

FOR SALE



MIXED-USED BUILDING AVAILABLE

- Size and Layout: Flexible space, accommodating multiple business or residential configurations.
- Lot Details and Historical Significance: Located on Wilkinson Blvd with 19,000+ vehicles daily, this property offers high visibility, historic charm, and easy access to Downtown Belmont, I-85, and Charlotte.
- Zoning Potential: Allows for a combination of retail, office, and residential uses, offering diverse income opportunities.
- Location Benefits: Proximity to Belmont's vibrant downtown, local schools, and major highways enhances the property's attractiveness to tenants and customers alike.

**7202 WILKINSON BLVD
BELMONT, NC 28012**

**12,600 SQFT / \$3,000,000
AVAILABLE NOW**

**BRETT PYKA
COMMERCIAL SALES
AND LEASING**



757-335-4366

2224 VIRGINIA BEACH BLVD SUITE 203
VIRGINIA BEACH VA 23454 USA

Rent Roll

Properties: 7202 Wilkinson Boulevard - Executive Suite - 7202 Wilkinson Boulevard Executive Suite Belmont, NC 28012, 7202-B Wilkinson Boulevard - 7202-B Wilkinson Blvd Belmont, NC 28012, 7202-G Wilkinson Boulevard - 7202 Wilkinson Blvd Suite G Belmont, NC 28012, 7202-A Wilkinson Boulevard - 7202 Wilkinson Blvd Suite A Belmont, NC 28012, 7202 E. Wilkinson Boulevard - 7202 E. Wilkinson Boulevard Suite C Belmont, NC 28012, 7202-D Wilkinson Boulevard - 7202-D Wilkinson Blvd Suite D Belmont, NC 28012, 7204 Wilkinson Boulevard - 7204 Wilkinson Blvd Belmont, NC 28012, 7206 Wilkinson Boulevard - 7206 Wilkinson Blvd Belmont, NC 28012, 7202-H Wilkinson Blvd - 7202-H Wilkinson Blvd Belmont, NC 28012, 7202-I Wilkinson Boulevard - 7202-I Wilkinson Boulevard Belmont, NC 28012



Units: Active
AS OF FEBRUARY 13, 2025
Include Non-Revenue Units: No

UNIT	TENANT	STATUS	RENT	DEPOSIT	LEASE FROM	LEASE TO
7202 E. Wilkinson Boulevard - 7202 E. Wilkinson Boulevard Suite C Belmont, NC 28012						
7202-C Wilkinson Blvd	Shepherd Way Counseling Associates, Inc.	Current	1,389.15	0.00	01/01/2010	12/31/2027
7202 Wilkinson Boulevard - Executive Suite - 7202 Wilkinson Boulevard Executive Suite Belmont, NC 28012						
7202 Wilkinson Boulevard - Executive Suite	Pait Contractors	Current	3,250.000	0.00	03/01/2008	02/28/2027
7202-A Wilkinson Boulevard - 7202 Wilkinson Blvd Suite A Belmont, NC 28012						
7202-A Wilkinson Boulevard	Kristen J. Bergan	Current	400.00	400.00	08/15/2024	07/31/2025
7202-B Wilkinson Boulevard - 7202-B Wilkinson Blvd Belmont, NC 28012						
7202-B Wilkinson Boulevard	Steve Leonard	Current	578.81	350.00	12/01/2011	03/31/2025
7202-D Wilkinson Boulevard - 7202-D Wilkinson Blvd Suite D Belmont, NC 28012						
7202-D Wilkinson Boulevard	Troy Knight	Current	441.00	400.00	08/01/2022	07/31/2025
7202-G Wilkinson Boulevard - 7202 Wilkinson Blvd Suite G Belmont, NC 28012						
7202-G Wilkinson Boulevard	Ross Pittman Consult Group, Inc	Current	450.00	350.00	12/01/2020	07/31/2026
7202-H Wilkinson Blvd - 7202-H Wilkinson Blvd Belmont, NC 28012						
7202-H Wilkinson Boulevard	Deep Sea Stitching	Current	405.17	350.00	03/01/2021	03/31/2025
7202-I Wilkinson Boulevard - 7202-I Wilkinson Boulevard Belmont, NC 28012						
7202-I Wilkinson Boulevard	Deep Sea Stitching	Current	400.00	0.00	03/05/2024	03/31/2025
7204 Wilkinson Boulevard - 7204 Wilkinson Blvd Belmont, NC 28012						
1	Compassion Christian Ministries	Current	2,300.00	2,300.00	06/13/2024	05/31/2027
7206 Wilkinson Boulevard - 7206 Wilkinson Blvd Belmont, NC 28012						
7206 Wilkinson Blvd	Shok Valley LLC	Current	2,704.000	2,500.00	09/16/2022	10/31/2029
Total 10 Units		100.0% Occupied	12,318.13	6,650.00		