



## PROPERTY OVERVIEW

# OWENBY STATION

Urban core office/retail available for lease in the Belmont neighborhood of Charlotte. Offering a great opportunity for a tenant looking for great visibility and renovated space. Surrounded by new development, restaurants, bars and retail, the property is located in a fast growing neighborhood right between Plaza Midwood and NoDa.

## PROPERTY DETAILS

<b>Address</b>	857 Belmont Avenue   Charlotte, NC 28205
<b>Use</b>	Urban Core Office, Retail, Flex, Food/Bev
<b>Available SF</b>	+/- 6,600 SF Available for Lease *Space can be demised
<b>Acreage</b>	+/- 0.172 AC
<b>Zoning</b>	B-1
<b>Parking</b>	On-site and off-site parking
<b>Delivery</b>	Q1/Q2 2021   Warm Lit Shell
<b>Lease Rate</b>	Call for Leasing Details
<b>Additional Notes</b>	Façade renovations including roof, windows, floor, HVAC, plumbing and electrical



## DEMOGRAPHICS

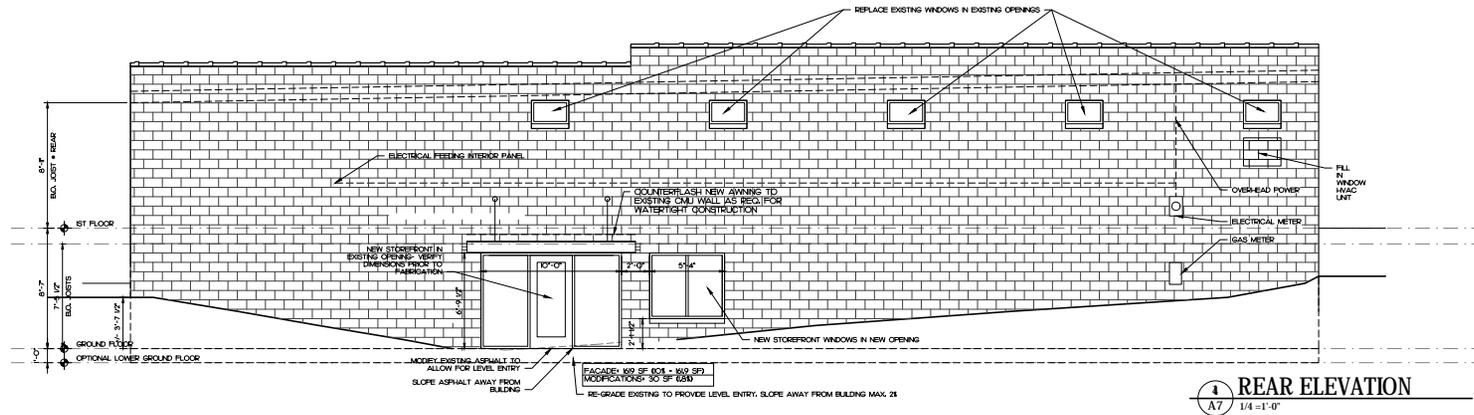
RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	16,854	121,945	284,400
<b>Avg. Household Income</b>	\$95,908	\$102,191	\$86,885
<b>Median Household Income</b>	\$62,986	\$61,749	\$51,500
<b>Households</b>	7,337	55,485	119,493
<b>Daytime Employees</b>	16,800	148,038	217,705



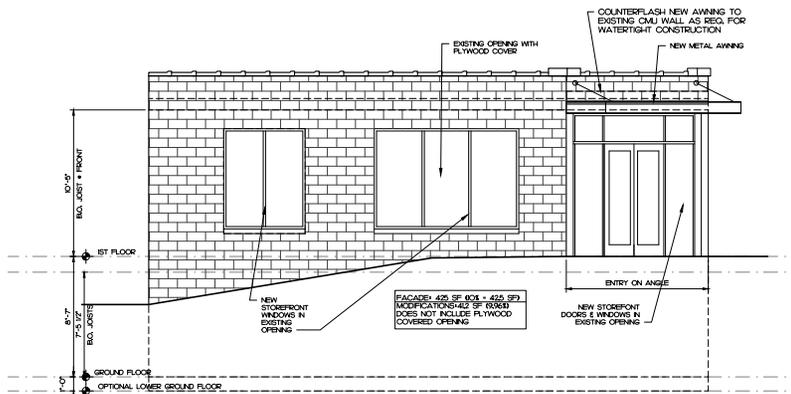




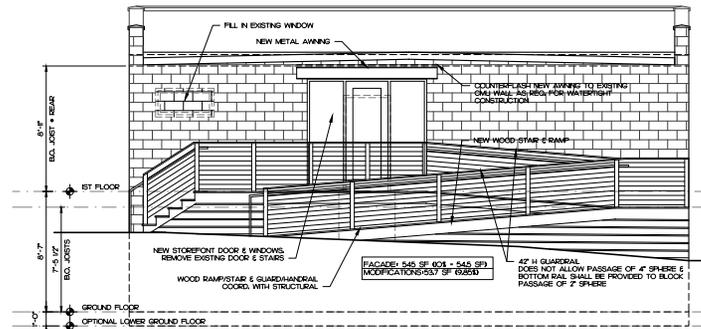
# ELEVATIONS



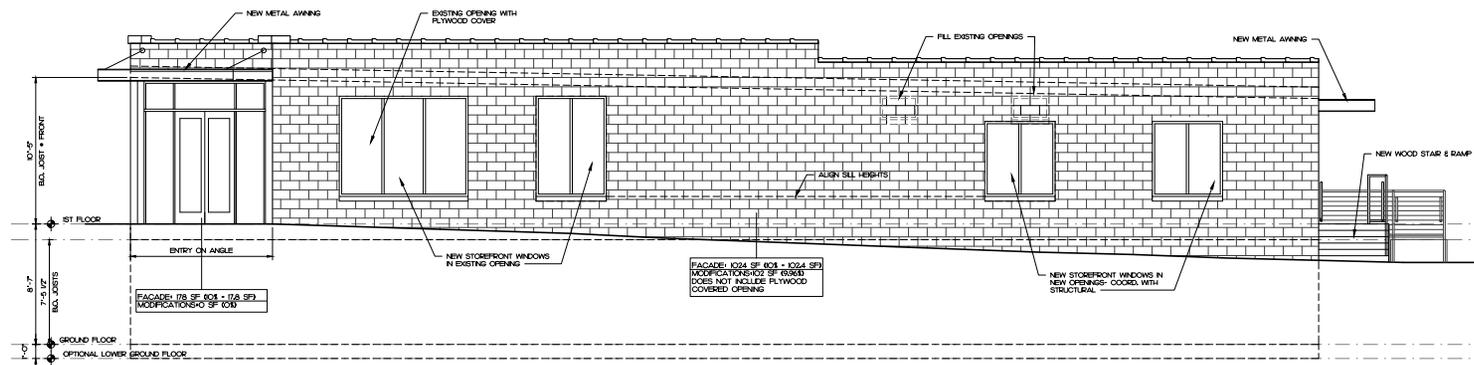
**4 REAR ELEVATION**  
A7 1/4 = 1'-0"



**3 BELMONT AVE ELEVATION**  
A7 1/4 = 1'-0"



**2 PARKING LOT ELEVATION**  
A7 1/4 = 1'-0"



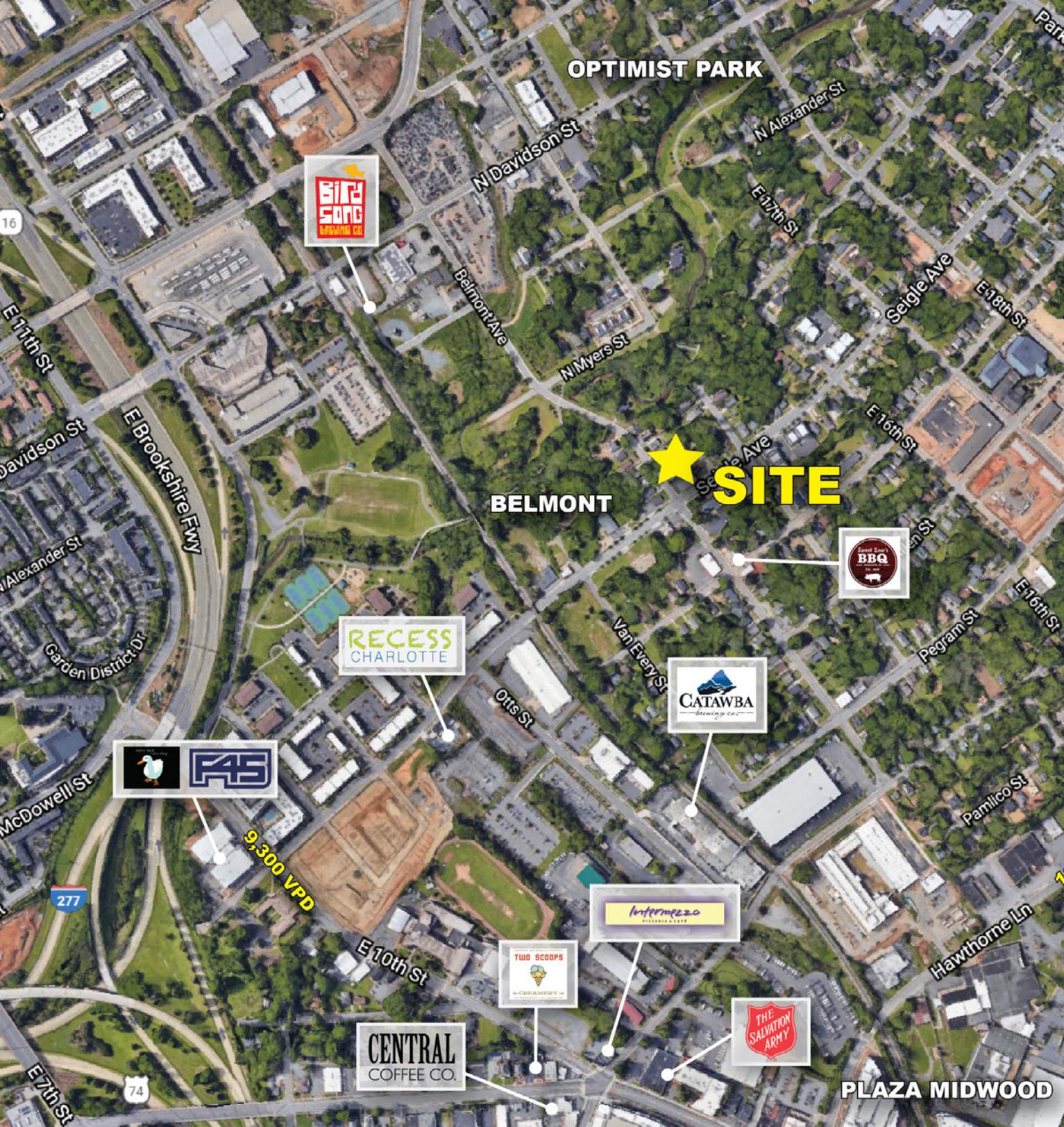
**1 SEIGLE RD ELEVATION**  
A7 1/4 = 1'-0"

## MARKET OVERVIEW

# BELMONT CHARLOTTE, NC

The Belmont Community is a neighborhood located on the Northeast side up Uptown Charlotte, surrounded by NoDa, Villa Heights, Optimist Park and Plaza Midwood. The neighborhood is made up of almost 800 homes, ranging from single family to high density, old and new homes, long-time residents and new comers. Boundary streets include N. Davidson, Parkwood Avenue, Hawthorne Lane and 10th Street. The Little Sugar Creek Greenway – part of the Cross Charlotte Trail – runs through Belmont offering walking and biking opportunities.





**OPTIMIST PARK**



**SITE**

**BELMONT**



**9,300 VPD**



**PLAZA MIDWOOD**

## CONTACT

**JOSH BEAVER**  
josh@thenicholscompany.com  
704.373.9797



## THE NICHOLS COMPANY

Website  
[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

Phone  
(O) 704.373.9797  
(F) 704.373.9798

Address  
1204 Central Avenue, Suite 201  
Charlotte, NC 28204

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.