

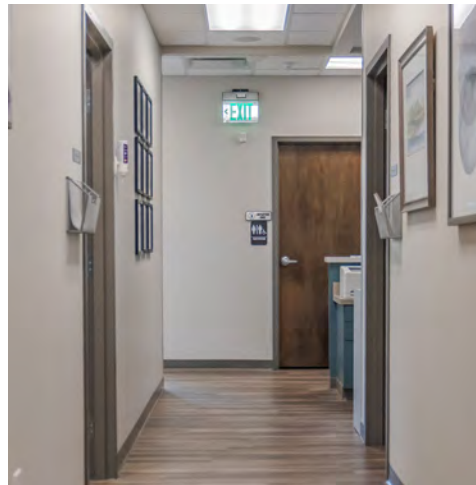
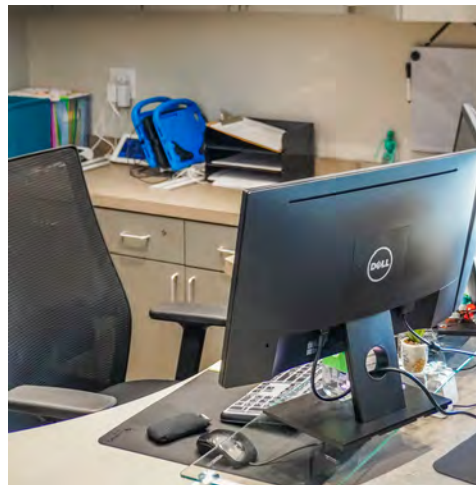


974 SOUTH POINTE ROAD SE | BELMONT

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
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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



\$335M

AWARDED TO WIDEN
I-85 AT BELMONT
INTERCHANGES

240+

APARTMENTS & RETAIL
WILL RESULT IN THE
CHRONICAL MILLS
TRANSFORMATION

2024

BELMONT CONTINUES
TO WIN NC MAIN
STREET AWARDS

49%

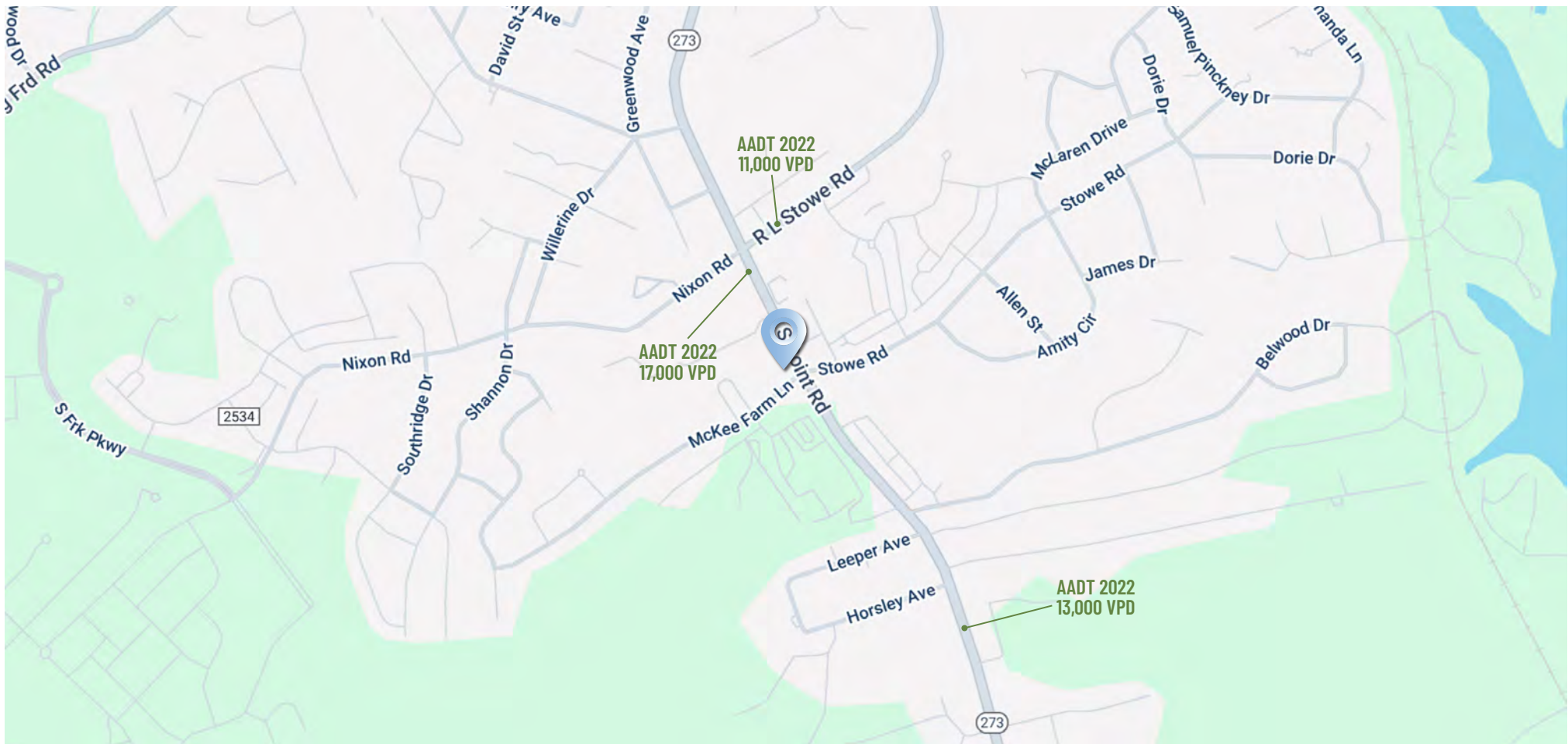
POPULATION GROWTH
SINCE 2010 CENSUS

44.7%

PREDICTED JOB
GROWTH OVER THE
NEXT 10 YEARS

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.



| DEMOGRAPHICS | | 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.



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