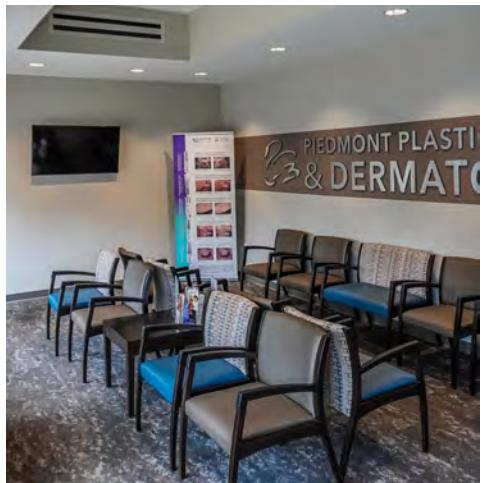
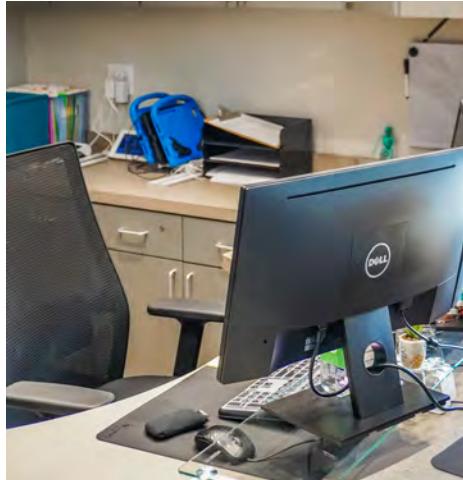




2,896 SF of fully builtout, class A medical office space available in the highly-visible corridor by South Pointe High School and Harris Teeter.

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF*

2,836 SF

FEATURES

- Class A space
- Two nursing stations
- Six exam rooms
- Waiting and patient check in area
- Abundant off street parking area
- Excellent visibility near Harris Teeter Shopping Center and South Pointe High School

LEASE RATE

\$35.16/SF

- 3 years remaining on current lease term
- Direct Lease Opportunity Available
- Current Tenant will lease and/or sell the FFE to the right perspective subtenant

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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000

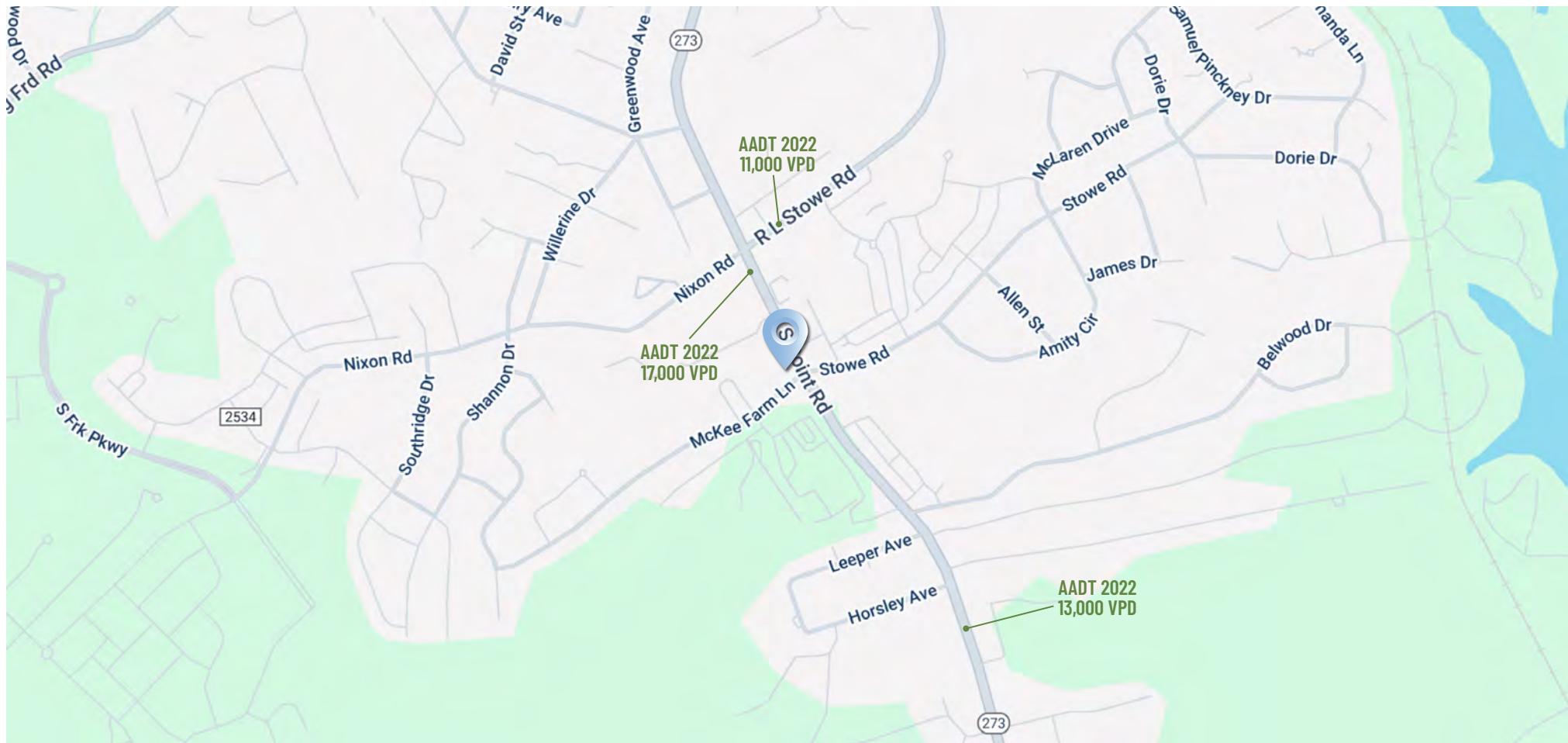


MECA
COMMERCIAL REAL ESTATE



BELMONT, NC

Belmont, North Carolina is special because it blends small-town charm with big-city convenience. Located just minutes from Uptown Charlotte and Charlotte Douglas International Airport, it offers easy access to the region while maintaining its own unique identity. The historic downtown, with its walkable streets, preserved architecture, and thriving local businesses, gives Belmont a welcoming, community-focused atmosphere. Surrounded by the Catawba River, Lake Wylie, and nearby Crowders Mountain, it's also a hub for outdoor recreation, from kayaking and hiking to exploring the Daniel Stowe Botanical Garden. Belmont continues to grow, with new retail, residential, and cultural developments, yet it has held onto the character that makes it feel like a true Southern small town. This balance of history, natural beauty, and modern opportunity makes Belmont an increasingly popular place to live, work, and visit.



DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,140	31,852	72,770
Households	2,030	13,387	29,945
Families	1,465	8,540	19,638
Median Age	41.1	42.1	40.7
Average HH Size	2.53	2.34	2.40
Median HH Income	\$122,176	\$101,019	\$92,537
Average HH Income	\$148,514	\$134,384	\$121,527
Per Capita Income	\$57,274	\$55,673	\$50,241

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.