



MEDICAL OFFICE SPACE

FOR SALE

104 NORTH SIMS STREET | KINGS MOUNTAIN

Medical office space available just a half a mile from downtown Kings Mountain and a block from Atrium Health hospital.

EDY BERGSTROM
c 704 600 7656
ebergstrom@mecacommercial.com

SAM KLINE, CCIM
c 704 777 6003
skline@mecacommercial.com





PROPERTY INFORMATION

SF*

3,648± SF

FEATURES

- Seven medical offices
 - Three exam rooms with sinks
 - Four individual offices
 - Laboratory
 - Four restrooms
 - Breakroom
- Masonry construction/handicap accessible
- .5 Mile from downtown Kings Mountain
- Parking on site

LIST PRICE

\$399,000



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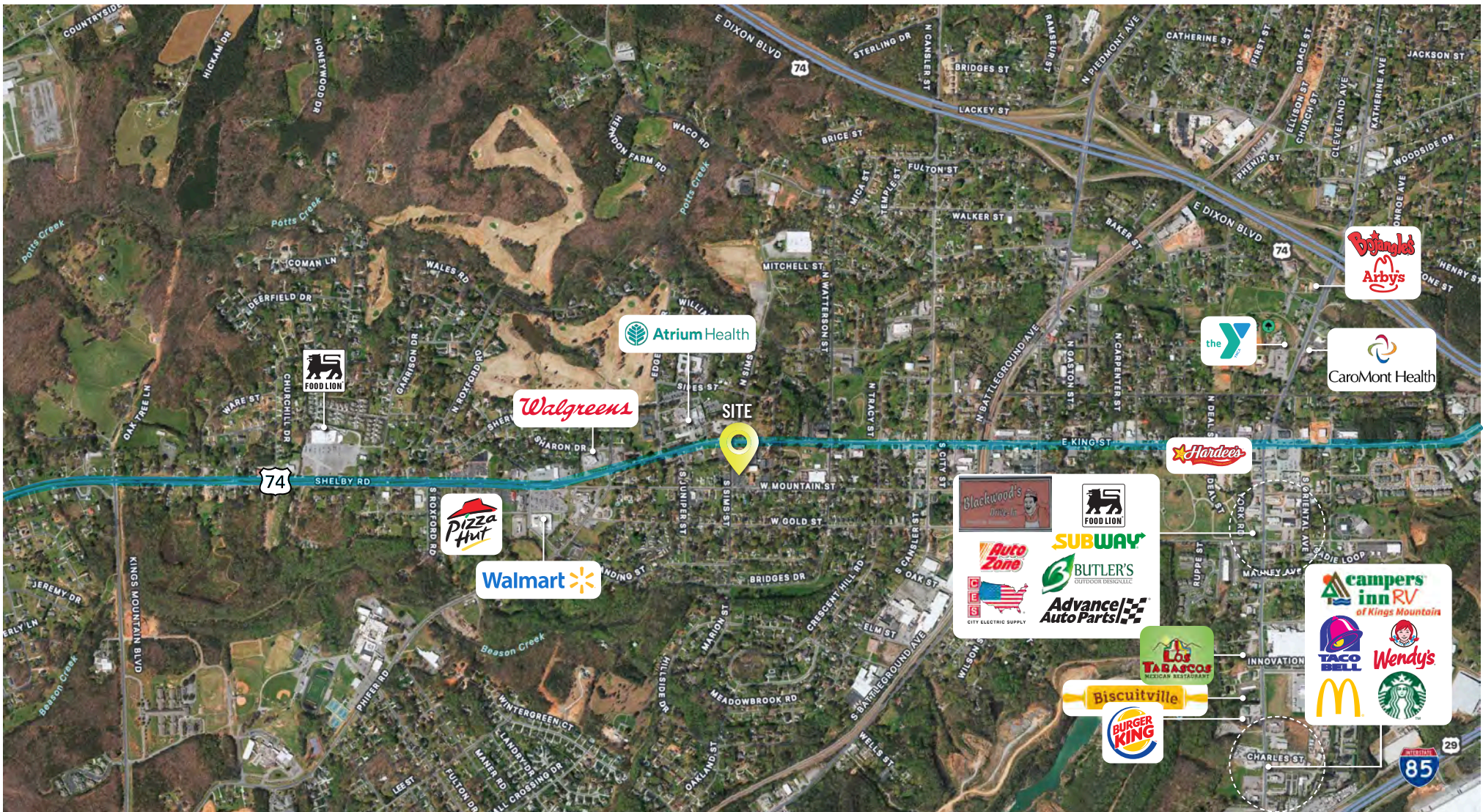
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MECA Commercial Real Estate

102 Main Street, Suite 110

McAdenville, NC 28101

704 971 2000



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MECA
COMMERCIAL REAL ESTATE



Nestled in the foothills of the beautiful North Carolina Piedmont, Kings Mountain is rapidly emerging as a prime destination for both residents and investors. Known for its rich history and small-town charm, this vibrant community is experiencing a wave of exciting growth and development, making it the perfect place to live, work, and play.



SINCE 2013

\$23M

PRIVATE INVESTMENT

\$35M

PUBLIC INVESTMENT

58

NEW BUSINESSES



Kings Mountain is at the heart of a real estate boom, attracting attention from developers, homebuyers, and investors alike. With its proximity to Charlotte and key highway corridors, the area is seeing new housing developments, from affordable single-family homes to upscale properties, making it an ideal market for all types of buyers. As the town expands, real estate opportunities continue to grow, whether you're seeking to purchase a home, invest in rental properties, or build new developments. With increasing demand and property values, Kings Mountain offers significant potential for both homeowners and investors.

A major attraction boosting the local economy and driving further real estate growth is the newly opened Catawba Two Kings Casino. This state-of-the-art gaming facility offers a full casino experience with slot machines, table games, and dining options. As a regional entertainment hub, the casino is drawing visitors from across the Carolinas, while creating jobs and sparking even more local development. This has created a ripple effect, increasing the appeal of Kings Mountain for new residents and businesses looking to capitalize on the town's growing prominence.

\$273M
TOTAL ESTIMATED CASINO
PROJECT INVESTMENT

Once completed, the casino will include:

- 195,000 SF Complex
- 1,500 Room, 29 story hotel
- 4 Restaurants
- 2,600 Jobs



THE NEW CATAWBA
TWO KINGS CASINO

INDUSTRIAL HUB

As Charlotte continues to expand, industrial space near housing developments along I-85 is in high demand as new development projects near completion, bringing jobs and capital to the region. Utz Quality Foods, Newell Brands, and Hanes Brands are just a few of the nationally recognized brands with large industrial spaces nearby. New industrial developments will bring hundreds of jobs to the vicinity.

+2.5M SF
Industrial Space U/C
& Proposed within 5 miles

FEDERAL INVESTMENT

Albemarle Corporation, a global specialty chemicals company, recently received a \$150 million grant from the US Department of Energy to help finance and construct a new lithium concentrator facility at its existing location in Kings Mountain. The new facility is expected to generate hundreds of construction and full-time jobs.



EDY BERGSTROM

Advisor

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SAM KLINE, CCIM

Partner, Senior Advisor

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MECA Commercial Real Estate is a full-service commercial real estate company with expertise in brokerage, development, management and corporate services. With roots dating back over 70 years, today MECA Commercial Real Estate has multiple offices in the Carolinas, transacts brokerage and development across the Southeast and has a national presence in asset management and facilities management.

Founded on knowledge, service and integrity, MECA Commercial Real Estate and its staff are committed to meeting the expectations and needs of every client and customer - helping companies and individuals to find the right environment in which to conduct business. We are committed to the highest standards of integrity and professionalism within the commercial real estate industry.

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