

## COMMERCIAL DEVELOPMENT SITE

## BUILD-TO-SUIT OR GROUND LEASE OPPORTUNITY



345 SIXTH STREET | BELMONT, NC 28012

0.92 Acres available on the hard corner of Wilkinson Blvd (27,500 VPD) and Sixth St. (connector to downtown Belmont).

**CALL FOR LEASE RATE**

**ROSS ROBISON**

c 910 297 5551

rrobison@mecacommercial.com

**ZACH DANIEL, CCIM**

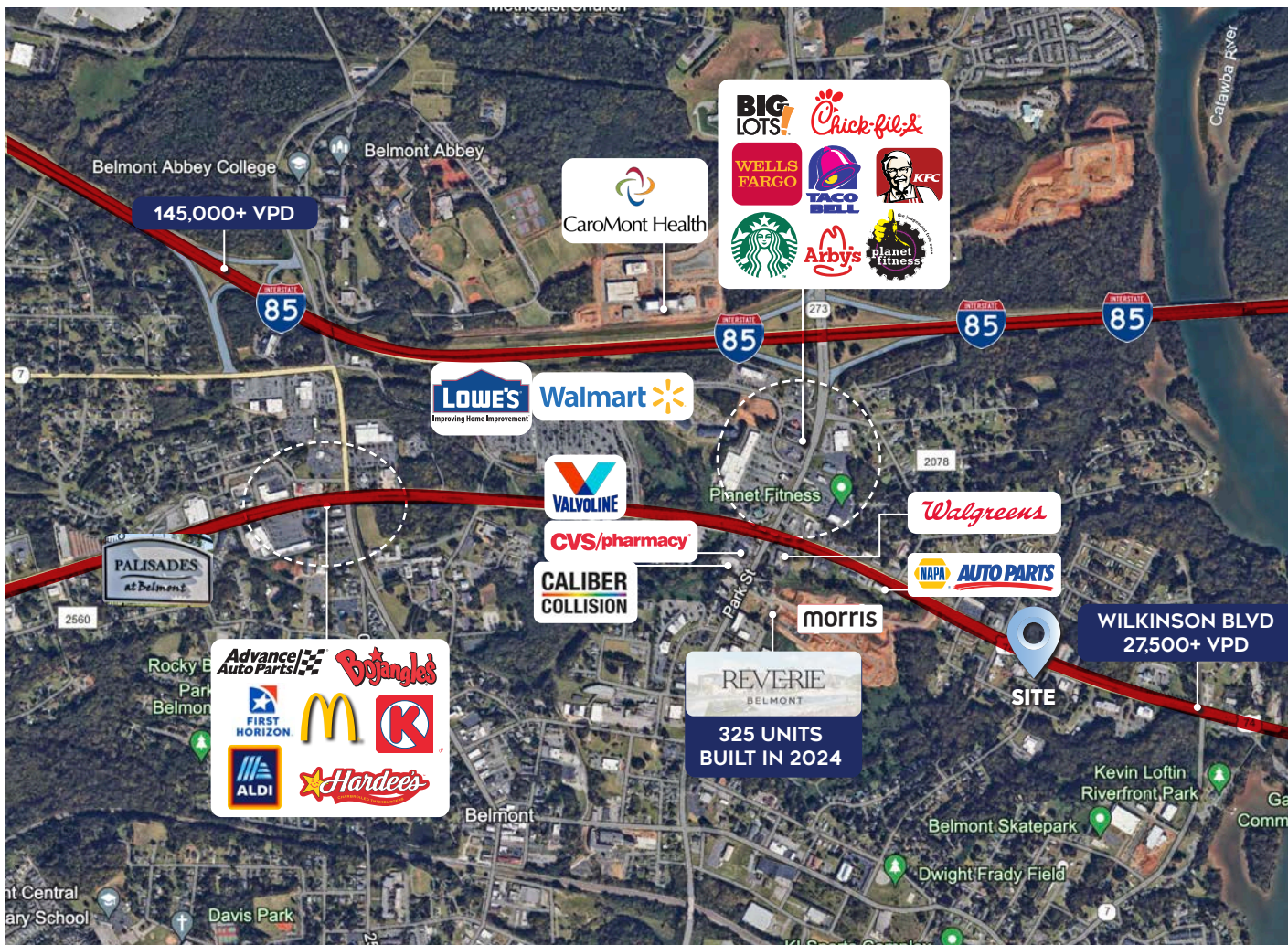
c 704 560 1192

zdaniel@mecacommercial.com



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## PROPERTY INFORMATION

### ACREAGE\*

0.92 Acres

### PIN

186572

### BELMONT ZONING

Highway Commercial (H-C)

### LEASE RATE

Call For Lease Rate

## PROPERTY FEATURES

- 0.92 ACs available on the hard corner of Wilkinson Blvd (27,500 VPD) and Sixth St with 200 feet of frontage
- 1-Mile from I-85 (145,000+ VPD) and 10-minute drive to Charlotte Douglas International Airport (53M passengers in 2023)
- Great visibility and full access from both directions on morning side of the road
- Ideal location for coffee concept, automotive service (tire service/oil change), quick-service restaurant or retail strip center development
- Zoned as H-C (Highway Commercial), allowing for versatile commercial development options
- Numerous national retailers located within 2 miles of site including ALDI, Lowe's Home Improvement, Walmart Supercenter, Chick Fil A, McDonalds, Starbucks, etc.

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MECA Commercial Real Estate

2216 Monument Street

Charlotte, NC 28208

704 971 2000



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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	3,322	32,279	84,752
Households	1,609	13,412	33,415
Families	862	8,462	22,423
Median Age	42.2	40.6	40.3
Average HH Size	1.99	2.34	2.51
Median HH Income	\$43,337	\$67,538	\$68,231
Average HH Income	\$74,293	\$97,731	\$96,436
Per Capita Income	\$35,256	\$40,778	\$38,205

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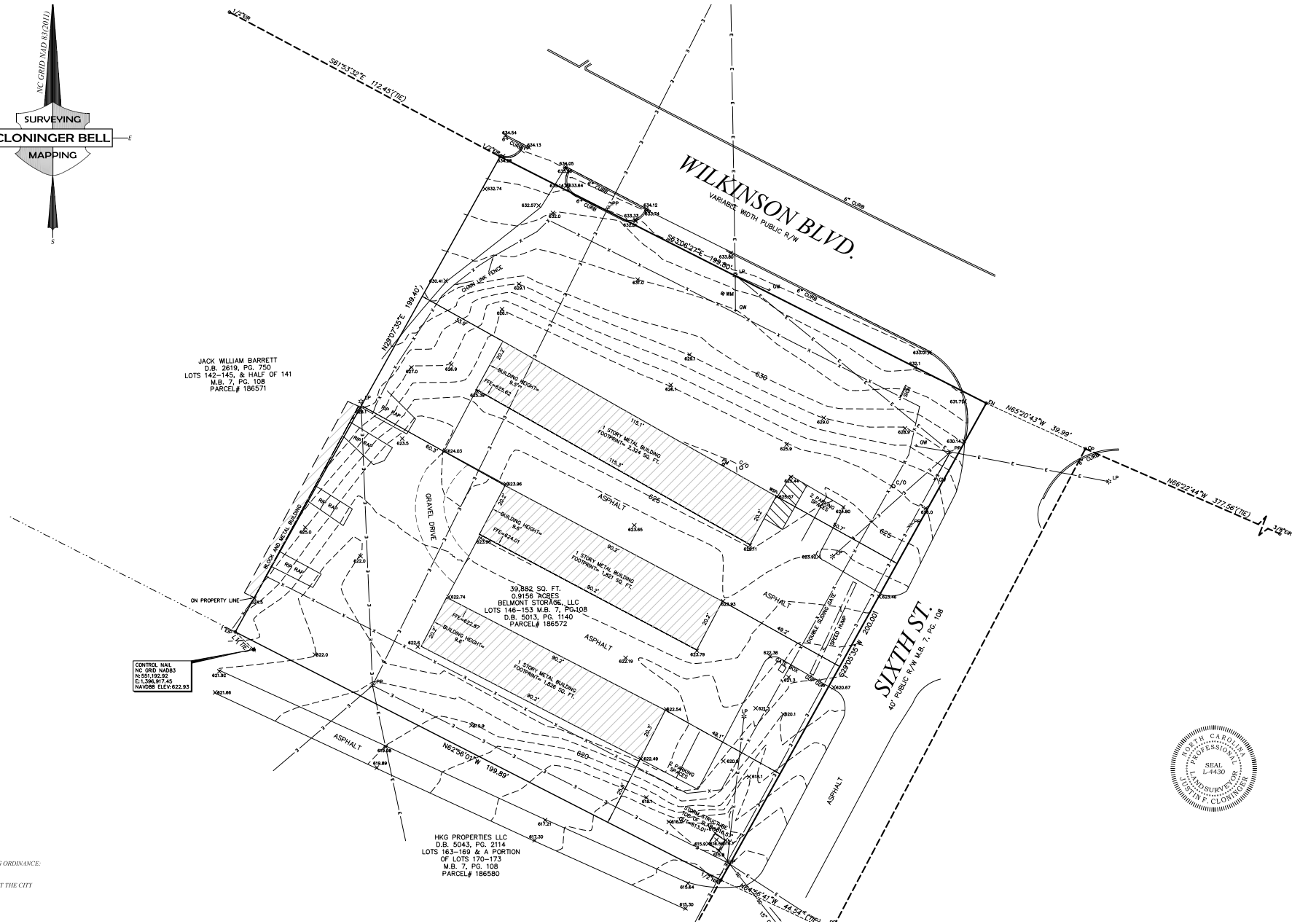
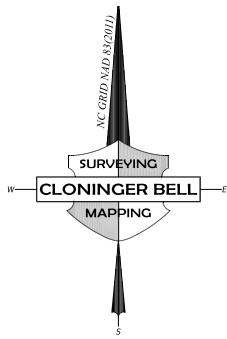
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**ZONING:**  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.  
SUBJECT PROPERTY ZONED: H-C  
FOR FURTHER INFORMATION CONTACT THE CITY  
OF BELMONT ZONING DEPARTMENT.



**mecacommercial.com**

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