



BELMONT | NC



CHRONICLE MILL

RETAIL

FOUNDRY
COMMERCIAL



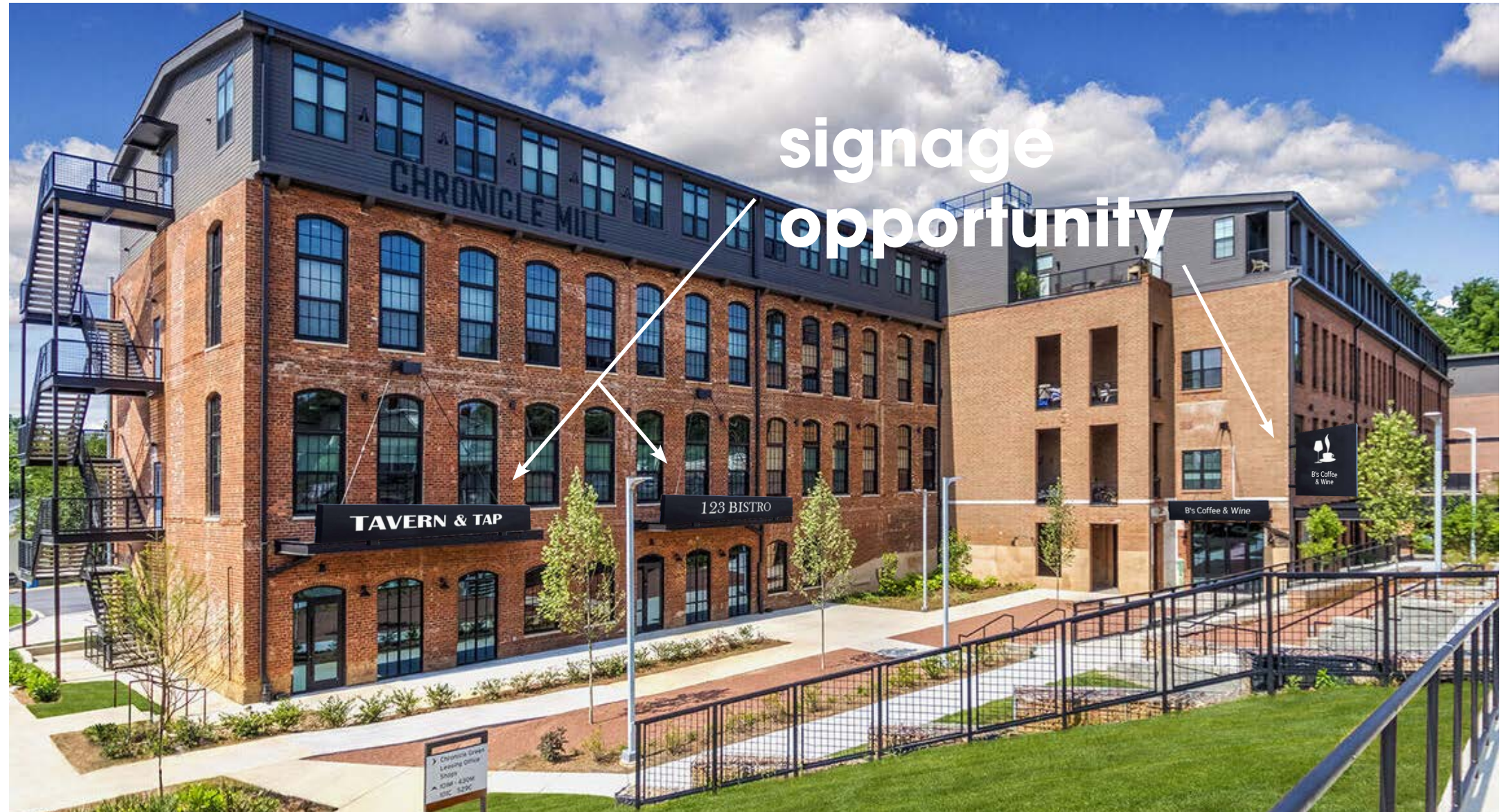
vibes
to be had &
an experience
to be shared



2,629 & 6,315 SF restaurant and retail space **available**

large patio space for use by restaurant
surrounded by open green space
and garden

architectural features include exposed brick,
original hardwood floors and
timber beams



**signage
opportunity**

TAVERN & TAP

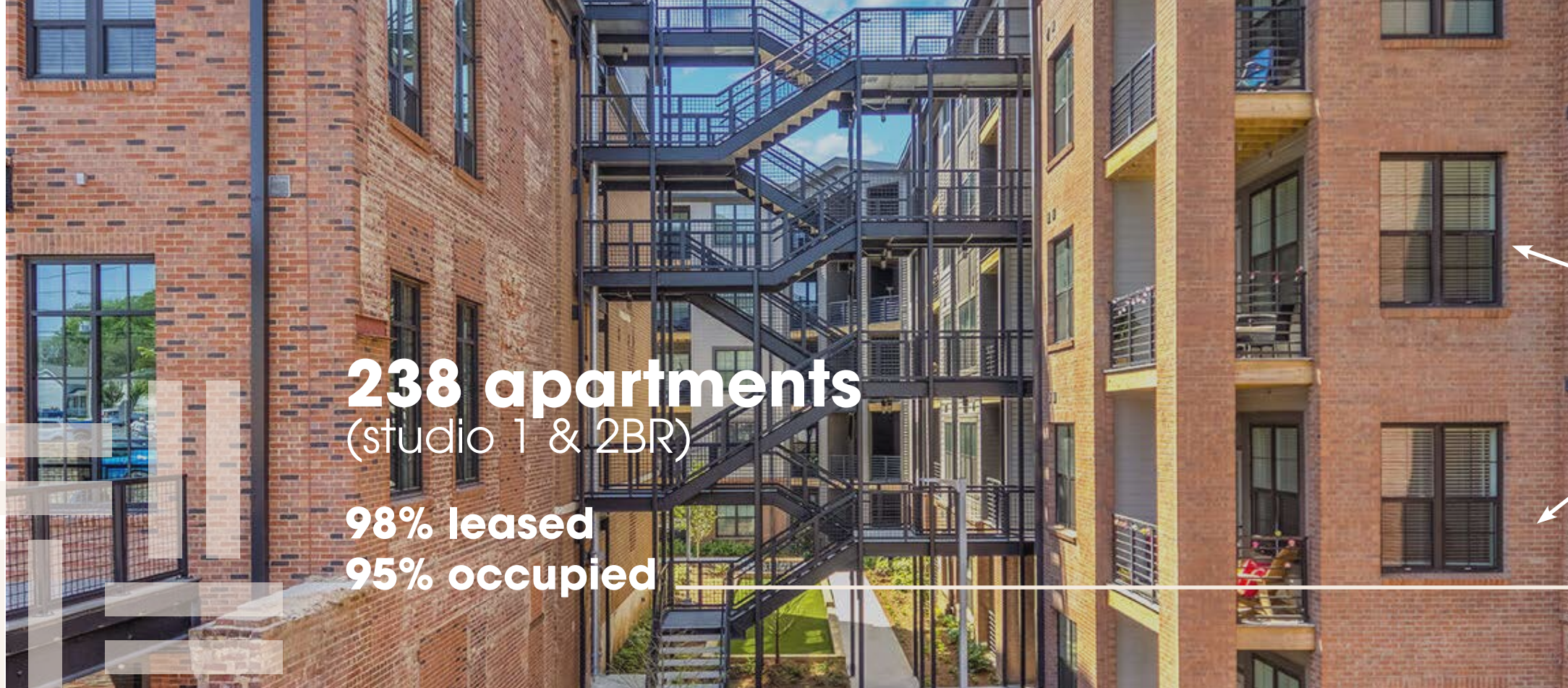
123 BISTRO

B's Coffee & Wine



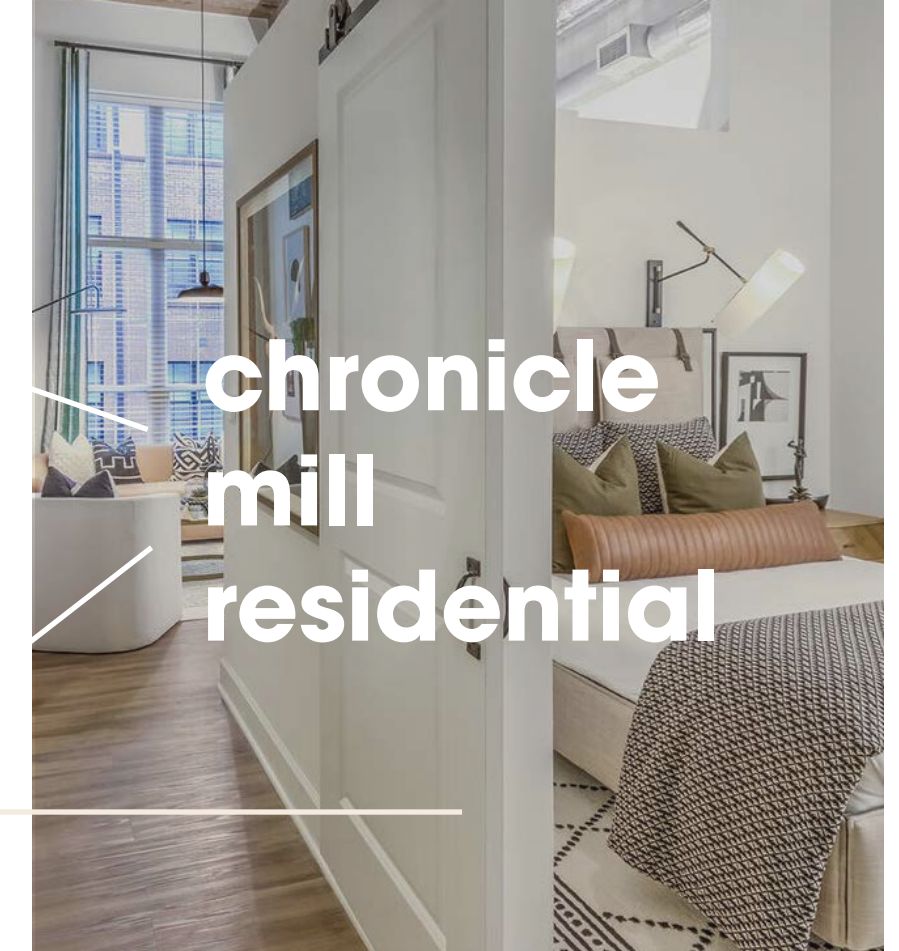
B's Coffee & Wine

Chronicle Green
Leasing Office
3000
4300
5200



238 apartments
(studio 1 & 2BR)

98% leased
95% occupied

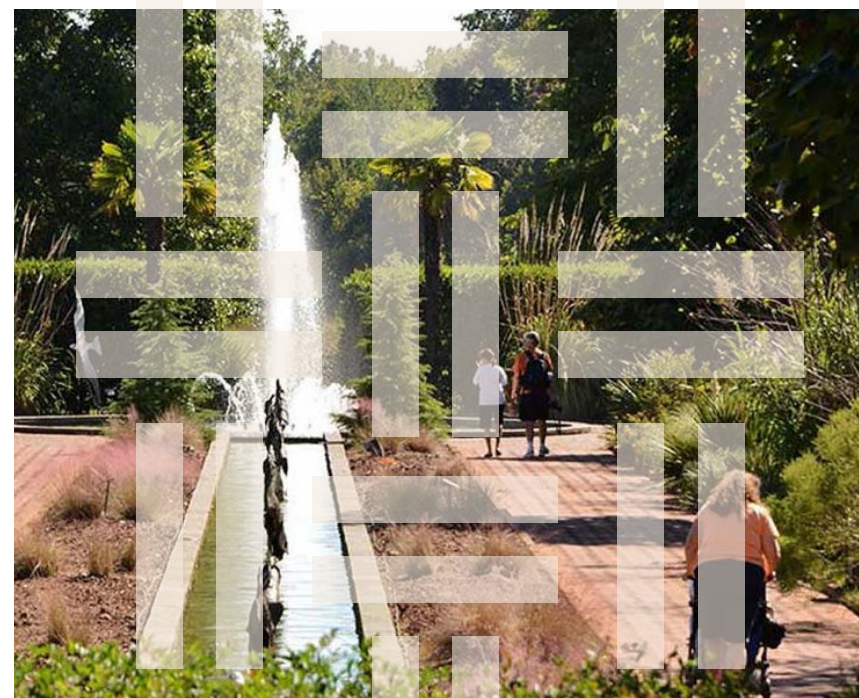
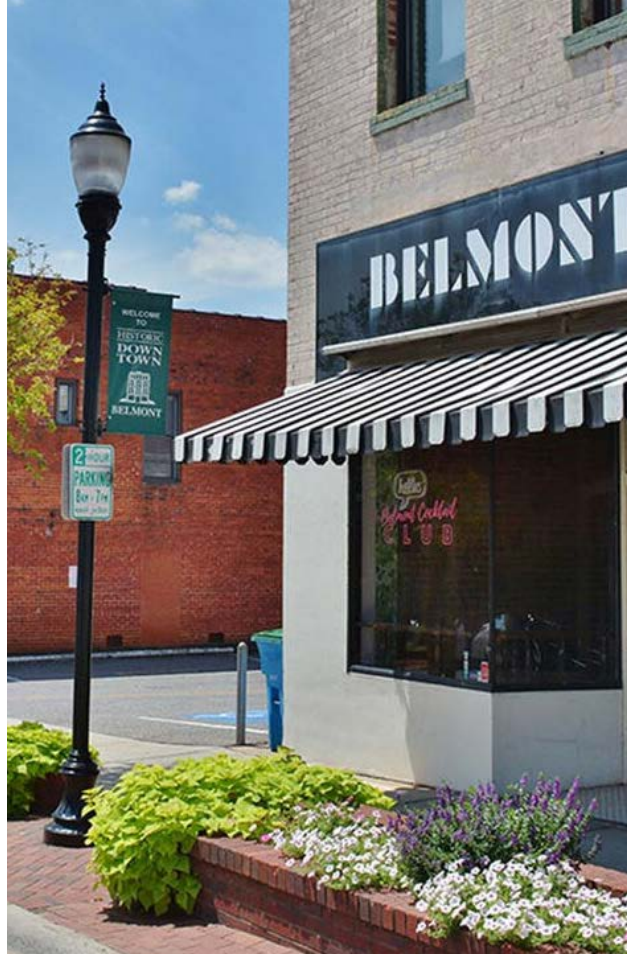


**chronicle
mill
residential**

chronicle mill community

Belmont's name, meaning beautiful mountain, was inspired by nearby Crowders Mountain in 1883. The city's proximity to Charlotte and access to waterways is attracting investors and residents alike. Many see Belmont as the perfect place for outdoor activities, a short work commute, small town charm and a sense of community. Chronicle Mill will serve as a catalyst for area growth, connecting Belmont's downtown to the River District and surrounding neighborhoods.





.4 miles
from downtown
belmont

1.5 miles
from belmont
abbey college

5 mins
from i-85

23 mins
from charlotte msa



78,992
est. population 2024

\$112,152
avg household income

38.5
Median age

\$316,213
median home value 2024

18,321
total employees

*Regis: 5 Mile Radius

prime location

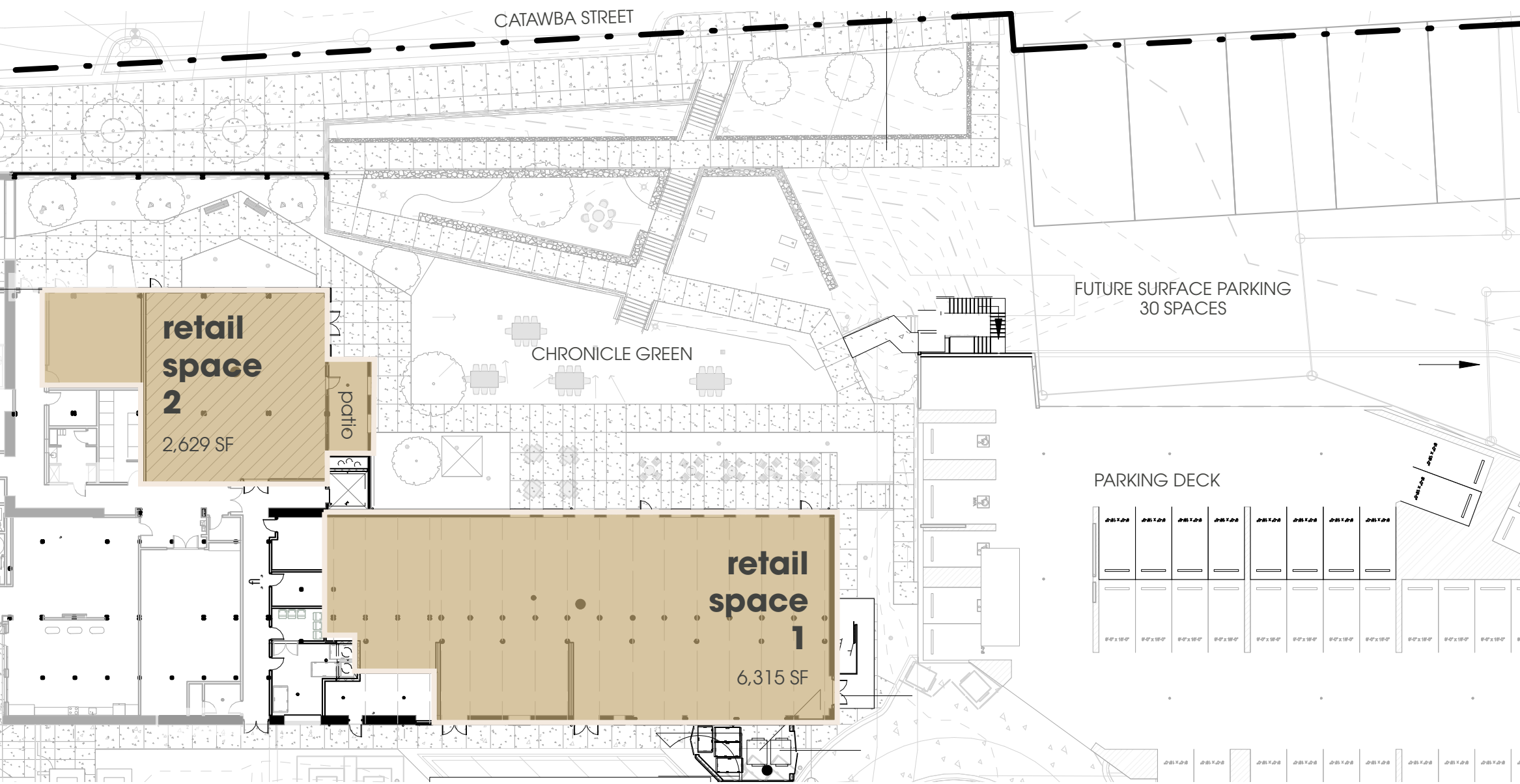
Chronicle Mill is an adaptive reuse project located within the Charlotte MSA in neighboring Gaston County. The region has been ranked the number one fastest growing large economy with nearly 100 people moving to the region daily*. Lower cost of living in neighborhoods ranging from vibrant urban centers, to quaint smaller towns, like Belmont, make the region a great fit for any lifestyle.

Directly to the west of the state's largest county, Mecklenburg, Gaston County comprises 15 towns, from

the tiny village of McAdenville "Christmastown USA" to the fourth largest city in the state, Gastonia.

As one of the most connected regions in the country, a wide variety of industries thrive here. Close proximity to Charlotte-Douglas International Airport and Gaston Municipal Airport, along with easy access to CSX rail, Amtrak, and the area's largest interstates offer connectivity for all.

*U.S. Census Bureau; Bureau of Economic Analysis, 2018



site plan



- AVAILABLE
- NEGOTIATING
- LEASED





**chronicle
mill**
a place
to gather

LEASED BY:

FOUNDRY
COMMERCIAL

DEVELOPED BY:

 **ARMADA HOFFLER**



CHRONICLE MILL

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