

MIXED-USED BUILDING

7202 WILKINSON BLVD BELMONT, NC 28012

- 7202**
- Pait Contractors
 - Shepherd Way
Counseling Associates
 - Deep Sea Stitching
 - Ross Pittman
Consult Group
 - Prompter Solutions
 - Local Knowledge
Investments
 - Queen City
Collectibles
 - LAN & Co. Boutique



CONTACT US

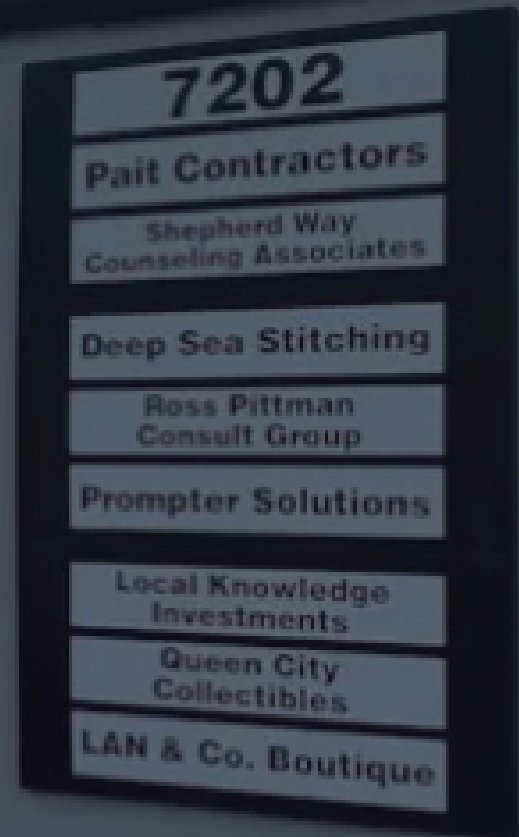
BRETT PYKA

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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Due Diligence
- Date of Closing
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Due Diligence



ABOUT THE ASSET

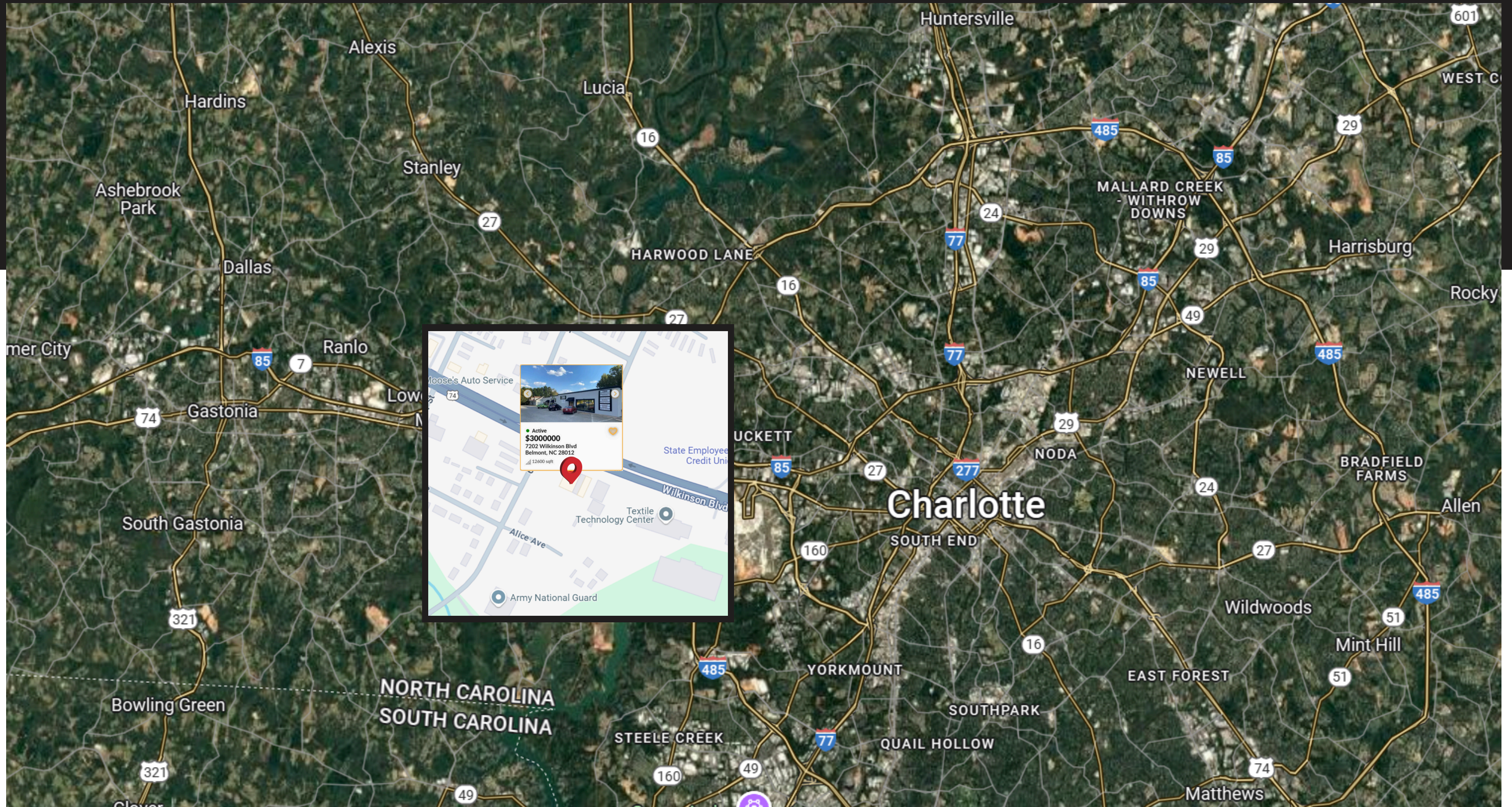
This versatile commercial property offers a unique opportunity in a high-traffic corridor, with over 19,000 vehicles daily passing along Wilkinson Boulevard. Located just minutes from Downtown Belmont, I-85, and Charlotte, the site provides exceptional visibility, accessibility, and historic charm.

Property Highlights:

- **Size & Layout:** Flexible space designed to accommodate multiple business or business types (office, store, retail, commercial, industrial) making it ideal for a variety of uses.
- **Lot Details & Historical Significance:** Positioned in a high-growth area with a rich history, the property blends character with modern potential.
- **Zoning Potential:** Allows for a mix of retail, office, and industrial uses, creating diverse income opportunities for investors or owner-operators.
- **Location Benefits:** Close proximity to Downtown Belmont, 9 minutes to Charlotte Internal Airport, 16 minutes to Uptown, local schools, and major highways enhances its appeal to both tenants and customers.
- **AGENT OWNS PROPERTY**

With strong market demand and strategic positioning, this property presents an outstanding investment opportunity in one of the region's most desirable locations.

LOCAL & REGIONAL MAPS







FINANCIAL SUMMARY

DIRECT EXPENSE	TOTAL
CLEANING	\$2,999.94
UTILITIES (ELECTRIC / GAS / WATER / SEWER)	\$17,295.18
INTERNET FOR SOLAR PANELS	\$1,415.12
TOTAL DIRECT EXPENSE	\$21,710.24

SHARED EXPENSE	TOTAL
LAWN MAINTENANCE (SHARED BY 7202, 7204, 7206)	\$3,250.00
GARBAGE DUMPSTER (SHARED BY 7202, 7204, 7206)	\$1,458.15
MANAGEMENT FEES 7204 – MANAGEMENT FEES \$2,730.00 7206 – MANAGEMENT FEES \$4,322.83	\$8,625.52
TOTAL SHARED EXPENSE	\$13,333.67

SUMMARY	TOTAL
TOTAL DIRECT EXPENSE	\$21,710.24
TOTAL SHARED EXPENSE	\$13,333.67
TOTAL OPERATING EXPENSE	\$35,044.91



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		



Surrounding

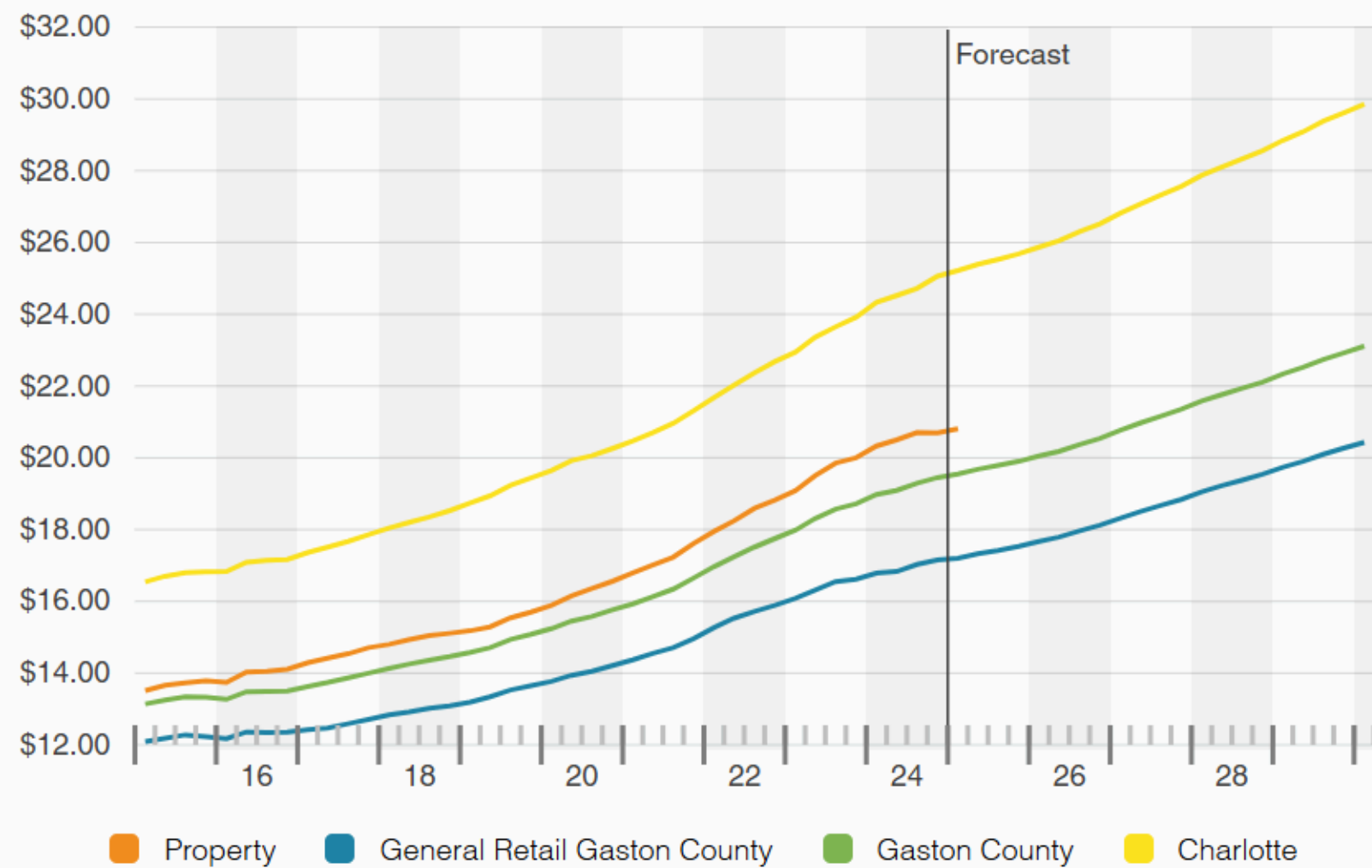
DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
2020 POPULATION	15,581	77, 502	387,953
2024 POPULATION	17,496	84,618	413,522
2019 POPULATION PROJECTION	18,929	91,001	442,581
ANNUAL GROWTH 2020-2024	3.1%	2.3%	1.6%
ANNUAL GROWTH 2024-2026	1.6%	1.5%	1.4%

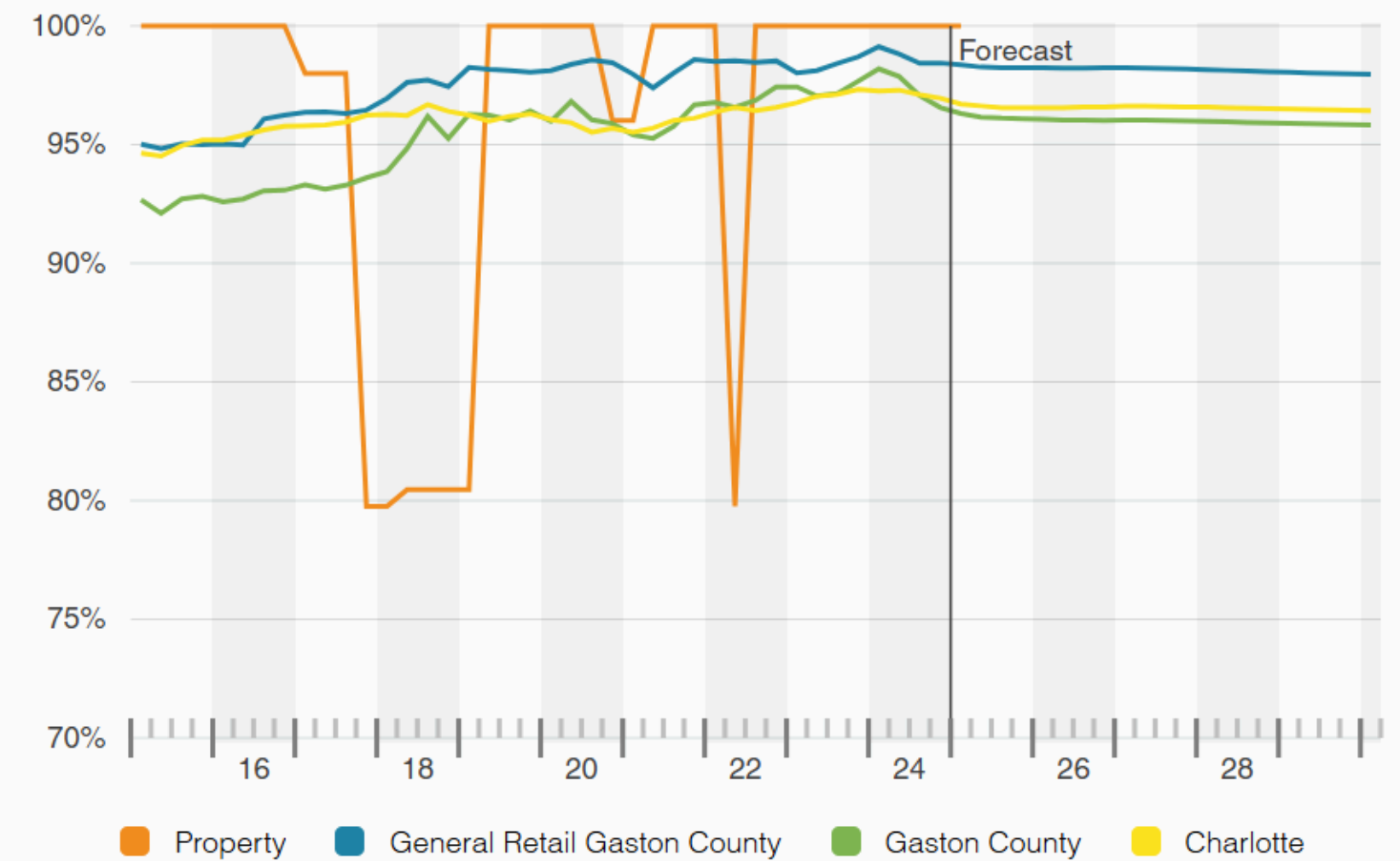
HOUSEHOLDS	2 MILES	5 MILES	10 MILES
2020 HOUSEHOLDS	6,594	30,634	158,607
2024 HOUSEHOLDS	7,395	33,462	169,740
2019 HOUSEHOLD PROJECTION	8,011	36,047	181,996
ANNUAL GROWTH 2020-2024	3.3%	2.8%	2.3%
ANNUAL GROWTH 2024-2026	1.7%	1.5%	1.4%
OWNER OCCUPIED HOUSEHOLDS	5,001	25,020	100,052
RENTER OCCUPIED HOUSEHOLDS	3,010	11,027	81,944

SUMMARY - PROPERTY

Market Asking Rent Per SF



Occupancy Rate





Surrounding

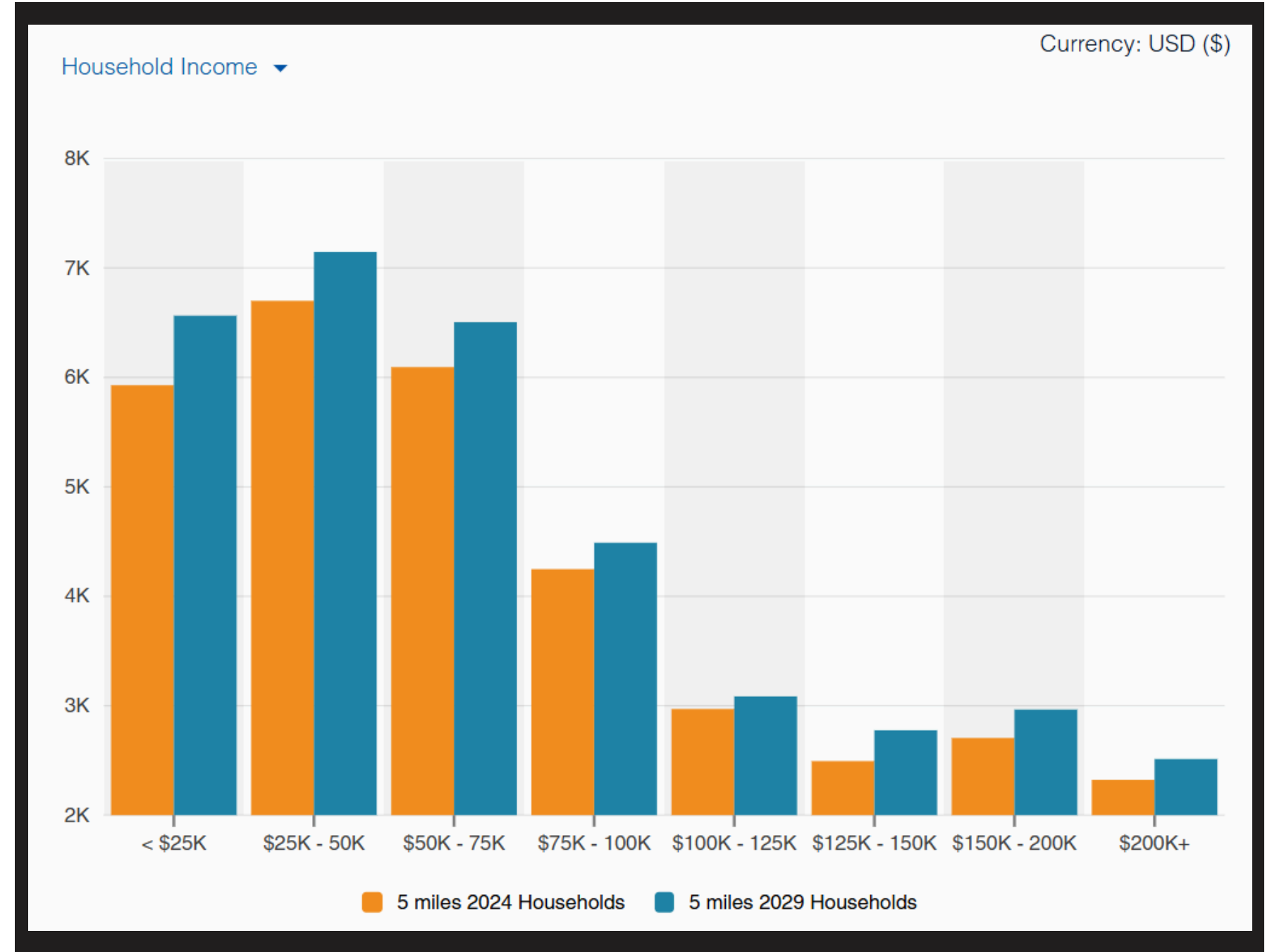
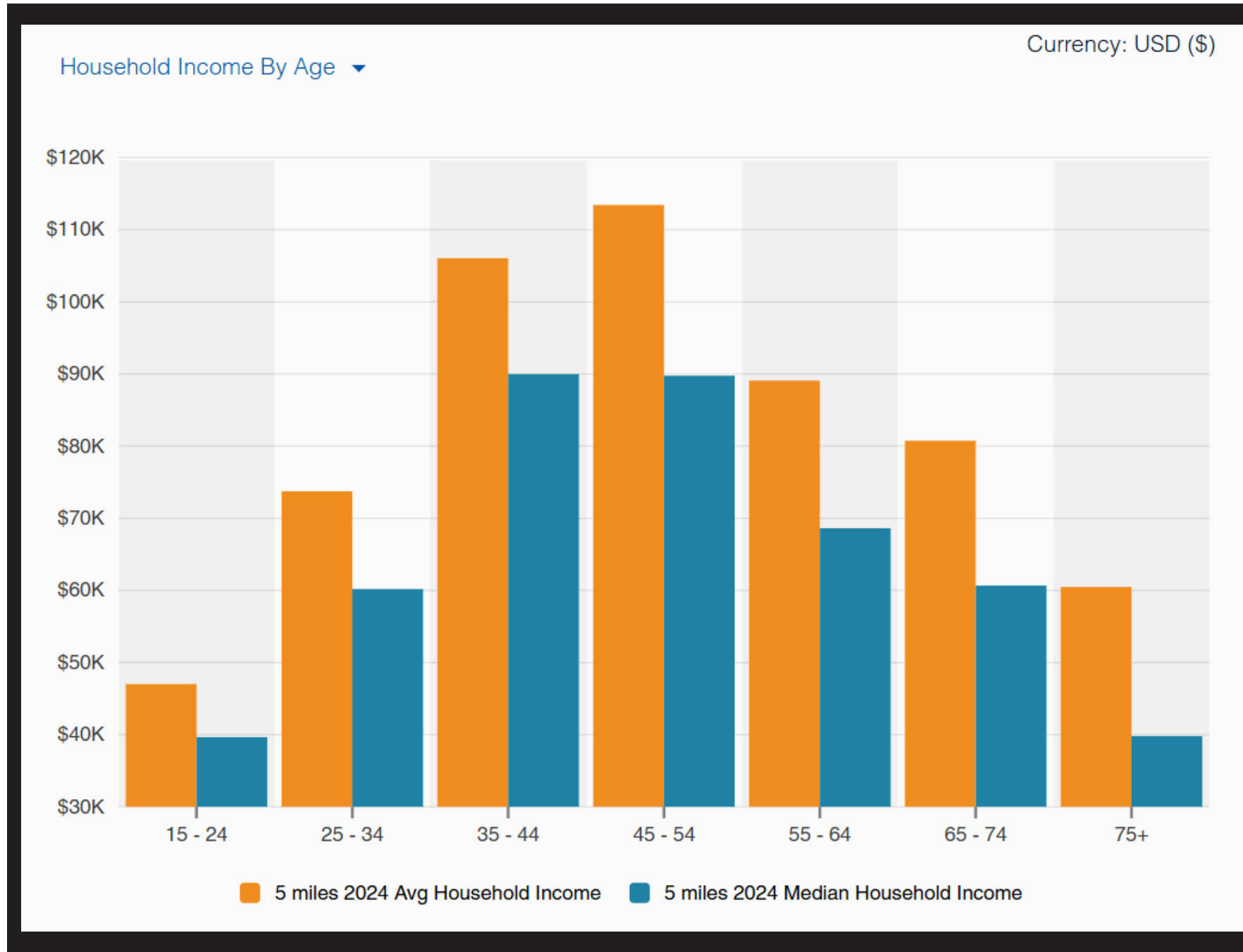
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HOUSEHOLDS	2 MILES	5 MILES	10 MILES
AVG HOUSEHOLD INCOME	\$88,299	\$88,479	\$88,429
MEDIAN HOUSEHOLD INCOME	\$61,099	\$66,314	\$66,893
< \$25,000	1,622	5,929	27,707
\$25,000 - 50,000	1,533	6,700	34,599
\$50,000 - 75,000	967	6,094	32,974
\$75,000 - 100,000	860	4,248	21,730
\$100,000 - 125,000	556	2,970	15,421
\$125,000 - 150,000	612	2,494	12,002
\$150,000 - 200,000	694	2,705	12,527
\$200,000+	553	2,322	12,780

HOUSEHOLD INCOME



Analytics SUMMARY - SUBMARKET

Summary: Gaston County

The Gaston County retail submarket has a vacancy rate of 3.5% as of the first quarter of 2025. Over the past year, the submarket's vacancy rate has changed by 1.4%, a result of 28,000 SF of net delivered space and -180,000 SF of net absorption.

Gaston County's vacancy rate of 3.5% compares to the submarket's five-year average of 3.3% and the 10-year average of 4.6%.

Among the retail subtypes, neighborhood center vacancy stands at 9.4%, power center vacancy is 5.4%, strip center vacancy is 5.5%, mall space has no vacancy, and general retail vacancy is 1.5%. The Gaston County retail submarket has roughly 570,000 SF of space listed as available, for an availability rate of 4.0%.

As of the first quarter of 2025, there is 3,600 SF of retail space under construction in Gaston County. In comparison, the submarket has averaged 21,000 SF of under construction inventory over the past 10 years.

The Gaston County retail submarket contains roughly 14.3 million SF of inventory. The submarket has approximately 2.9 million SF of neighborhood center inventory, 1.3 million SF of power center inventory, 760,000 SF of strip center inventory, 1.5 million SF of mall inventory, and 7.9 million SF of general retail.

Market rents in Gaston County are \$19.50/SF. Rents have changed by 3.3% year-over-year in Gaston County, compared to a change of 4.1% across Charlotte as a whole. Market rents have changed by 3.0% in neighborhood center properties year over year, 6.1% in power center properties, 2.3% in strip center properties, 3.9% in mall properties, and 2.6% in general retail properties. Annual rent growth of 3.3% in Gaston County compares to the submarket's five-year average of 5.2% and its 10-year average of 4.1%.

INVENTORY	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
Existing Buildings	1	1,508	1,528
Inventory SF	12.5K	13.2M	14.3M
Average Building SF	-	8.7K	9.4K
Under Construction SF	-	3.6K	3.6K
12 Mo Delivered SF	-	28.3K	28.3K

SALES	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
12 Mo Transactions	-	80	80
Market Sale Price/SF	-	\$178	\$178
Average Market Sale Price	-	\$1.6M	\$1.7M
12 Mo Sales Volume	-	\$51.5M	\$51.5M
Market Cap Rate	-	7.2%	7.2%

AVAILABILITY	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
Market Asking Rent/SF	\$20.81	\$18.95	\$19.48
Vacancy Rate	0%	3.7%	3.5%
Vacant SF	0	487K	502K
Availability Rate	-	4.0%	4.0%
Available SF Direct	-	520K	564K
Available SF Sublet	-	0	8K
Available SF Total	-	520K	572K
Months on Market	-	5.6	7.7

DEMAND	PROPERTY	SUBMARKET 1-3 STAR	SUBMARKET
12 Mo Net Absorption SF	0	(175K)	(180K)
12 Mo Leased SF	0	89.5K	97.5K
6 Mo Leasing Probability	-	38.3%	37.5%



Analytics SUMMARY - MARKET ECONOMY

Charlotte regularly ranks as one of the fastest-growing metropolitan areas in the United States. Thanks to a temperate climate and diverse economy, Charlotte has become a destination for newcomers from throughout the country. Since 2010, population growth here has doubled the national average, and the area has added more than 500,000 new residents.

A growing job market drives most moves to the area, and the financial services and corporate headquarters sectors are major drivers here. As home to the headquarters of Bank of America and Truist, as well as the largest employment center for Wells Fargo, the financial services industry is a key economic contributor. By some accounts, financial jobs make up about 8% of jobs but nearly 20% of income here.

Corporate headquarters relocations have also driven job growth here, though they have slowed since the coronavirus pandemic began in 2020. Nine Fortune 500 and 18 Fortune 1000 companies are headquartered here including retailer Lowe's, utility Duke Energy, chemicals company Albemarle, and industrial automation giant Honeywell.

As a result, wages here are higher than the national average, and the median household income of around \$80,500 annually is about 3% higher than the national average, even as costs of living remain at or slightly below national rates. Home prices here are about 2% lower than the national average on a per-square-foot basis, for example.

While office-using jobs predominate in the urban core, suburban and exurban areas in Charlotte have significant concentrations of manufacturing and distribution jobs.

Historically, the region was home to the United States' largest hub of textile manufacturing. While offshoring has diminished the importance of the textile industry here over the past decades, more advanced production has grown in its place. Siemens, Eli Lilly, and Daimler Trucks maintain manufacturing facilities here, and suppliers for major automotive production facilities nearby, such as BMW in Spartanburg, South Carolina, and Toyota's new plant in Randolph County, North Carolina, regularly land in the Charlotte area.

Charlotte is well-connected with transportation infrastructure. As a hub for American Airlines, Charlotte Douglas International Airport is one of the busiest in the country with more than 700 flights per day to North American, European, and Caribbean destinations. Interstate 85, which connects the area with major population centers in the Northeastern corridor, as well as the growing Atlanta market, has also attracted distribution and logistics operations.

Though the health care sector accounts for the largest number of jobs in Charlotte, the health-care and life-sciences sector is significantly less known than in-state rival Raleigh-Durham and its Research Triangle Park. Major hospital system Atrium Health is headquartered in Charlotte and recently partnered with Wake Forest University to open a medical school and innovation campus here. The University of North Carolina Charlotte remains the largest educational institution in the region with around 30,000 students with special emphasis on architecture, engineering, and business.

NAICS INDUSTRY	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	JOBS	LQ	MARKET	US	MARKET	US	MARKET	US
Manufacturing	108K	1.0	-0.88%	-0.37%	0.55%	0.49%	0.34%	0.30%
Trade, Transportation and Utilities	275K	1.1	-0.66%	0.65%	2.17%	0.92%	0.71%	0.29%
Retail Trade	135K	1.0	-0.34%	0.21%	1.12%	0.13%	0.61%	0.20%
Financial Activities	126K	1.6	2.39%	0.70%	3.93%	1.44%	1.42%	0.46%
Government	177K	0.9	4.52%	1.78%	1.93%	0.70%	0.82%	0.41%
Natural Resources, Mining and Construction	80K	1.0	2.89%	2.20%	4.02%	2.24%	1.26%	0.80%
Education and Health Services	149K	0.6	3.93%	3.43%	2.90%	2.12%	1.05%	0.74%
Professional and Business Services	235K	1.2	0.62%	0.36%	2.43%	1.68%	0.85%	0.59%
Information	27K	1.0	0.50%	-0.65%	3.00%	0.89%	1.02%	0.40%
Leisure and Hospitality	158K	1.1	4.42%	1.66%	2.72%	1.38%	1.50%	0.98%
Other Services	55K	1.1	1.10%	1.07%	3.07%	0.59%	0.94%	0.35%
TOTAL EMPLOYMENT	1.4M	1.0	1.80%	1.34%	2.48%	1.28%	0.96%	0.54%