

# 614

S. Main Street  
Mount Holly, NC 28120

Ground Lease or  
BTS Opportunity



±0.47  
Acre Site

9,600 VPD

4,600 VPD

15,000 VPD

**Steve Rich, ccim**

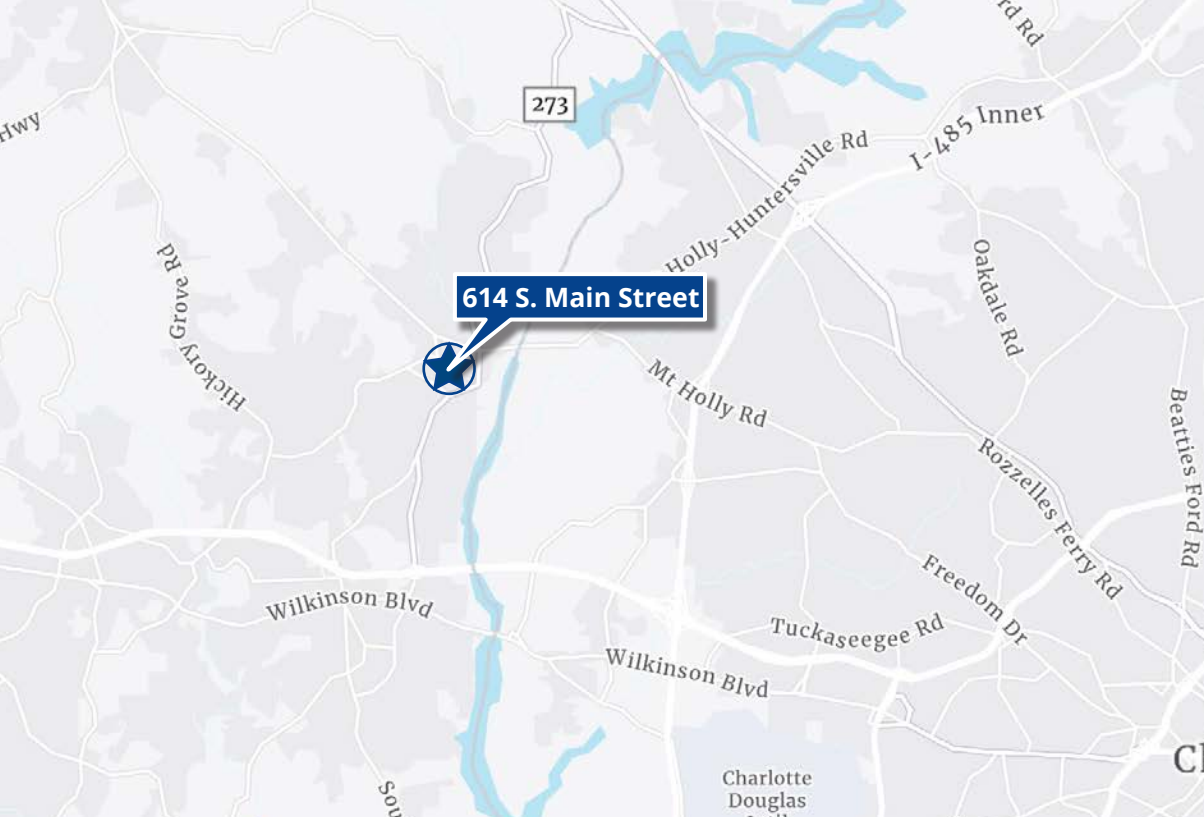
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**614 S. Main Street**

## Building features

- Lot size approximately 100' wide by 200' deep
- Offered as a Ground Lease or Build to Suit
- Parcel ID: 124077
- Zoning: B-2
- Access is Right-in / Right-out with S. Main Street
- Neighboring Tenants include: Food Lion, Mt. Holly Eye Clinic, Gaston Tax and Payroll Services, Shelton Cleaners, McDonald's, Walgreens, Marco's Pizza, First Horizon Bank, Domino's, Subway, Little Ceasars, ABC Store and many more

## Demographics

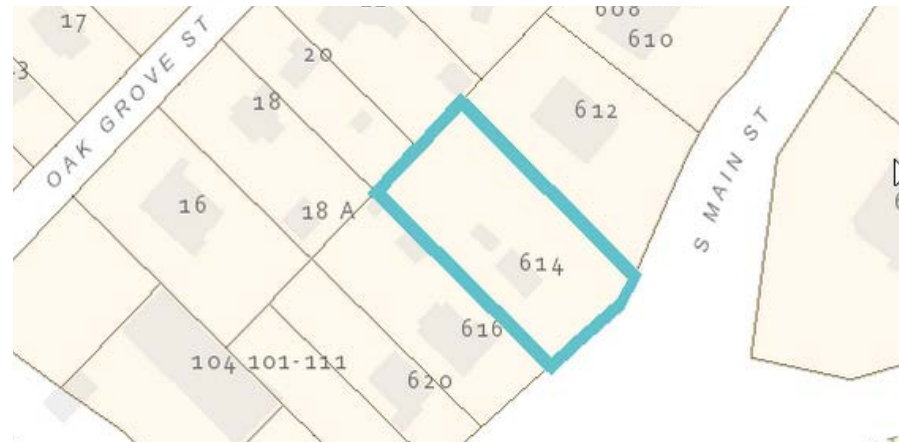
	1 Mile	3 Mile	5 Mile
Population	4,178	32,949	84,816
Total Households	1,749	12,708	32,798
Average Household Income	\$67,365	\$70,636	\$76,727
Daytime Population	4,863	31,625	75,976
Total Businesses	211	891	2,220
Total Employees	3,225	11,592	23,304

## Rentable Areas (APPROX)

Lot	±0.47 Acres
<b>Total</b>	<b>±0.47 Acres</b>

## Ground Lease Amount

[Contact listing agent.](#)





# Location





# Location







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