



**PROFESSIONAL/MEDICAL
OFFICE SPACE**

**FOR SALE
OR LEASE**

305 West Catawba Avenue | Mt Holly

This stately building is newly renovated, well-suited to many business concepts and just minutes from Downtown Mt. Holly.

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



**COLDWELL
BANKER
COMMERCIAL**

MECA



PROPERTY INFORMATION

SF

4,400 SF*

ACREAGE

2.7 Acres*

TAX PARCEL

124092

FEATURES

- Close proximity to new Caromont Medical facility
- 0.6 Miles from Downtown
- Freshly renovated and ready to be occupied
- Suitable for a multitude of uses
- Handicap accessible
- Surface parking

LEASE RATE

\$18 per SF NNN

LIST PRICE

\$900,000

SAM KLINE, CCIM

o 704 266 5039 c 704 777 6003

sam.kline@cbcmeca.com

Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012

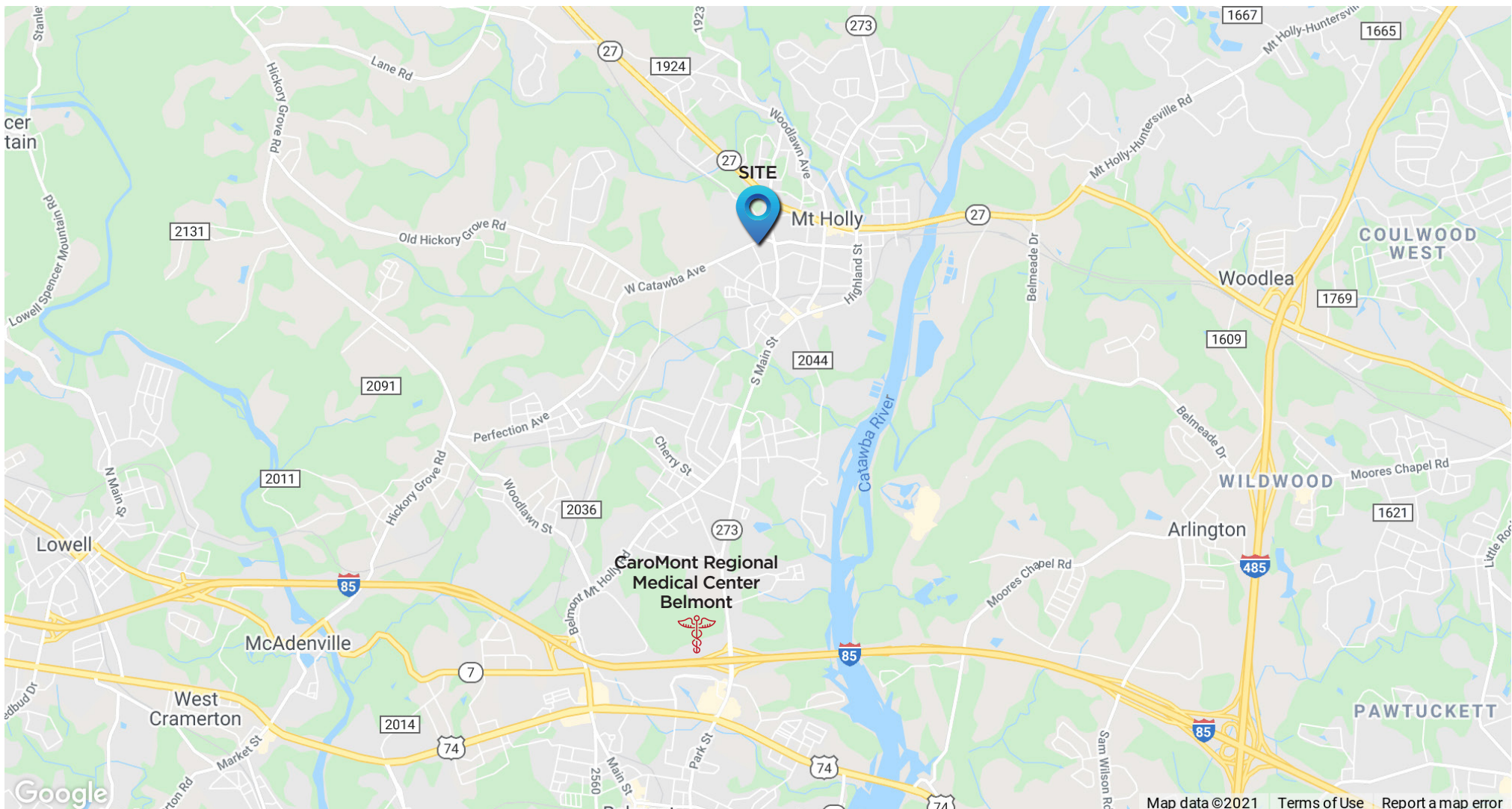


**COLDWELL
BANKER
COMMERCIAL**

MECA

CBCMECA.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



SAM KLINE, CCIM

o 704 266 5039 c 704 777 6003

sam.kline@cbcmecca.com

Coldwell Banker Commercial
MECA

100 N. Main St.
Belmont, NC 28012



MECA

CBCMECA.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,828	30,283	78,425
Total Population (Five Year Projection)	5,017	32,281	84,766
Adult Population	3,766	23,449	60,565
Adult Population (Five Year Projection)	3,950	25,170	66,030
% Female Population	51.66%	51.48%	51.9%
% Male Population	48.34%	48.52%	48.1%
% Female Population (Five Year Projection)	51.48%	51.43%	51.75%
% Male Population (Five Year Projection)	48.52%	48.57%	48.25%
Total Daytime Population	5,384	26,175	65,706
AGE			
Median Age, Total	37.66	37.6	38.45
% Age 18+	78%	77.43%	77.23%
% Age 55+	25.97%	25.61%	26.24%
% Age 65+	13.59%	13.49%	13.76%
HOUSING			
Land Area (Estimated Square Miles)	3.83 2	6.93	73.12
Total Housing Units (Current Year)	2,166	12,641	32,645
Total Households (Current Year)	2,020	11,774	30,521
Total Households (Five Year Projection)	2,109	12,630	33,175
Owner-Occupied: Owned with a mortgage or loan	682	5,404	15,090
Owner-Occupied: Owned free and clear	421	2,652	6,631
Renter-Occupied	917	3,718	8,801
INCOME			
Per Capita Income	\$25,070	\$27,753	\$30,026
Per Capita Income (Five Year Projection)	\$28,700	\$31,657	\$34,214
Average (Mean) Household Income	\$59,921	\$70,612	\$76,778
Median Household Income	\$47,415	\$55,423	\$58,976
EDUCATION			
College undergraduate	217	1,805	4,544
Graduate or prof school	116	358	836

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

Coldwell Banker Commercial
 MECA
 100 N. Main St.
 Belmont, NC 28012



CBCMECA.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



CaroMont Health has announced plans to invest more than \$300 million in capital projects and facility improvements in Gaston County over the next five years. One of the most significant projects is the construction of a second hospital in Belmont, which will be located on Belmont Abbey Monastery land, adjoining the main campus of Belmont Abbey College.

“CaroMont Health has provided life-changing and life-saving medical care to the citizens of Gaston County for nearly 75 years,” said Chris Peek, President and Chief Executive Officer at CaroMont Health. “This investment is a reflection of our unwavering commitment to this community and the thousands of patients who trust us to care for them.”

While services are still being planned for CaroMont Regional Medical Center-Belmont, the facility is expected to offer an emergency department, inpatient units for patients requiring admission or observation, a labor and delivery unit, and a full complement of diagnostic services including laboratory and imaging. Pending CON approval, the hospital could open as early as 2023.

CaroMont Health has selected a site near the crossing of Highway 273 and Interstate 85 to build the new hospital. Owned by Belmont Abbey, adjacent to the campus. The health system will enter into a long-term agreement to lease the land and support Belmont Abbey College’s future plans to establish health sciences programs. Specifically, CaroMont Health plans to support Belmont Abbey’s health sciences programs through clinical rotation opportunities.

Source: <https://www.belmontabbeycollege.edu/2019/05/caromont-health-to-build-new-hospital-adjointing-belmont-abbey-college>

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

Coldwell Banker Commercial
 MECA
 100 N. Main St.
 Belmont, NC 28012



CBCMECA.COM

©2021 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.