

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

FOR SALE
OR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

PAD SITES AVAILABLE FOR SALE OR LEASE



New South Properties is pleased to bring Mount Holly Medical Park to market. Mount Holly is a thriving bedroom community strategically located between Gastonia and Charlotte. The site is ideally located just west of the Catawba River on I-85. Join Carolina Neurosurgery & Spine Associates and OrthoCarolina, two of the region's premier healthcare providers, in calling Mount Holly Medical Park home.

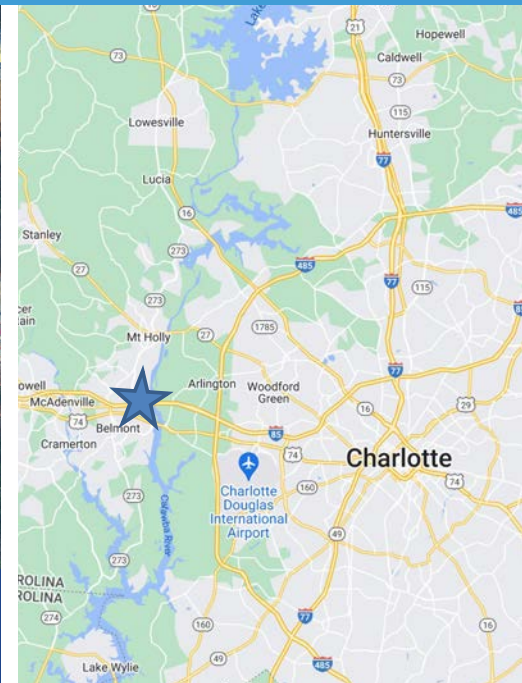
PROPERTY HIGHLIGHTS

- Two remaining pad sites for sale, multi/single tenant lease and/or build to suit opportunities
- Regional MOB opportunity
- Conveniently located across the street from new CaroMont Health Hospital, 5.7 miles to Charlotte Douglas Airport, 12 miles to Charlotte CBD, and 10.1 miles to Gastonia
- Light rail station being considered on the south side of I-85 intersection (Silver Line running from Matthews to Belmont/Mount Holly)
- Easy access off of I-85 at Exit 27 near the I-485 interchange

- I-85 visibility and signage
- **Call brokers for pricing and details**

DEMOGRAPHICS (2025)

	1 Mile	3 Miles	5 Miles
Population	4,410	36,475	89,898
Avg. HH Income	\$94,487	\$107,600	\$106,997
Daytime Pop.	3,222	22,876	46,836



BROKER CONTACT

WILL WHITLEY
704.927.2888
wwhitley@newsouthprop.com

KENNY SMITH
704.927.2882
ksmith@newsouthprop.com

HOLLY ALEXANDER
704.927.2884
halexander@newsouthprop.com

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



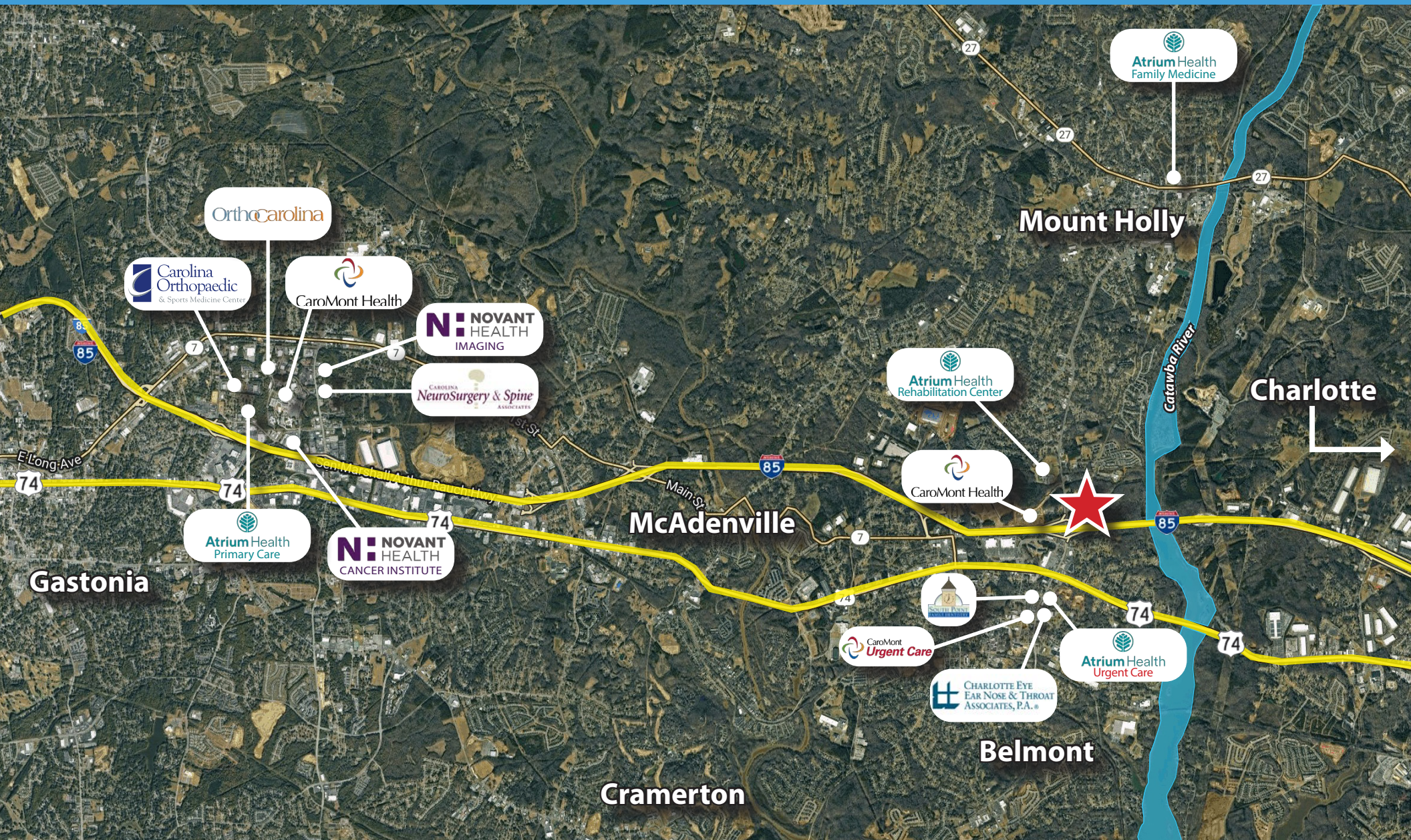
MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

EXISTING MEDICAL
AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

PAD SITES AVAILABLE FOR SALE OR LEASE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | wwhitley@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com
HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

CORRIDOR AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

PAD SITES AVAILABLE FOR SALE OR LEASE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | wwhitley@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com
HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

SITE PLAN

NS New South
Properties
NEWSOUTHPROP.COM

PAD SITES AVAILABLE FOR SALE OR LEASE



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | wwhitley@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com
HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

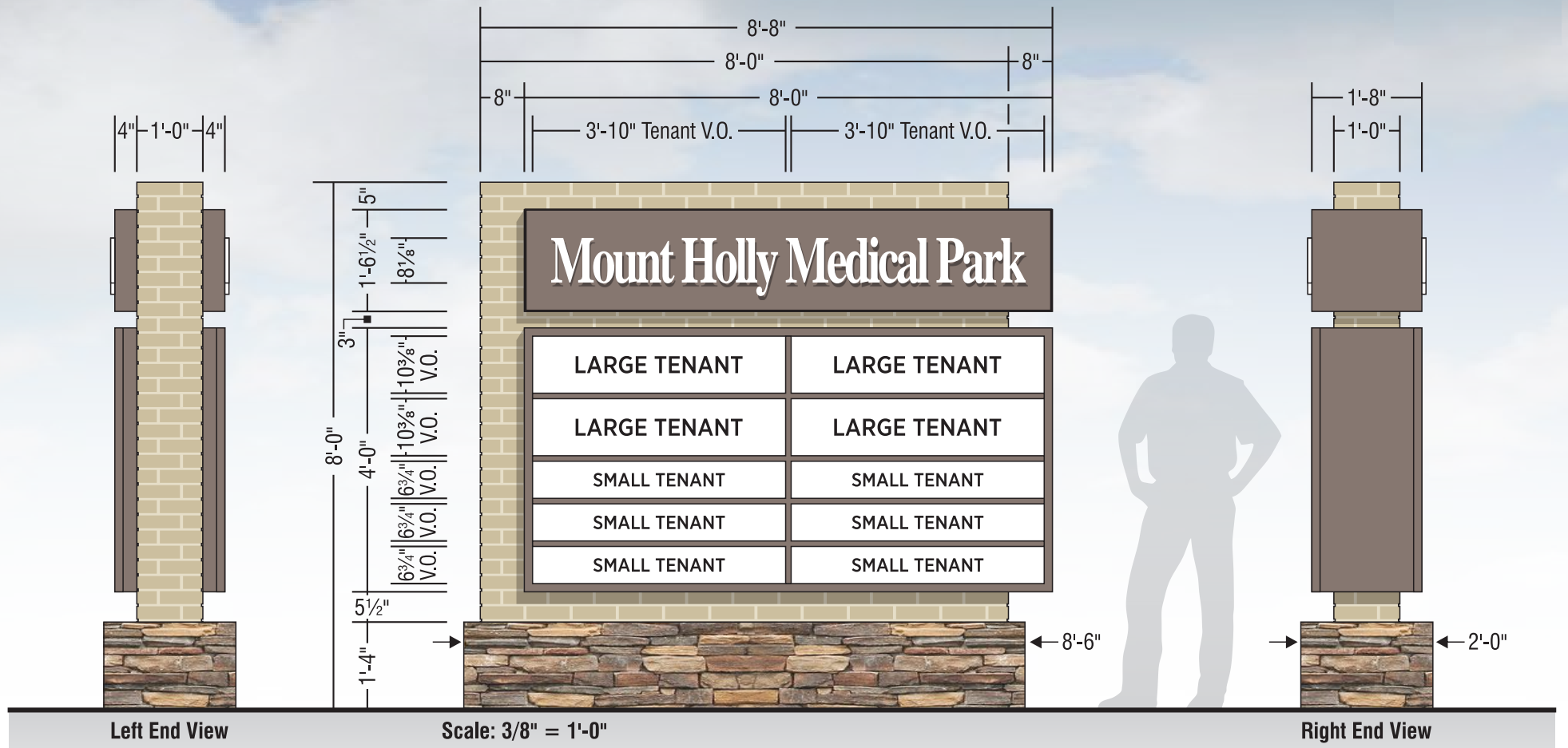
MONUMENT
SIGNAGE

NS New South
Properties
NEWSOUTHPROP.COM

PAD SITES AVAILABLE FOR SALE OR LEASE

5'-9½" x 8'-0" = **46.33 Sq Ft PROPOSED** of 48.0 Sq Ft ALLOWED

*Tenant must provide 20amp 120volt **DEDICATED** circuit within 6' of sign



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | wwhitley@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com
HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com