



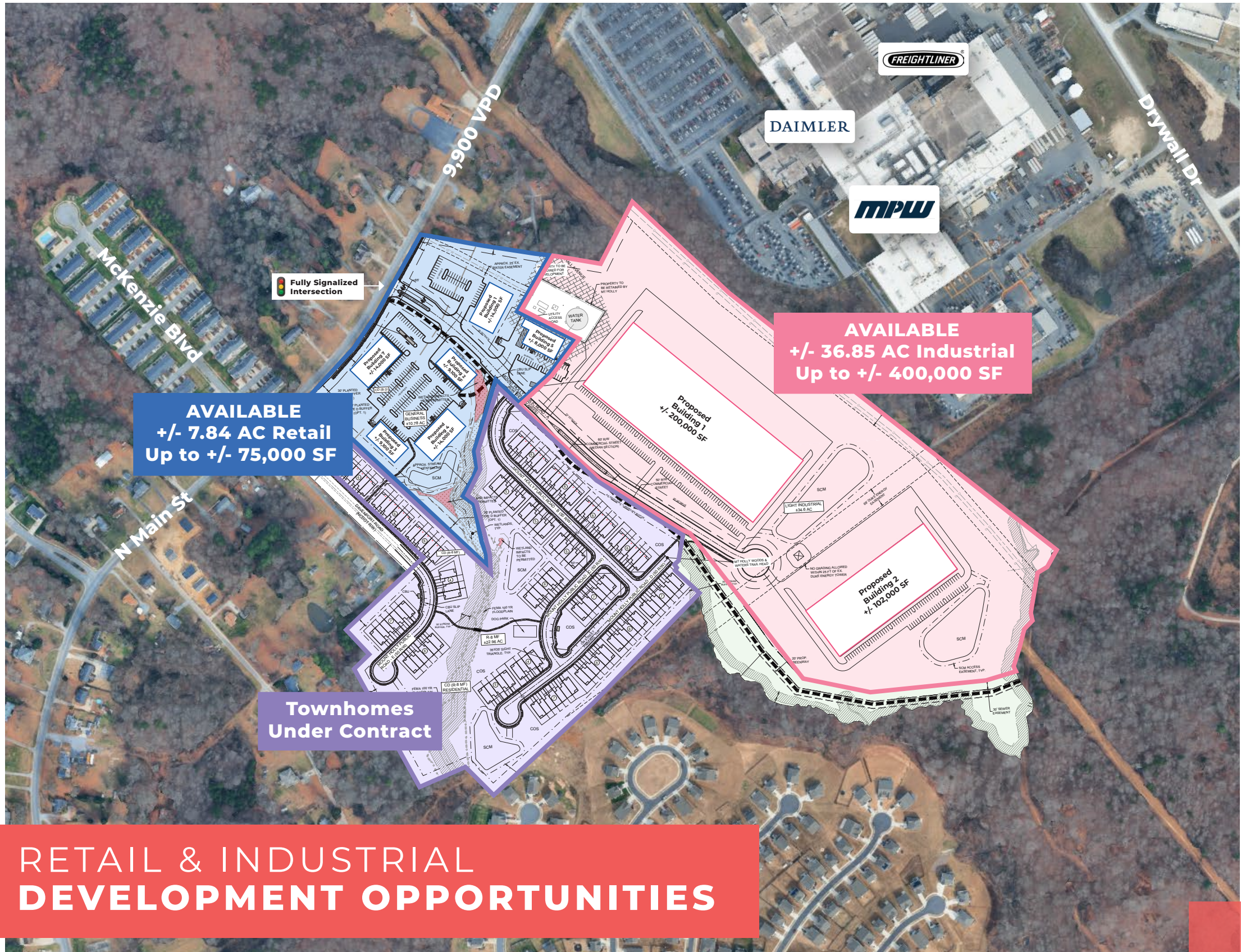
AVAILABLE FOR SALE

RETAIL & INDUSTRIAL
DEVELOPMENT
OPPORTUNITIES

1714 N MAIN STREET



LEGACY



RETAIL & INDUSTRIAL DEVELOPMENT OPPORTUNITIES

PROPERTY OVERVIEW

Development opportunities with retail and industrial zoning at 1714 N Main St, Mt. Holly, NC. With prominent frontage and a primary entrance road to be delivered by the seller, the property accommodates a variety of retail, office, and industrial uses. The retail is positioned to serve as the primary amenity for future employees and residents as well as the broader Mt. Holly community.

Currently raw land, the site is presented with conceptual plans to illustrate its potential. Seller is a site work contractor so site work requirements can be a negotiated part of any purchase.

SITE DESCRIPTION

Location	1714 N Main St, Mt Holly, NC 28120
Submarket	Gaston County
Acreage	+/- 7.84 AC - Retail +/- 36.85 AC - Industrial
Square Footage	Up to +/- 75,000 SF Retail Space Up to +/- 400,000 SF Industrial Space
PID #s	Retail - 312234, 177881, 203427, 177889, 203426, 177885, 177882, 177886 Industrial - 177891, 214300
Use	Mixed Use
Zoning	Conditional per site plan
Pricing	Call for Pricing

SITE OVERVIEW



SITE DELIVERY CONDITIONS

- Intersection at Main St. will be fully signalized
- Main spine road will be finished - what comes off of the stub road and streetscape will be pad ready lots
- Utilities will be delivered to the edge of each site and accessible off of the spine road
- Owner will begin earthwork to balance the dirt on site and deliver pad-ready lots per future Buyers' site plan

LOCATION OVERVIEW

MT HOLLY

Mt Holly, North Carolina, is a riverfront city in northeastern Gaston County and part of the Charlotte metropolitan area. Just minutes from Charlotte Douglas International Airport and I-85, it combines small-town character with regional accessibility.

The city's historic downtown features mill-era architecture, local shops, and restaurants, while ongoing revitalization projects and greenway expansions that highlights its commitment to growth and livability. With new developments such as a planned medical campus, Mt Holly continues to blend heritage, recreation, and modern opportunity, making it a sought after community to live, work, and visit.

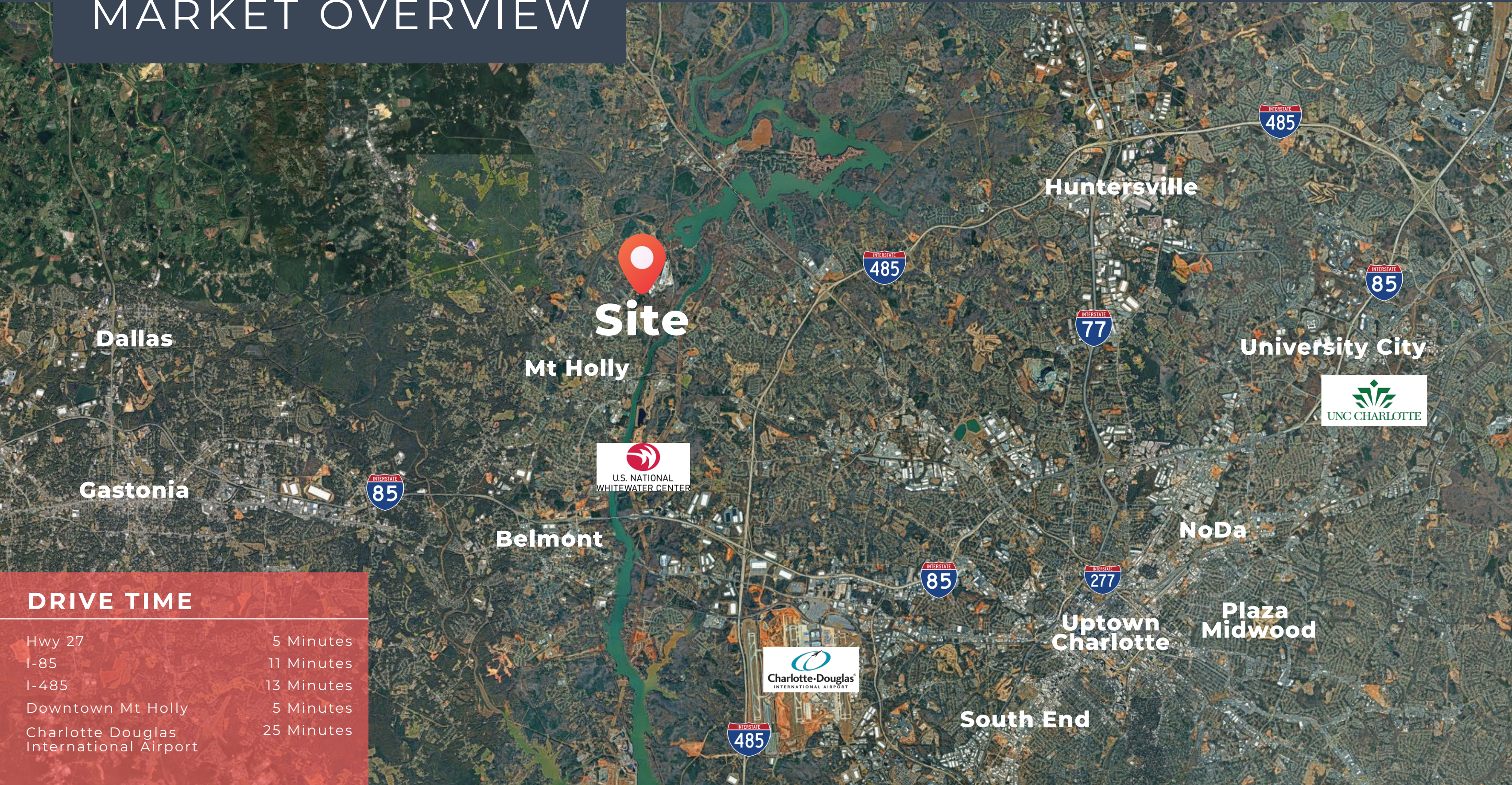


DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	3,629	30,790	76,254
Population Growth (2025-2030)	0.73%	0.81%	0.97%
Households	1,480	11,960	30,121
Average Household Income	\$117,623	\$112,003	\$108,761
Businesses	34	608	1,596



MARKET OVERVIEW



DRIVE TIME

Hwy 27	5 Minutes
I-85	11 Minutes
I-485	13 Minutes
Downtown Mt Holly	5 Minutes
Charlotte Douglas International Airport	25 Minutes

EXCLUSIVE ADVISORY TEAM

ANDREW BLUMENTHAL

Senior Broker
(704) 618-1802
ablumenthal@legacyCRE.com

AMY TUCKER

Associate Broker
(704) 373-1800
amy@legacyCRE.com

DISCLAIMER

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.



LEGACY

1001 Elizabeth Avenue, Suite 1-D
Charlotte, NC 28204

(704) 373-1800
info@legacycre.com