



Owenby Station

857 Belmont Avenue | Charlotte, NC 28205

Urban Core Office/Retail in
the Belmont Neighborhood



Available for Lease

+/- 4,510 SF Urban Core Office/Retail Available

Overview

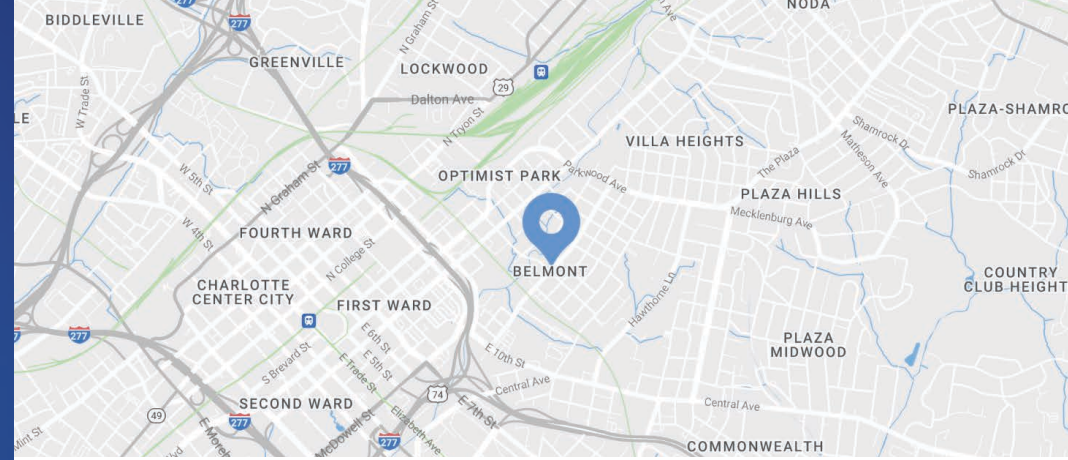
Owenby Station Available for Lease

Urban core office/retail available for lease in the Belmont neighborhood of Charlotte. Offering a great opportunity for tenants looking for great visibility in a renovated space. Surrounded by new development, restaurants, bars and retail, the property is located in a fast growing neighborhood right between Plaza Midwood and NoDa.

The conceptual building plans include the potential for a rooftop terrace with structural components already approved for the addition of a rooftop deck.

Property Details

Address	857 Belmont Avenue Charlotte, NC 28205
Availability	+/- 4,510 SF Available Office/Retail for Lease Space can be demised
Use	Urban Core Office, Retail, Flex, Food/Beverage
Acreage	+/- 0.172 AC
Zoning	CG Neighborhood Center
Parking	+/- 9 On-Site Spaces and Off-Site Parking
Delivery	Immediately
Lease Rate	Call for Leasing Details
Additional Notes	Façade renovations including roof, windows, floor, HVAC, plumbing and electrical



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	17,724	127,919	290,700
Avg. Household Income	\$117,848	\$125,509	\$109,977
Median Household Income	\$78,471	\$79,601	\$65,368
Households	10,328	64,942	131,266
Daytime Employees	17,690	159,111	233,551

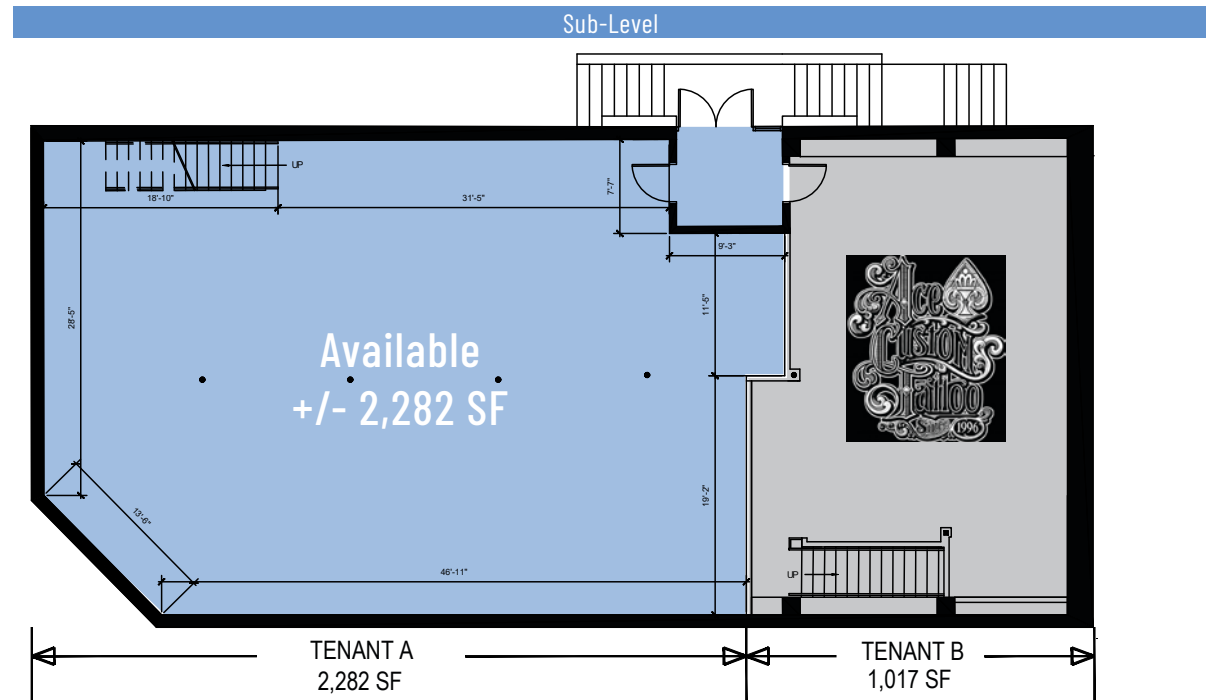
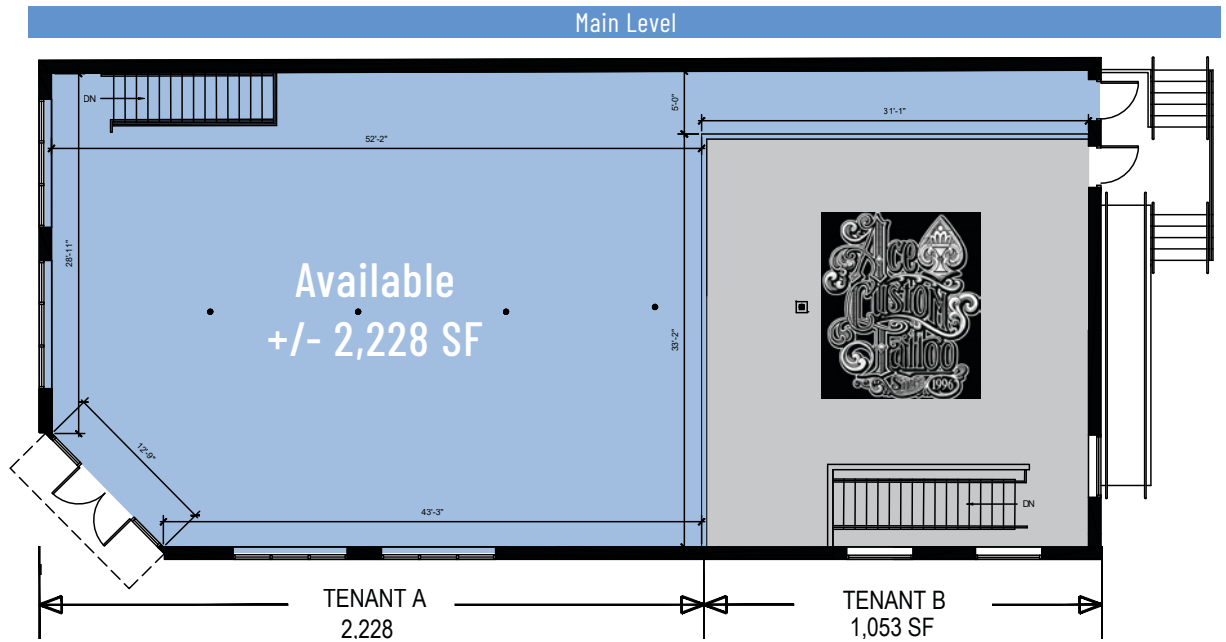
Available

Main Level
+/- 2,228 SF

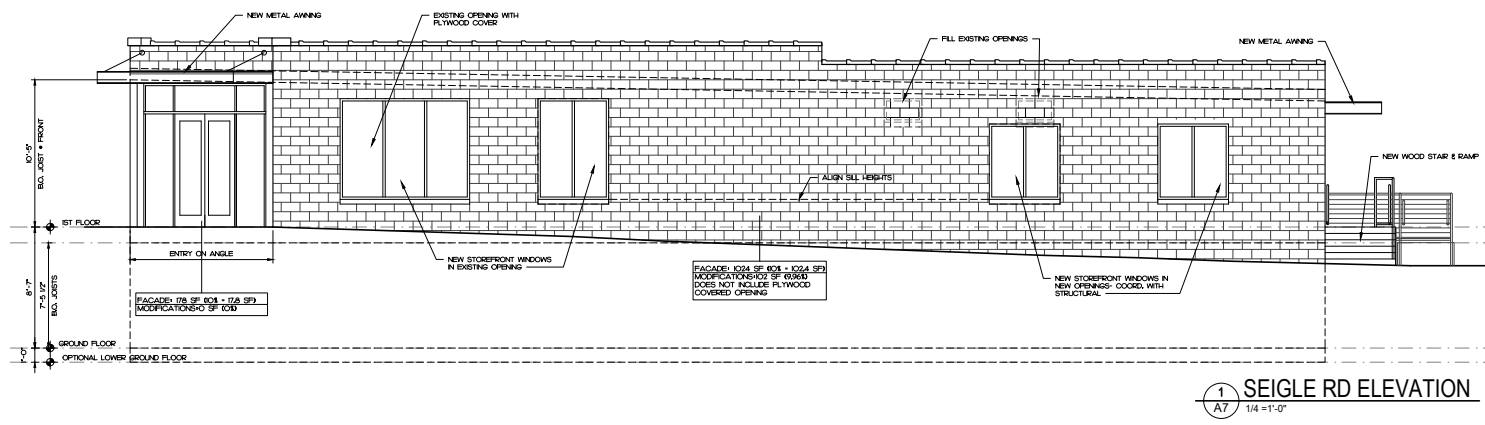
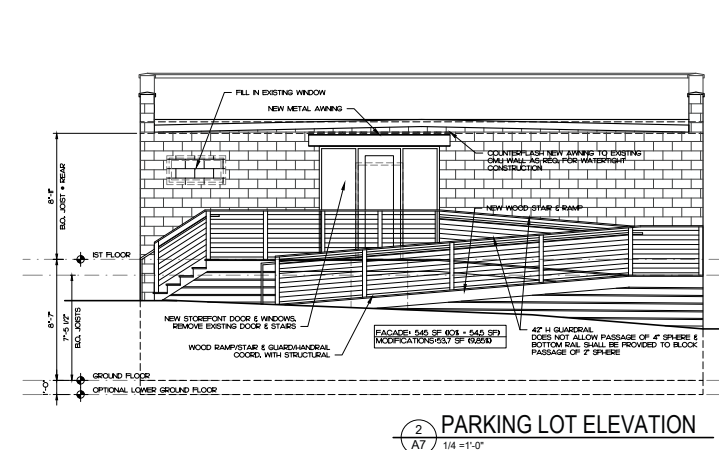
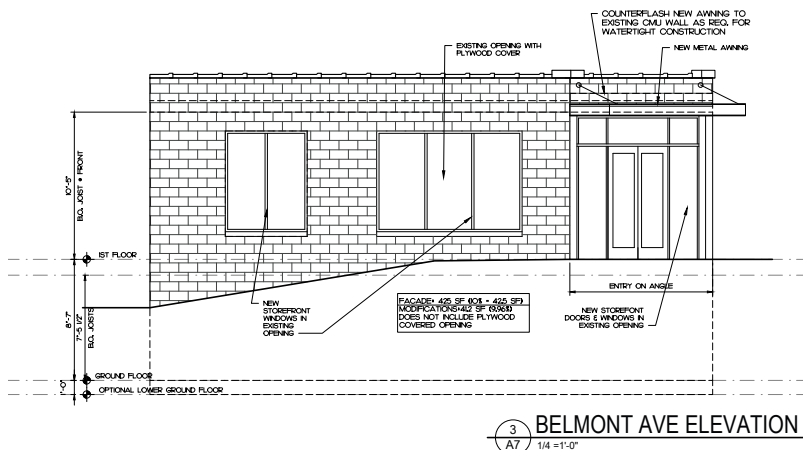
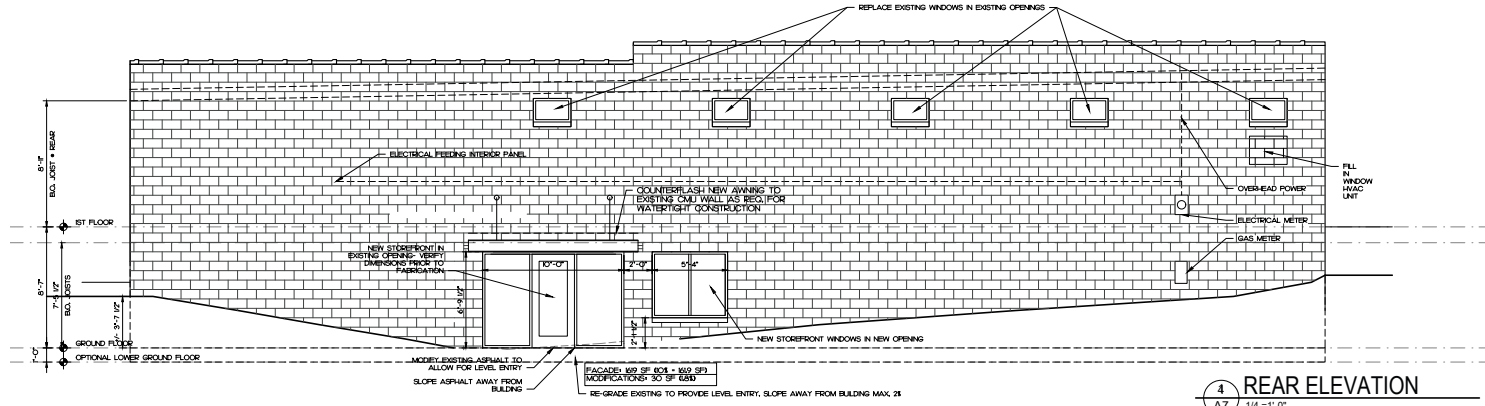
Sub-Level
+/- 2,282 SF

Total +/- 4,510 SF

 Virtual Tour



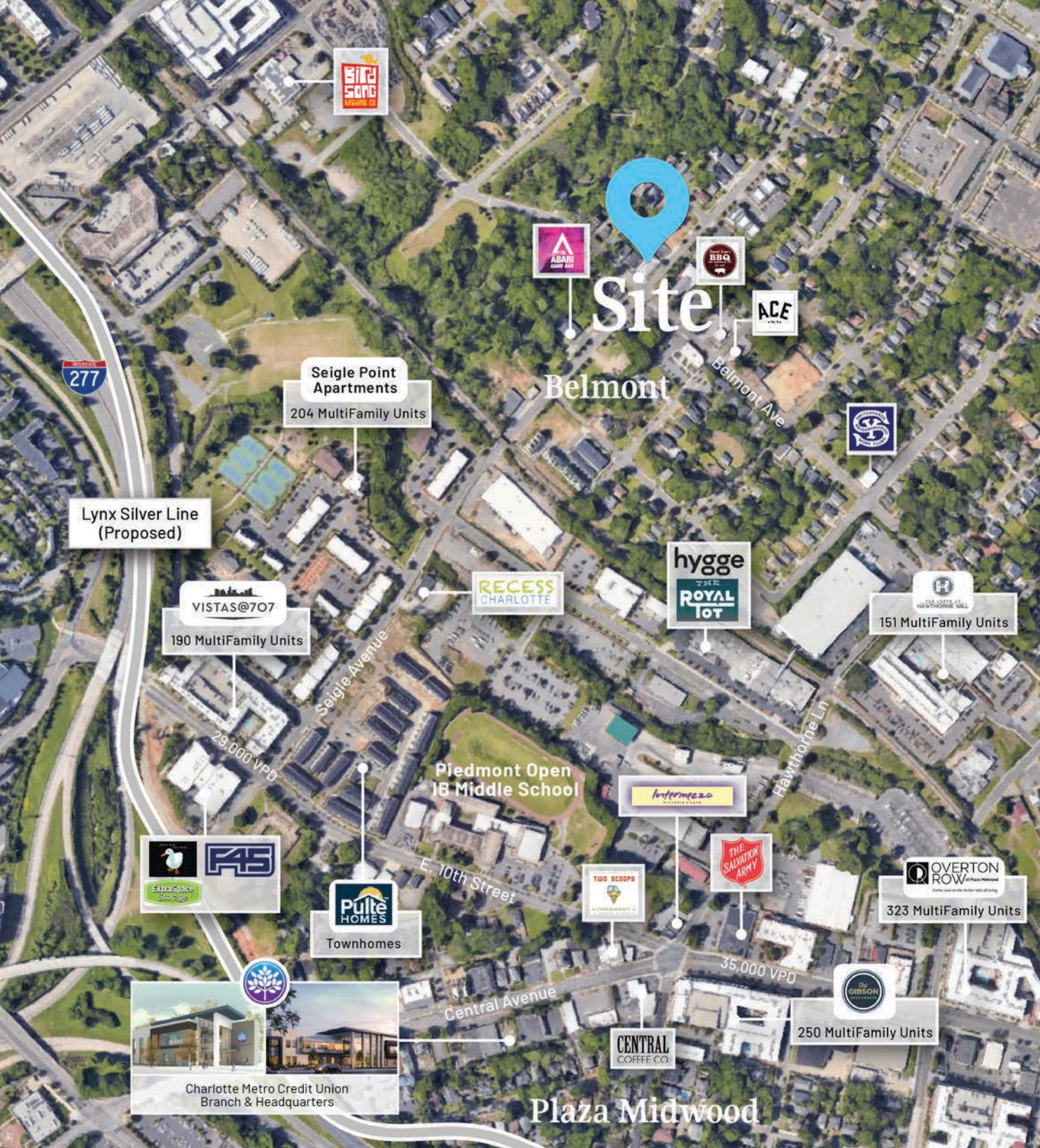
Approved for additional +/- 1,707 SF rooftop for a total of +/- 6,217 SF



Belmont Neighborhood Charlotte

The Belmont Community is a neighborhood located on the Northeast side up Uptown Charlotte, surrounded by NoDa, Villa Heights, Optimist Park and Plaza Midwood. The neighborhood is made up of almost 800 homes, ranging from single family to high density, old and new homes, long-time residents and new comers. Boundary streets include N. Davidson, Parkwood Avenue, Hawthorne Lane and 10th Street. The Little Sugar Creek Greenway – part of the Cross Charlotte Trail – runs through Belmont offering walking and biking opportunities.





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.