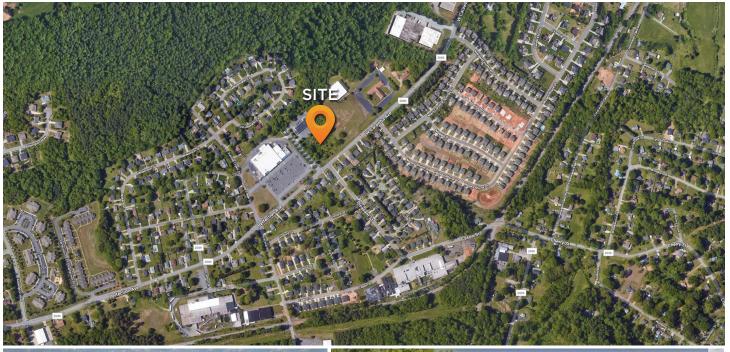


Perfection Road Outparcel 2 | **Belmont**

Great development opportunity on this corner lot adjacent to the Pebble Creek Food Lion and Fresenius Kidney Care.

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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.

PROPERTY INFORMATION

ACREAGE

1.5 Acres*

TAX ID

213200

FEATURES

- Adjacent to the Pebble Creek Food Lion and Fresenius Kidney Care
- Lots of rooftops nearby
- Very few available services
- · Plenty of parking

LIST PRICE

\$300,000

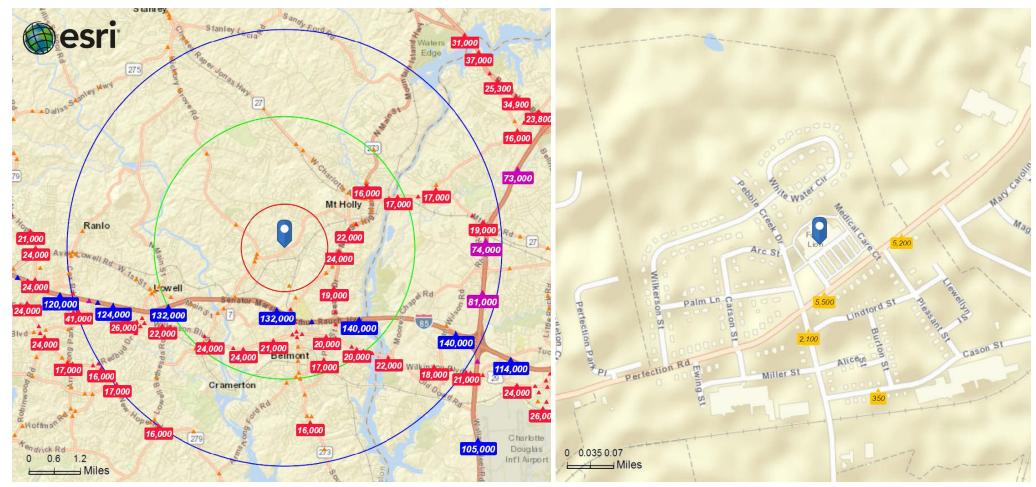
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Coldwell Banker Commercial

MECA 339 E. Catawba St. Belmont, NC 28012







TRAFFIC COUNTS

Average Daily Traffic Volume 1,3 & 5 Mile Radii

- ▲ Up to 6,000 vehicles per day
- **6,001 15,000**
- **15,001 30,000**
- **30,001 50,000**
- **50,001 100,000**
- ▲ More than 100,000 per day

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339 E. Catawba St. Belmont, NC 28012



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Palm Ln

ON			

Population			4,165		4,561	4,766
Households			1,742		1,914	2,002
Families			1,139		1,234	1,284
Average Household Size			2.30		2.30	2.30
Owner Occupied Housing Units			1,110		1,198	1,265
Renter Occupied Housing Units			632		716	737
Median Age			38.4		40.4	40.7
TRENDS: 2019 - 2024 ANNUAL RA	TE		AREA		STATE	NATIONAL
Population			0.88%		1.14%	0.77%
Households			0.90%		1.13%	0.75%
Families			0.80%		1.04%	0.68%
Owner HHs			1.09%		1.28%	0.92%
Median Household Income			2.37%		2.34%	2.70%
			2019		202	24
HOUSEHOLDS BY INCOME		NUMBEI	R PERC	CENT	NUMBER	PERCENT
<\$15,000		240	12.	5%	201	10.0%
\$15,000 - \$24,999		214	11.3	2%	193	9.6%
\$25,000 - \$34,999		212	11.	1%	192	9.6%
\$35,000 - \$49,999		375	19.	6%	368	18.4%
\$50,000 - \$74,999		484	25.	.3%	532	26.6%
\$75,000 - \$99,999		186	9.7	7%	225	11.2%
\$100,000 - \$149,999		132	6.9	9%	182	9.1%
\$150,000 - \$199,999		48	2.5	5%	72	3.6%
\$200,000+		25	1.3	3%	37	1.8%
Median Household Income		\$45,668	3		\$51,330	
Average Household Income		\$56,181			\$65,316	
Per Capita Income		\$22,735	i		\$26,495	
CENSUS	20	010	20	019	20	024
POPULATION BY AGE	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	255	6.1%	250	5.5%	263	5.5%
5 - 9	222	5.3%	261	5.7%	264	5.5%
10 - 14	239	5.7%	257	5.6%	281	5.9%
15 - 19	315	7.6%	296	6.5%	331	6.9%
20 - 24	339	8.1%	309	6.8%	313	6.6%
25 - 34	497	11.9%	617	13.5%	580	12.2%
				12.1%	591	12.4%
35 - 44	628	15.1%	551		331	
45 - 54	628 629	15.1%	656	14.4%	622	13.1%
45 - 54 55 - 64	628 629 503	15.1% 12.1%	656 623	14.4% 13.7%	622 652	13.1% 13.7%
45 - 54	628 629	15.1%	656	14.4%	622	13.1%
45 - 54 55 - 64	628 629 503	15.1% 12.1%	656 623	14.4% 13.7%	622 652	13.1% 13.7%

CENSUS 2010

2019

2024

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Coldwell Banker Commercial MECA

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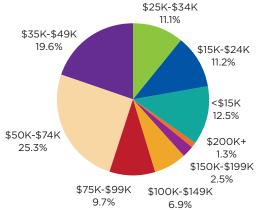
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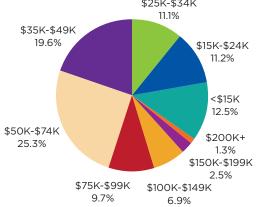
SUMMARY

DEMOGRAPHICS

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2019 HOUSEHOLD INCOME





TRENDS 2019-2024

CENSUS

White Alone

Black Alone

Asian Alone

RACE AND ETHNICITY

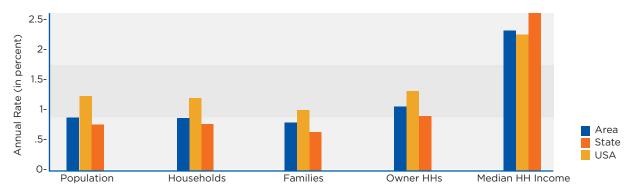
American Indian Alone

Pacific Islander Alone

Two or More Races

Some Other Race Alone

Hispanic Origin (Any Race)



2010

3,685

210

11

112

4

93

49

183

NUMBER PERCENT

88.5%

5.0%

0.3%

2.7%

0.1%

2.2%

1.2%

4.4%

2019

NUMBER PERCENT

84.6%

6.5%

0.3%

3.9%

0.2%

3.0%

1.6%

5.7%

3,859

295

12

178

7

135

74

262

2024

PERCENT

82.2%

7.2%

0.3%

4.6%

0.1%

3.5%

2.0%

6.7%

NUMBER

3,920

345

13

221

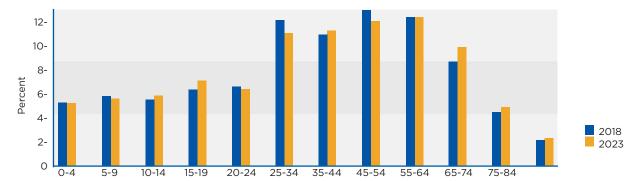
7

165

95

320

POPULATION BY AGE



Data Note: Income is expressed in current dollars. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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Coldwell Banker Commercial **MECA**

339 E. Catawba St. Belmont, NC 28012



MECA

RFF		

Population			28,333		32,836	35,097
Households			11,341		13,178	14,097
Families			7,571		8,706	9,277
Average Household Size			2.44		2.44	2.44
Owner Occupied Housing Units			7,659		8,301	9,019
Renter Occupied Housing Units			3,682		4,877	5,078
Median Age			38.2		40.7	41.6
TRENDS: 2019 - 2024 ANNUAL RA	ATE		AREA		STATE	NATIONAL
Population			1.34%		1.14%	0.77%
Households			1.36%		1.13%	0.75%
Families			1.28%		1.04%	0.68%
Owner HHs			1.67%		1.28%	0.92%
Median Household Income			2.48%		2.34%	2.70%
			2019		202	
HOUSEHOLDS BY INCOME		NUMBER	PER	CENT	NUMBER	PERCENT
<\$15,000		1,466	11.	1%	1,255	8.9%
\$15,000 - \$24,999		1,391	10.	6%	1,267	9.0%
\$25,000 - \$34,999		1,320	10.	0%	1,206	8.6%
\$35,000 - \$49,999		2,009	15	.2%	1,979	14.0%
\$50,000 - \$74,999		2,584	19.	6%	2,786	19.8%
\$75,000 - \$99,999		1,755	13.	3%	2,028	14.4%
\$100,000 - \$149,999		1,655	12.	6%	2,116	15.0%
\$150,000 - \$199,999		706		4%	1,067	7.6%
\$200,000+		293		2%	392	2.8%
Median Household Income		\$52,682			\$59,561	
Average Household Income		\$68,053			\$78,947	
Per Capita Income		\$27,338			\$31,720	
CENSUS		2010		19	2024	
POPULATION BY AGE		PERCENT	NUMBER			PERCENT
0 - 4	1,683	5.9%	1,752	5.3%	1,856	5.3%
5 - 9	1,659	5.9%	1,846	5.6%	1,925	5.5%
10 14						5.9%
10 - 14	1,824	6.4%	1,893	5.8%	2,057	
15 - 19	2,024	7.1%	2,015	6.1%	2,196	6.3%
15 - 19 20 - 24	2,024 1,970	7.1% 7.0%	2,015 2,102	6.1% 6.4%	2,196 2,042	6.3% 5.8%
15 - 19 20 - 24 25 - 34	2,024 1,970 3,627	7.1% 7.0% 12.8%	2,015 2,102 4,378	6.1% 6.4% 13.3%	2,196 2,042 4,441	6.3% 5.8% 12.7%
15 - 19 20 - 24 25 - 34 35 - 44	2,024 1,970 3,627 4,317	7.1% 7.0% 12.8% 15.2%	2,015 2,102 4,378 4,224	6.1% 6.4% 13.3% 12.9%	2,196 2,042 4,441 4,592	6.3% 5.8% 12.7% 13.1%
15 - 19 20 - 24 25 - 34 35 - 44 45 - 54	2,024 1,970 3,627 4,317 4,233	7.1% 7.0% 12.8%	2,015 2,102 4,378 4,224 4,720	6.1% 6.4% 13.3%	2,196 2,042 4,441 4,592 4,626	6.3% 5.8% 12.7% 13.1% 13.2%
15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	2,024 1,970 3,627 4,317 4,233 3,403	7.1% 7.0% 12.8% 15.2% 14.9% 12.0%	2,015 2,102 4,378 4,224 4,720 4,500	6.1% 6.4% 13.3% 12.9% 14.4%	2,196 2,042 4,441 4,592 4,626 4,809	6.3% 5.8% 12.7% 13.1% 13.2% 13.7%
15 - 19 20 - 24 25 - 34 35 - 44 45 - 54	2,024 1,970 3,627 4,317 4,233 3,403 2,001	7.1% 7.0% 12.8% 15.2% 14.9% 12.0% 7.1%	2,015 2,102 4,378 4,224 4,720 4,500 3,299	6.1% 6.4% 13.3% 12.9% 14.4%	2,196 2,042 4,441 4,592 4,626 4,809 3,875	6.3% 5.8% 12.7% 13.1% 13.2% 13.7% 11.0%
15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	2,024 1,970 3,627 4,317 4,233 3,403	7.1% 7.0% 12.8% 15.2% 14.9% 12.0%	2,015 2,102 4,378 4,224 4,720 4,500	6.1% 6.4% 13.3% 12.9% 14.4%	2,196 2,042 4,441 4,592 4,626 4,809	6.3% 5.8% 12.7% 13.1% 13.2% 13.7%

CENSUS 2010

28.335

2019

32.836

2024

35.097

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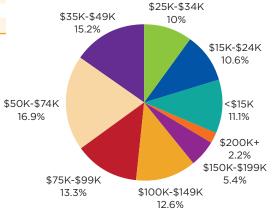
SUMMARY

Population

DEMOGRAPHICS

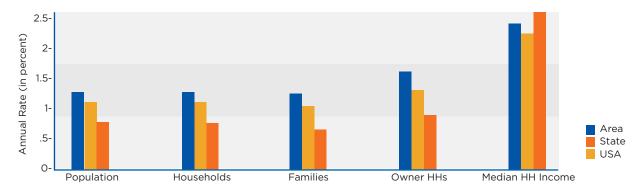
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2019 HOUSEHOLD INCOME

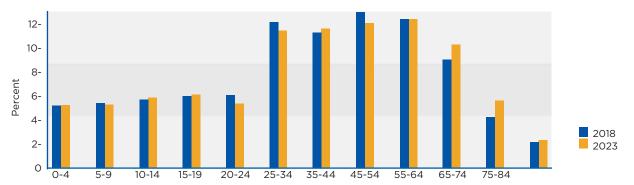


CENSUS	20	10	20	19	20	24
RACE AND ETHNICITY	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
White Alone	24,240	85.5%	26,908	81.9%	27,910	79.5%
Black Alone	2,226	7.9%	3,074	9.4%	3,618	10.3%
American Indian Alone	123	0.4%	159	0.5% 1	82	0.5%
Asian Alone	644	2.3%	1,013	3.1%	1,258	3.6%
Pacific Islander Alone	22	0.1%	45	0.1%	55	0.2%
Some Other Race Alone	645	2.3%	948	2.9%	1,166	3.3%
Two or More Races	435	1.5%	689	2.1%	907	2.6%
Hispanic Origin (Any Race)	1,247	4.4%	1,851	5.6%	2,290	6.5%

TRENDS 2019-2024



POPULATION BY AGE



Data Note: Income is expressed in current dollars. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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MECA

			IUS

SUMMARY	CLIMANA BY			OF MOUSE	010	0010	0004
Households							
Families 18,173 21,287 22,906 Average Household Size 2,52 2,53 2,54 Owner Occupied Housing Units 1 8,930 21,935 24,025 Renter Occupied Housing Units 1 7,230 8,990 9,337 Median Age 37,8 39,8 40,3 TRENDS: 2019 - 2024 ANNUAL RATE AREA STATE NATIONAL Population 1,57% 1,14% 0,77% Households 1,53% 1,13% 0,75% Families 1,84% 1,04% 0,68% Owner HHs 1,84% 1,28% 0,92% Median Household Income 2,62% 2,54% 2,70% VSESHOLDS BY INCOME NUMBER PRCENT NUMBER PRCENT < \$15,000							
Average Household Size 2.52 2.53 2.54 Owner Occupied Housing Units 8,930 21,935 24,025 Renter Occupied Housing Units 7,230 8,990 9,337 Median Age 37.8 39.8 40.3 TRENDS: 2019 - 2024 ANNUAL RATE AREA STATE NATIONAL Population 1.57% 1.14% 0.77% Households 1.53% 113% 0.75% Families 1.84% 1.04% 0.68% Owner HHs 1.84% 1.28% 0.92% Median Household Income 2019 2.02 2.34% 2.70% \$15,000 2.945 9.5% 2.547 7.6% \$15,000 - \$24,999 2.867 9.3% 2.622 7.9% \$15,000 - \$34,999 2.868 9.3% 2.622 7.9% \$50,000 - \$49,999 4.467 14.4% 5.064 15.2% \$75,000 - \$99,999 4.467 14.4% 5.064 15.2% \$150,000 - \$149,999 4.524							
Cowner Occupied Housing Units 8,930 21,935 24,025 Median Age 37,8 39,8 40,3 TRENDS: 2019 - 2024 ANNUAL RATE AREA STATE NATIONAL Population 1,57% 1,14% 0,77% Households 1,53% 1,13% 0,75% Families 1,48% 1,04% 0,68% Owner HHs 1,48% 1,04% 0,68% Median Household Income 2,62% 2,34% 2,70% *** Treatment of the properties of the pr							
Renter Occupied Housing Units 7,230 8,990 9,337 Median Age 37.8 39.8 40.3 TRENDS: 2019 - 2024 ANNUAL RATE AREA STATE NATIONAL Population 1,57% 1,14% 0,77% Households 1,53% 1,13% 0,75% Families 1,48% 1,04% 0,68% Owner HHs 1,84% 1,26% 2,92% Median Household Income 2,945 9,5% 2,247 7,0% \$15,000 2,945 9,5% 2,622 7,9% \$15,000 - \$24,999 2,867 9,3% 2,622 7,9% \$25,000 - \$34,999 4,200 13,6% 4,114 1,23% \$50,000 - \$74,999 4,467 14,4% 5,064 15,2% \$100,000 - \$149,999 4,524 1,6651 19,9% \$75,000 - \$99,999 4,457 14,4% 5,064 15,2% \$100,000 - \$149,999 4,524 1,6651 19,9% \$75,000 - \$99,999 4,524 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>							
Median Age 37.8 39.8 40.3 TRENDS: 2019 - 2024 ANNUAL RATE AREA STATE NATIONAL Population 1.53% 11.4% 0.77% Households 1.53% 11.3% 0.75% Families 1.48% 1.04% 0.68% Owner HHS 2.62% 2.34% 2.70% Median Household Income 2.62% 2.34% 2.70% *** Total Market *** *** *** *** *** *** *** *** *** **							
Population							
Population 1.57% 1.14% 0.77% Households 1.53% 1.13% 0.75% Families 1.84% 1.04% 0.68% Owner HHs 1.84% 1.28% 0.92% Median Household Income 2.62* 2.34% 0.92% *** PERCENT NUMBER PERCENT *** PERCENT <\$15,000						39.8	
Households	TRENDS: 2019 - 2024 ANNUAL RAT	ΓE					NATIONAL
Families 1.48% 1.04% 0.68% Owner HHs 1.84% 1.28% 0.92% Median Household Income 2.62% 2.34% 2.70% ***********************************	Population			1.57%		1.14%	0.77%
Owner HHs 1.84% 1.28% 0.92% Median Household Income 2.062% 2.34% 2.70% 4019 2019 2019 2018 NUMBER PERCENT NUMBER <th< td=""><td>Households</td><td></td><td></td><td>1.53%</td><td></td><td>1.13%</td><td>0.75%</td></th<>	Households			1.53%		1.13%	0.75%
Median Household Income 2.62% 2.34% 2.70% HOUSEHOLDS BY INCOME NUMBER PERCENT	Families			1.48%		1.04%	0.68%
NUMBER PERCENT NUMBER PERCENT NUMBER PERCENT	Owner HHs			1.84%		1.28%	0.92%
NUMBER PERCENT NUMBER PERCENT NUMBER PERCENT	Median Household Income			2.62%		2.34%	2.70%
<\$15,000 2,945 9.5% 2,547 7.6% \$15,000 - \$24,999 2,867 9.3% 2,622 7.9% \$25,000 - \$34,999 2,868 9.3% 2,622 7.9% \$35,000 - \$49,999 4,200 13.6% 4,114 12.3% \$50,000 - \$74,999 6,303 20.4% 6,651 19.9% \$75,000 - \$99,999 4,467 14.4% 5,064 15.2% \$100,000 - \$149,999 4,524 14.6% 5,736 17.2% \$150,000 - \$199,999 1,925 6.2% 2,928 8.8% \$200,000+ 827 2.7% 1,080 3.2 Median Household Income \$57,847 \$65,841 Average Household Income \$73,655 \$84,875 Per Capita Income \$28,661 \$32,954 CENSUS 2019 2024 POPULATION BY AGE NUMBER PERCENT \$1,055 5,9% <td< td=""><td></td><td></td><td></td><td>2019</td><td></td><td>20</td><td>24</td></td<>				2019		20	24
\$15,000 - \$24,999	HOUSEHOLDS BY INCOME		NUMBE	R PERC	CENT	NUMBER	PERCENT
\$15,000 - \$24,999	<\$15,000		2,945	9.5	5%	2,547	7.6%
\$25,000 - \$34,999	\$15,000 - \$24,999		2,867	9.3	3%	2,622	7.9%
\$50,000 - \$74,999			2,868	9.3	3%	2,622	7.9%
\$50,000 - \$74,999	\$35,000 - \$49,999		4,200	13.	6%	4,114	12.3%
\$100,000 - \$149,999	\$50,000 - \$74,999		6,303	20.	4%	6,651	19.9%
\$100,000 - \$149,999	\$75,000 - \$99,999		4,467	14.	4%	5,064	15.2%
\$150,000 - \$199,999	\$100.000 - \$149.999		4.524	14.	6%		17.2%
\$200,000+ 827 2.7% 1,080 3.2 Median Household Income \$57,847 \$65,841 Average Household Income \$73,655 \$84,875 Per Capita Income \$28,661 \$32,954 CENSUS 2010 2019 2024 POPULATION BY AGE NUMBER PERCENT <							
Median Household Income \$57,847 \$65,841 Average Household Income \$73,655 \$84,875 Per Capita Income \$28,661 \$32,954 CENSUS 2015 2019 2024 POPULATION BY AGE NUMBER PERCENT NUMBER PERCENT NUMBER PERCENT 0 - 4 4,262 6.4% 4,527 5.7% 4,882 5.7% 5 - 9 4,300 6.4% 4,819 6.1% 5,055 5.9% 10 - 14 4,505 6.7% 5,004 6.3% 5,465 6.4% 15 - 19 4,501 6.7% 4,700 5.9% 5,222 6.1% 20 - 24 3,967 5.9% 4,517 5.7% 4,479 5.2% 25 - 34 8,952 13.4% 10,814 13.6% 11,494 13.4% 35 - 44 10,334 15.5% 10,794 13.6% 11,686 13.6%							
Average Household Income \$73,655 \$84,875 Per Capita Income \$28,661 \$32,954 CENSUS 2010 2019 2024 POPULATION BY AGE NUMBER PERCENT NUMBER PERCENT NUMBER PERCENT 0 - 4 4,262 6.4% 4,527 5.7% 4,882 5.7% 5 - 9 4,300 6.4% 4,819 6.1% 5,055 5.9% 10 - 14 4,505 6.7% 5,004 6.3% 5,465 6.4% 15 - 19 4,501 6.7% 4,700 5.9% 5,222 6.1% 20 - 24 3,967 5.9% 4,517 5.7% 4,479 5.2% 25 - 34 8,952 13.4% 10,814 13.6% 11,494 13.4% 35 - 44 10,334 15.5% 10,794 13.6% 11,686 13.6% 45 - 54 10,012 15.0% 11,141 14.0% 11,233 13.1% 55 - 64 7,964 11.9% 10,582 13.3% 11,079 12.9% 65 - 74 4,447 6.7% 7,625 9.6% 8,937 10.4% 75 - 84							
Per Capita Income \$28,661 \$32,954 CENSUS 2010 2019 2024 POPULATION BY AGE NUMBER PERCENT NUMBER PERCENT NUMBER PERCENT 0 - 4 4,262 6.4% 4,527 5.7% 4,882 5.7% 5 - 9 4,300 6.4% 4,819 6.1% 5,055 5.9% 10 - 14 4,505 6.7% 5,004 6.3% 5,465 6.4% 15 - 19 4,501 6.7% 4,700 5.9% 5,222 6.1% 20 - 24 3,967 5.9% 4,517 5.7% 4,479 5.2% 25 - 34 8,952 13.4% 10,814 13.6% 11,494 13.4% 35 - 44 10,334 15.5% 10,794 13.6% 11,686 13.6% 45 - 54 10,012 15.0% 11,141 14.0% 11,233 13.1% 55 - 64 7,964 11.9% 10,582 13.3% 11,079 12.9%							
CENSUS 2010 2019 2024 POPULATION BY AGE NUMBER PERCENT NUMBER PERCENT NUMBER PERCENT 0 - 4 4,262 6.4% 4,527 5.7% 4,882 5.7% 5 - 9 4,300 6.4% 4,819 6.1% 5,055 5.9% 10 - 14 4,505 6.7% 5,004 6.3% 5,465 6.4% 15 - 19 4,501 6.7% 4,700 5.9% 5,222 6.1% 20 - 24 3,967 5.9% 4,517 5.7% 4,479 5.2% 25 - 34 8,952 13.4% 10,814 13.6% 11,494 13.4% 35 - 44 10,334 15.5% 10,794 13.6% 11,686 13.6% 45 - 54 10,012 15.0% 11,141 14.0% 11,233 13.1% 55 - 64 7,964 11.9% 10,582 13.3% 11,079 12.9% 65 - 74 4,447 6.7% 7,625							
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SAM KLINE, CCIM

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Coldwell Banker Commercial MECA

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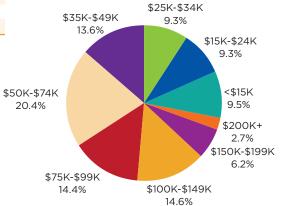


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DEMOGRAPHICS

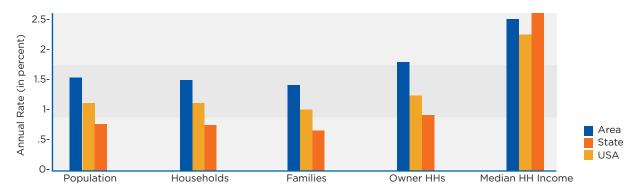
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2019 HOUSEHOLD INCOME

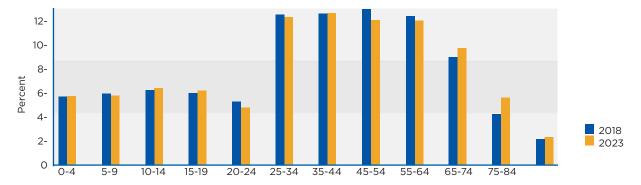


CENSUS	20	2010		2019		2024	
RACE AND ETHNICITY	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	
White Alone	52,722	78.9%	58,804	74.1%	61,131	71.2%	
Black Alone	9,201	13.8%	12,931	16.3%	15,086	17.6%	
American Indian Alone	276	0.4%	349	0.4%	397	0.5%	
Asian Alone	1,472	2.2%	2,391	3.0%	3,022	3.5%	
Pacific Islander Alone	38	0.1%	71	0.1%	89	0.1%	
Some Other Race Alone	1,929	2.9%	2,949	3.7%	3,630	4.2%	
Two or More Races	1,194	1.8%	1,902	2.4%	2,478	2.9%	
Hispanic Origin (Any Race)	3,717	5.6%	5,690	7.2%	7,054	8.2%	

TRENDS 2019-2024



POPULATION BY AGE



Data Note: Income is expressed in current dollars. Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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