



**OFFICE SPACE
CREATIVE SPACE**

FOR LEASE

410 East Central Avenue | Mount Holly

Prime location for office or creative space in Mount Holly, minutes from downtown and the future expansion of Veteran's Park.

SAM KLINE, CCIM
o 704 266 5039 c 704 777 6003
sam.kline@cbcmecca.com

 **COLDWELL
BANKER
COMMERCIAL**
MECA



PROPERTY INFORMATION

SF

2,500 SF*

FEATURES

- Finished breakroom area
- Large open concept with exposed ceilings
- Large windows offer tons of natural light
- Common entrance with restrooms
- Perfect for office use
- On site amenities include an outdoor dining area, plenty of parking and outdoor walking areas
- Great proximity to downtown and the future expansion of Veteran's Park

LEASE RATE

\$16 per SF MG



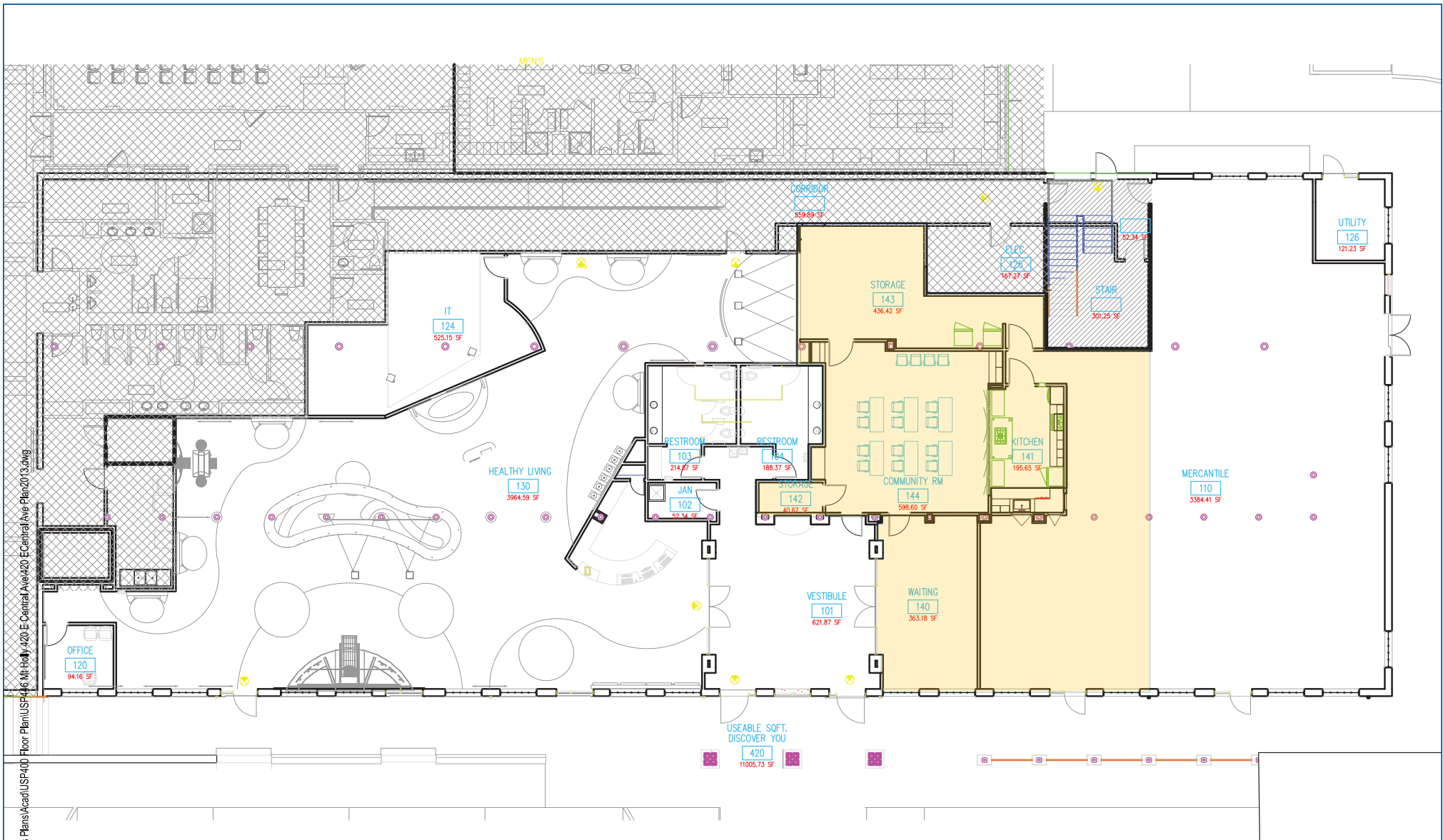
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Belmont, NC 28012

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*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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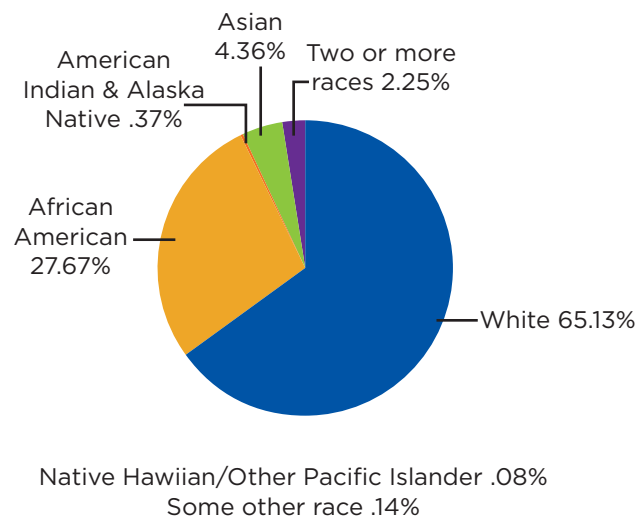
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (US Census 2010)	3,322	29,076	69,345
Total Population (Current Year)	3,671	33,668	81,188
Total Population (Five Year Projection)	3,869	36,602	88,807
Adult Population (US Census 2010)	2,546	21,841	51,888
Adult Population (Current Year)	2,858	25,617	62,092
Adult Population (Five Year Projection)	3,040	28,107	68,545
% Female Population (US Census 2010)	51.76%	51.55%	51.6%
% Male Population (US Census 2010)	48.24%	48.45%	48.4%
% Female Population (Current Year)	51.57%	51.64%	51.82%
% Male Population (Current Year)	48.43%	48.36%	48.18%
% Female Population (Five Year Projection)	51.41%	51.54%	51.74%
% Male Population (Five Year Projection)	48.59%	48.46%	48.26%
Total Daytime Population	4,103	24,568	62,397
Population aged 16 and under (Children)	763	6,351	16,798
Daytime population (Age 16+)	3,340	18,217	45,599
Civilian 16+, at Workplace	2,430	9,715	24,611
Retired population (Age 65+)	430	3,441	8,708
Homemakers (Age 16+)	438	3,014	7,441
AGE			
Median Age, Total	37.94	36.7	38.02
% Age 18+	77.85%	76.09%	76.48%
% Age 55+	26.28%	23.41%	25.04%
% Age 65+	13.89%	11.9%	12.81%

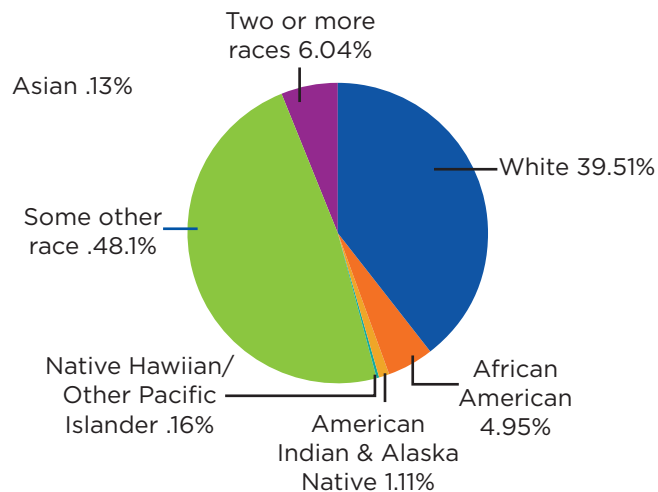
CURRENT YEAR 5 MILE RADIUS

Not Hispanic/Latino



CURRENT YEAR 5 MILE RADIUS

Hispanic/Latino



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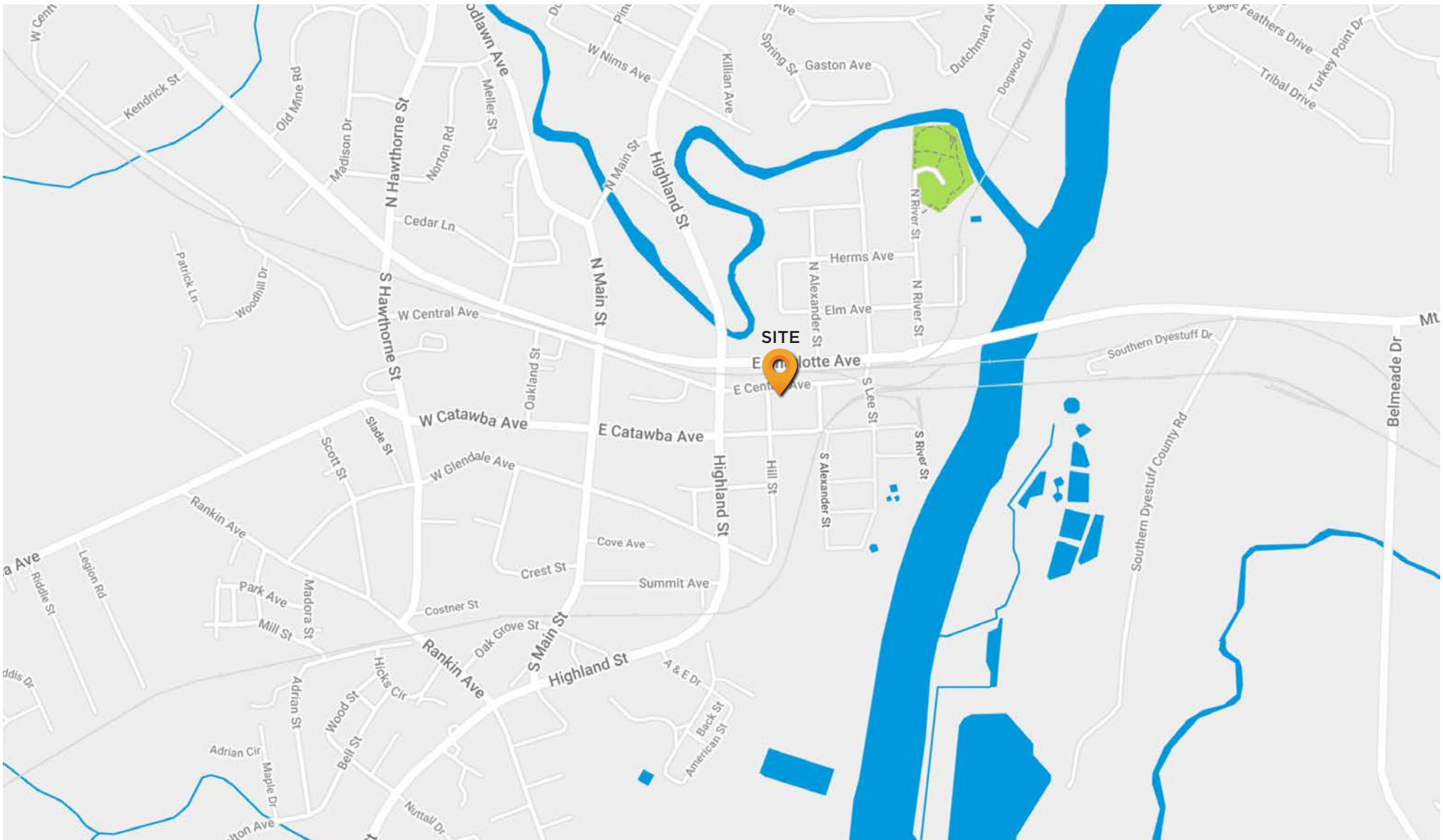
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