



**OFFICE SPACE | FOR LEASE**

**405 N. Central Avenue | Belmont**

Great location, just minutes from Highway 74 and I-85 and within walking distance from the thriving Downtown Belmont.

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







## PROPERTY INFORMATION

### SF

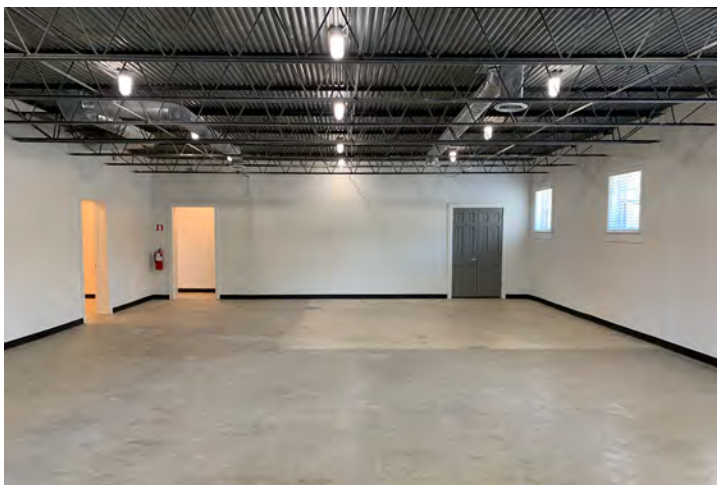
4,000 SF\*

### FEATURES

- Open concept layout, exposed ceilings
- Freshly renovated
- Adequate off street parking
- Walking distance to downtown
- Perfect relocation opportunity
- Owner willing to participate in additional upfit

### LEASE RATE

\$22 per SF MG



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Coldwell Banker Commercial

MECA

100 N. Main St.

Belmont, NC 28012

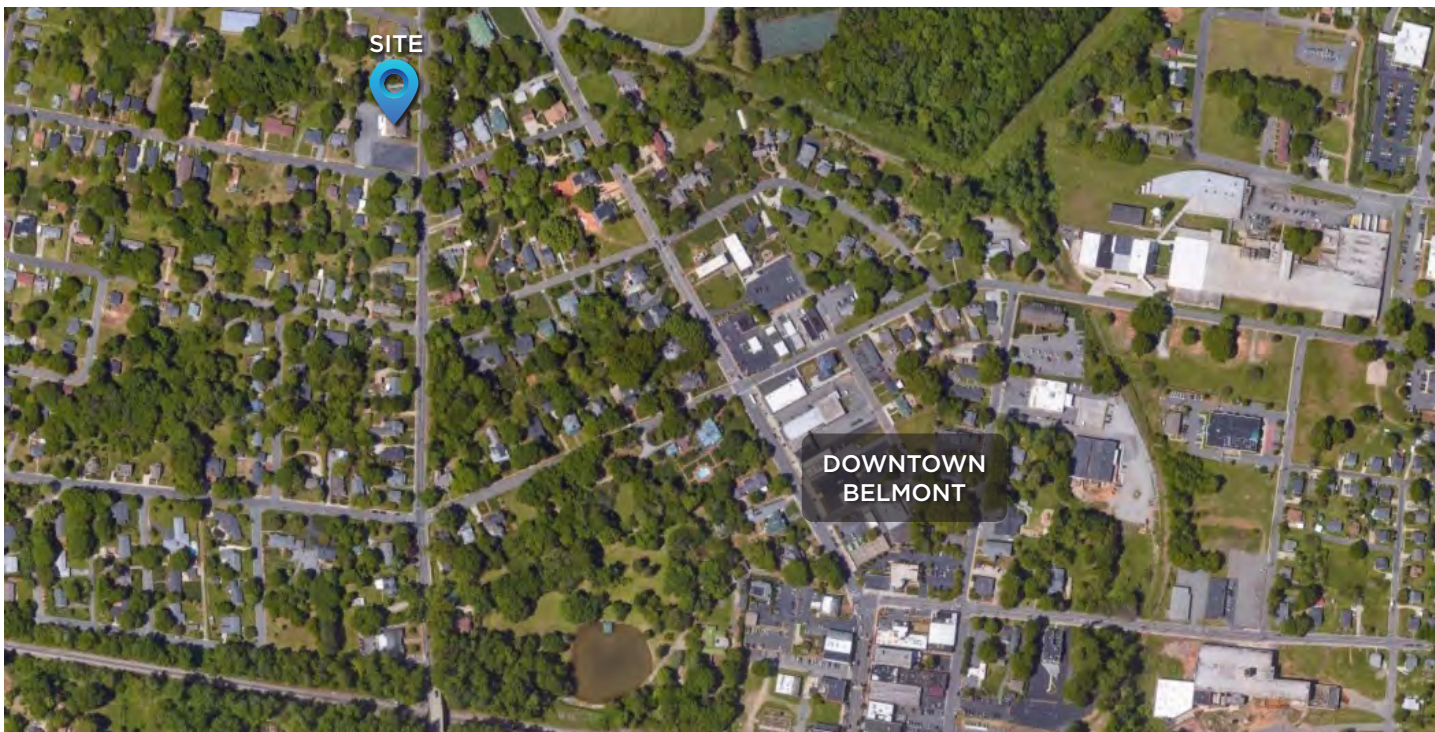
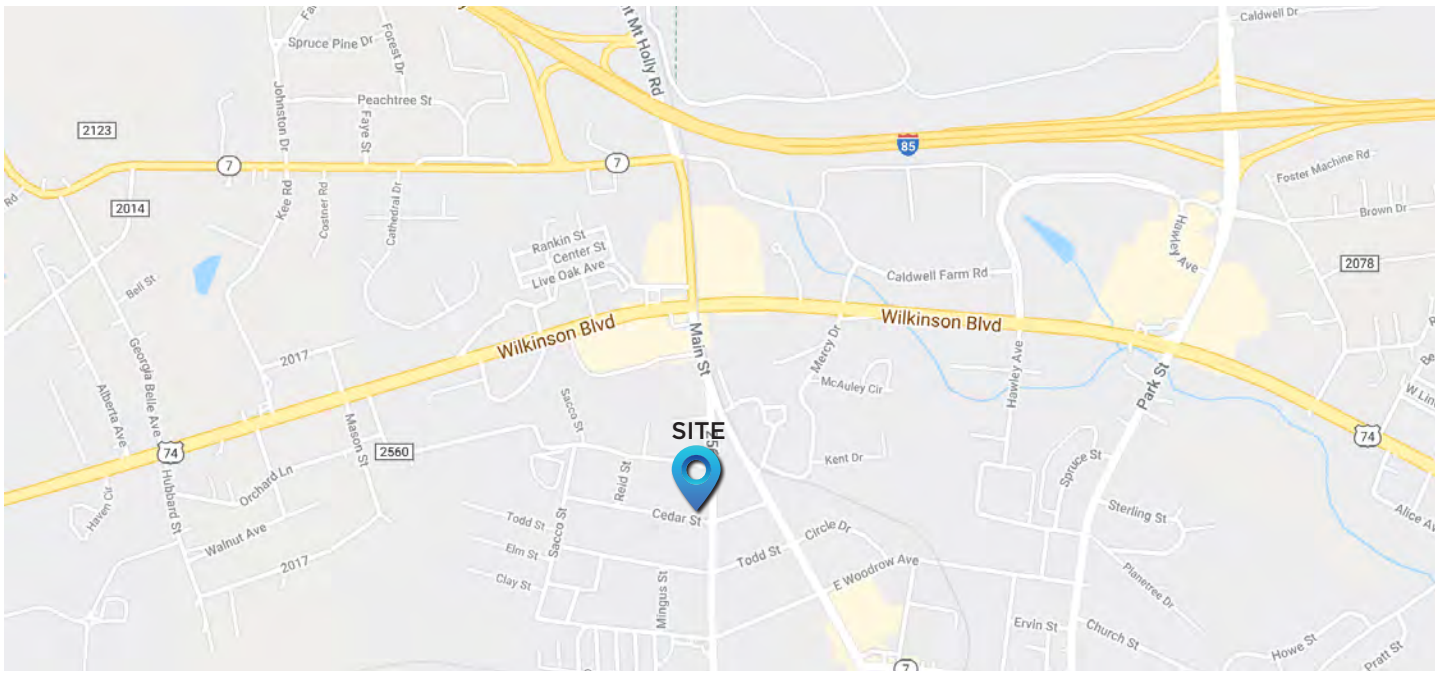


**COLDWELL  
BANKER  
COMMERCIAL**

MECA

\*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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## DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,820	31,007	75,348
Total Population (Five Year Projection)	6,467	33,290	81,384
Adult Population	4,670	24,741	58,769
Adult Population (Five Year Projection)	5,234	26,726	63,984
% Female Population	52.15%	52.03%	51.45%
% Male Population	47.85%	47.97%	48.55%
% Female Population (Five Year Projection)	51.94%	51.89%	51.3%
% Male Population (Five Year Projection)	48.06%	48.11%	48.7%
Total Daytime Population	7,352	30,703	69,092

### INCOME

	1 MILE	3 MILES	5 MILES
Per Capita Income	\$33,532	\$31,984	\$29,774
Average (Mean) Household Income	\$87,895	\$78,867	\$76,033
Median Household Income	\$63,208	\$57,487	\$58,286

### HOUSING

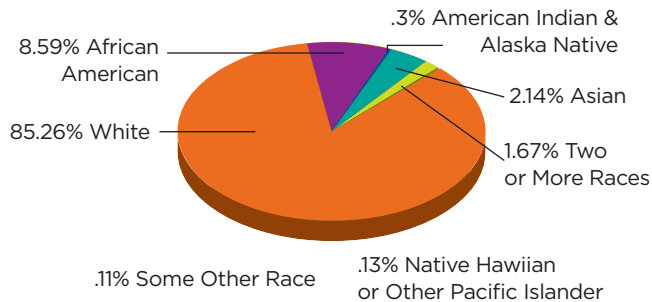
**26**  
LAND AREA

**10,229**  
TOTAL HOUSING UNITS

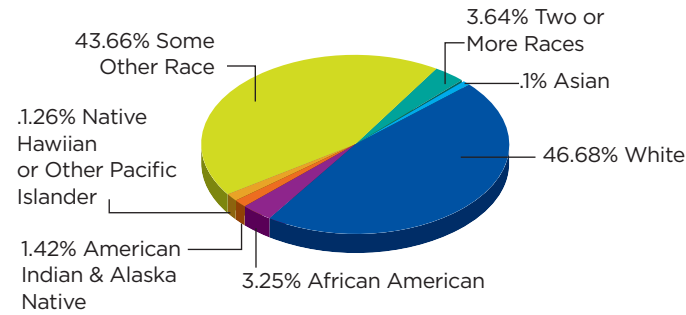
**9,491**  
TOTAL HOUSEHOLDS

**10,369**  
TOTAL HOUSEHOLDS  
(5 YEAR PROJECTION)

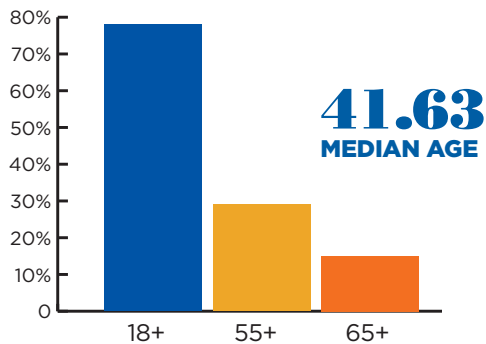
### ETHNICITY (NOT HISPANIC/LATINO)



### ETHNICITY (HISPANIC/LATINO)



### AGE



### EDUCATION

**1,580**  
COLLEGE  
UNDERGRADUATE

**212**  
GRADUATE OR  
PROF SCHOOL

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