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PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

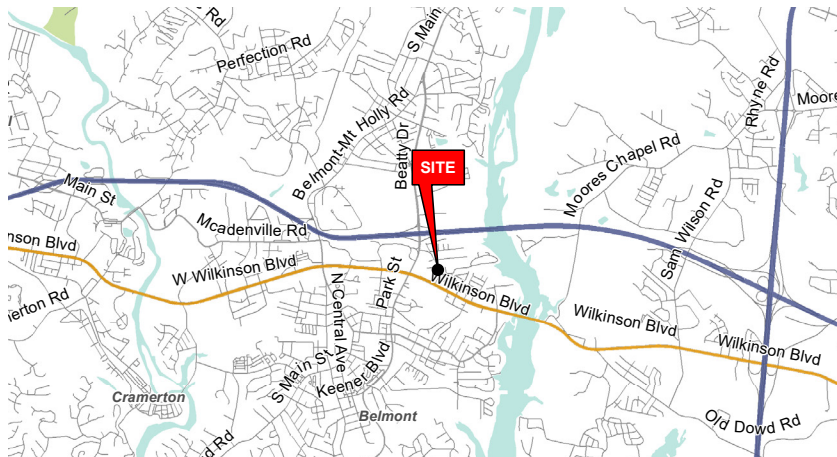
**FOR LEASE**



PROPERTY PHOTO

## RETAIL SPACE AVAILABLE - BELMONT, NC

604 PARK STREET (HIGHWAY 273) | BELMONT, NORTH CAROLINA 28012



### LEASE INFORMATION

SPACE AVAILABLE: 7,042 SF (former Family Dollar)

LEASE RATE: \$10.00 / SF

TOTAL GLA: 51,576 SF

TICAM: \$2.57 SF

CO-TENANTS:



### DEMOGRAPHICS (2018)

	1 MILE	3 MILE	5 MILE
POPULATION	3,522	27,184	73,032
AVERAGE HH INCOME	\$65,559	\$76,840	\$75,719
MEDIAN HH INCOME	\$50,370	\$59,030	\$60,997
BUSINESS ESTABLISHMENTS	392	1,161	2,336
DAYTIME EMPLOYMENT	3,735	12,441	28,111

### PROPERTY DESCRIPTION

Well situated in vibrant Belmont market

Close proximity to Exit 27/I-85 (Highway 273)

One exit from Belmont Abbey College

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## TRAFFIC COUNTS 2016 (NCDOT)

- 29,000 VDP on Park Street

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