

7102 WILKINSON BLVD.

BELMONT, NORTH CAROLINA 28012

AVAILABLE FOR LEASE



PROPERTY OVERVIEW

7102 WILKINSON BLVD.

Unique Bow-Trussed stand alone building located on busy Wilkinson Blvd. in Belmont, NC. Site is just blocks from Gaston College (Kimbrell Campus), Riverfront Park and Belmont's public boat dock. Short distance (~1 mile) from new residential developments (Morris at Belmont: 300+ units) and historic downtown district. Area plan promotes Mixed Use Development, including restaurants.

PROPERTY DETAILS

Address 7102 Wilkinson Blvd. | Belmont, NC 28012

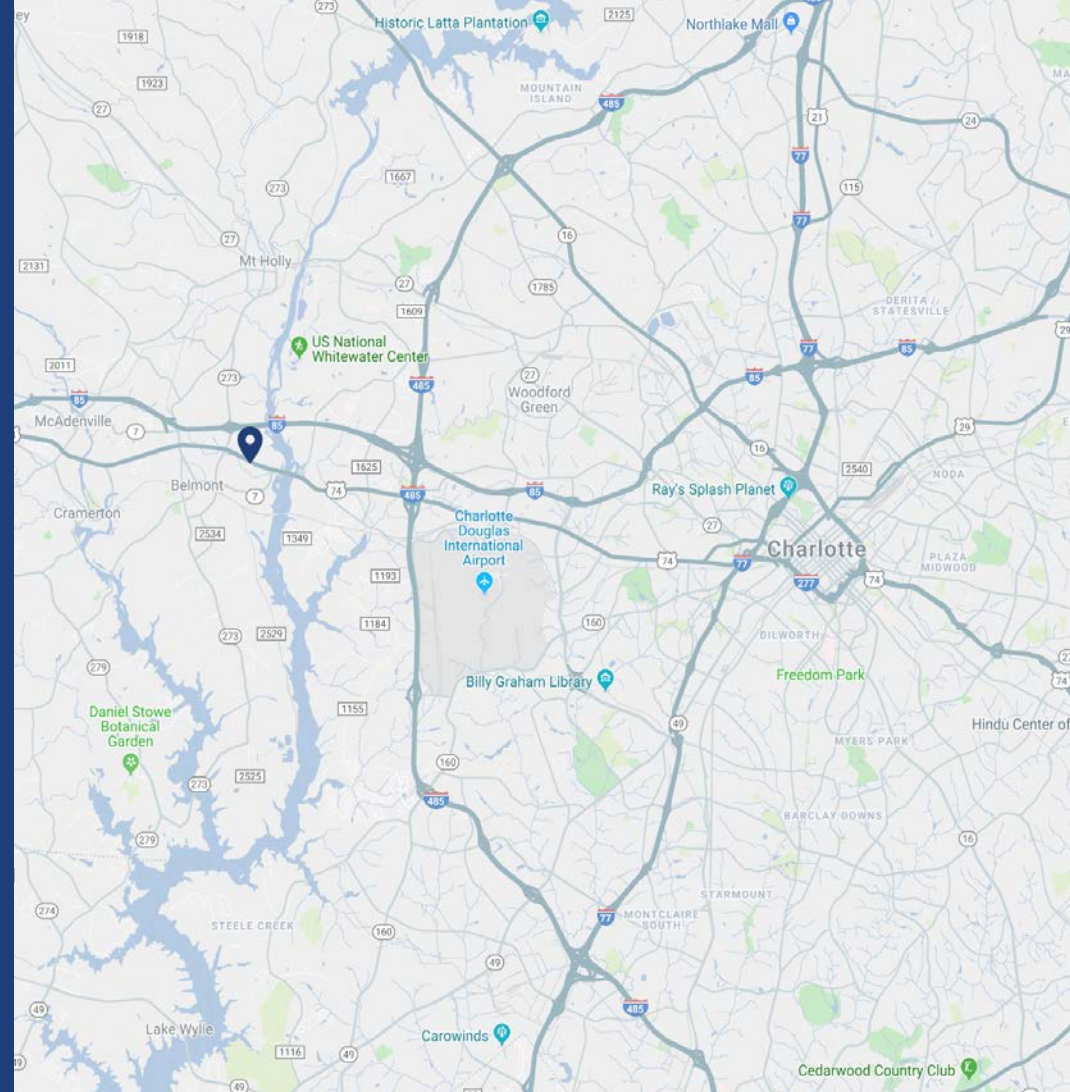
Available SF +/- 8,000 SF Available for Lease

Lot Size Approx. 1 AC

Zoning H-C (Highway Commercial)

Traffic Counts Wilkinson Blvd. | 22,000 VPD

Lease Price Rate negotiable

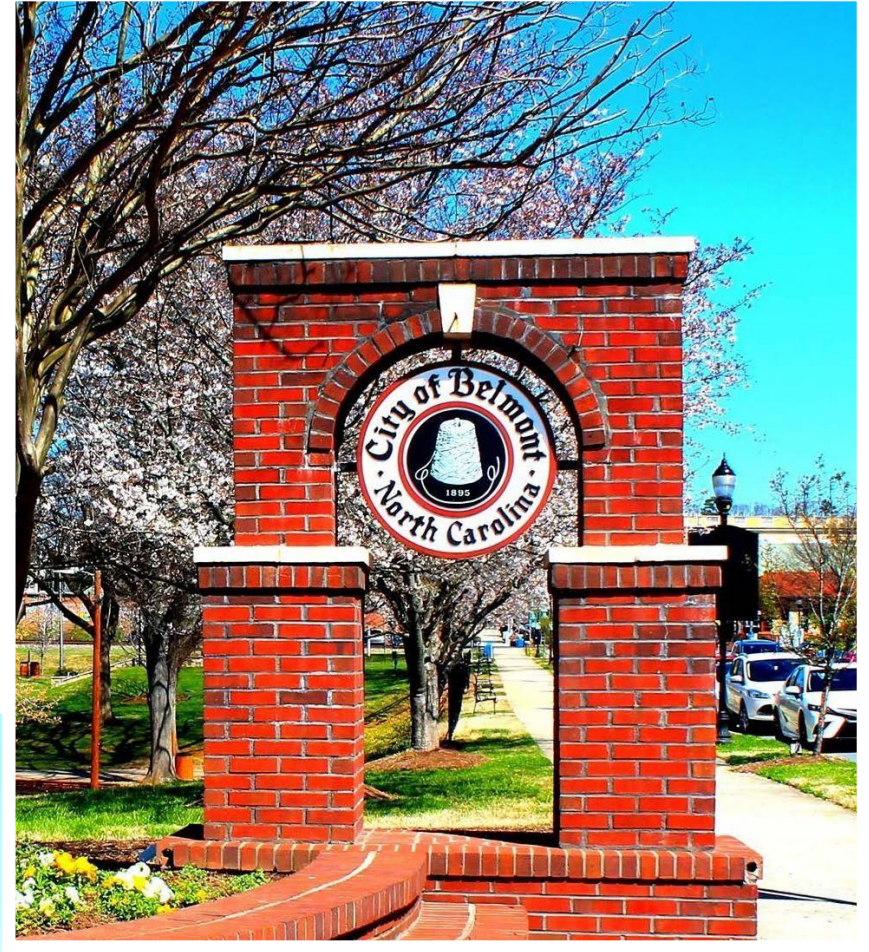


DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	4,444	31,858	79,991
Avg. Household Income	\$79,969	\$72,263	\$74,717
Median Household Income	\$64,713	\$54,556	\$57,721
Households	1,568	13,008	31,108
Daytime Employees	4,043	11,315	25,849

BELMONT NORTH CAROLINA

Once a community where the textile industry served as the lifeblood, Belmont is a burgeoning success story of thriving growth and redevelopment. A picturesque blend of old-fashioned nuances, Belmont offers historical homes, streetlamps, brick sidewalks and the simpler times of "back then." These are the branches that support a budding business atmosphere of today, that embrace the beautiful Daniel Stowe Botanical Garden, and that help to nourish arts, culture, shopping and an assortment of fascinations for all ages to enjoy. With its close proximity to Charlotte, Belmont allows visitors to take advantage of big-city amenities while enjoying a comfortable stay in a place with small-city charm.



MARKET OVERVIEW





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