

613 S. MAIN ST.

613 S. MAIN ST., MOUNT HOLLY, NC 28120

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has prime retail space available for lease at 613 SOUTH MAIN STREET in Mount Holly, NC. This well-managed retail or office space has strong visibility on the NE corner of S Main St & Highland St with up to 5423 SF available for lease. Outstanding The building is in a well-established area with superb on-site parking, over 40 spaces. The 7,008 SF building sits near the epicenter of the Mount Holly business district and is ready for its next generation of retail. This property is a well-known retail staple of the Mount Holly community for years and offers landmark recognition & engaging signage. Give our team of Gaston County leasing experts a call at 847-904-9200 to get more info about renting this property. This is an excellent opportunity to expand your business on the NE corner of S Main St & Highland St.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Currently Occupied Inquire if Interested
Available SF:	
Building Size:	7,008 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,855	12,451	32,178
Total Population	3,923	30,718	81,249
Average HH Income	\$51,848	\$65,812	\$74,745

Presented By:

Legacy Commercial Property

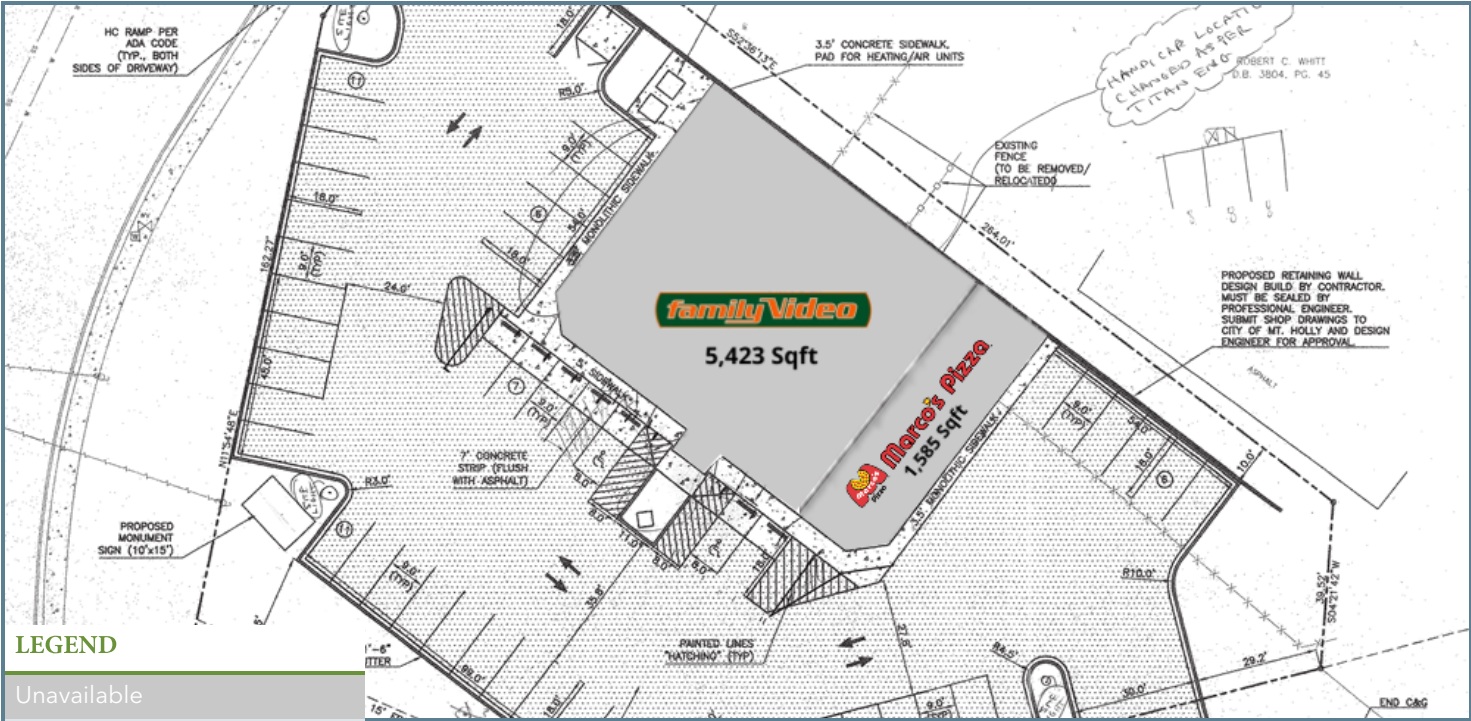
847.904.9200

info@legacypro.com

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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
613 S. Main St.	All in One Tobacco & Vape	5,423 SF	NNN	-	-
613 S. Main St.	MARCO'S PIZZA	1,585 SF	NNN	-	-

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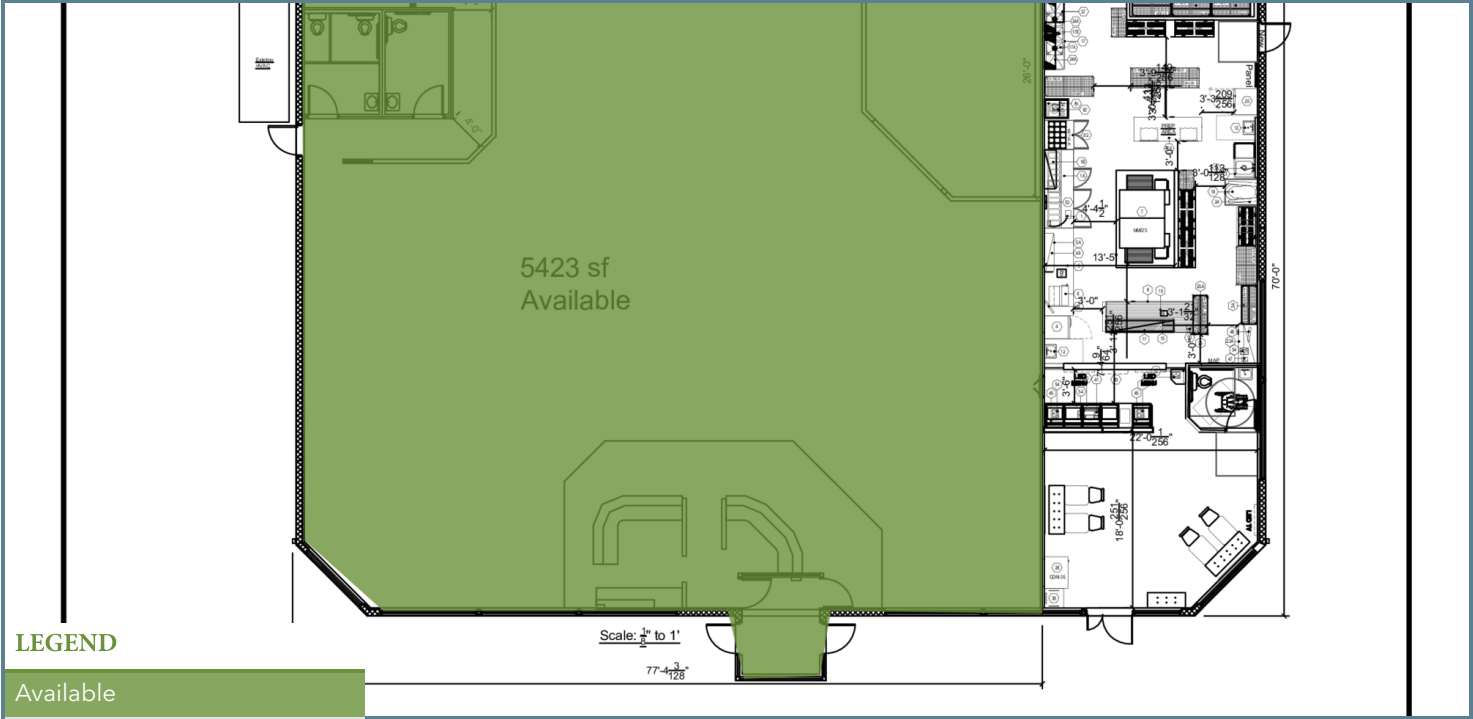
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
http://legacypro.com

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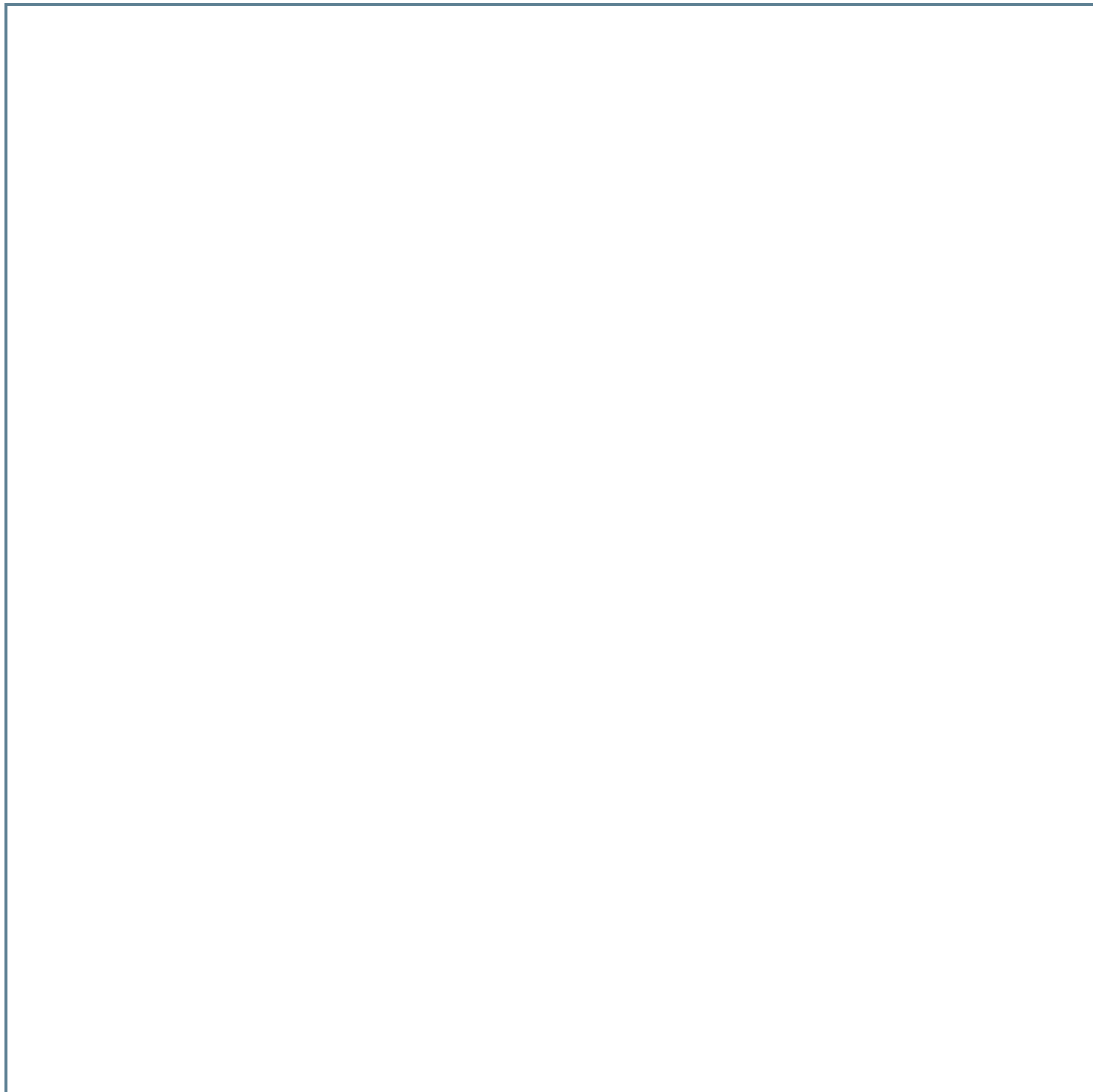
AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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RETAILER MAP



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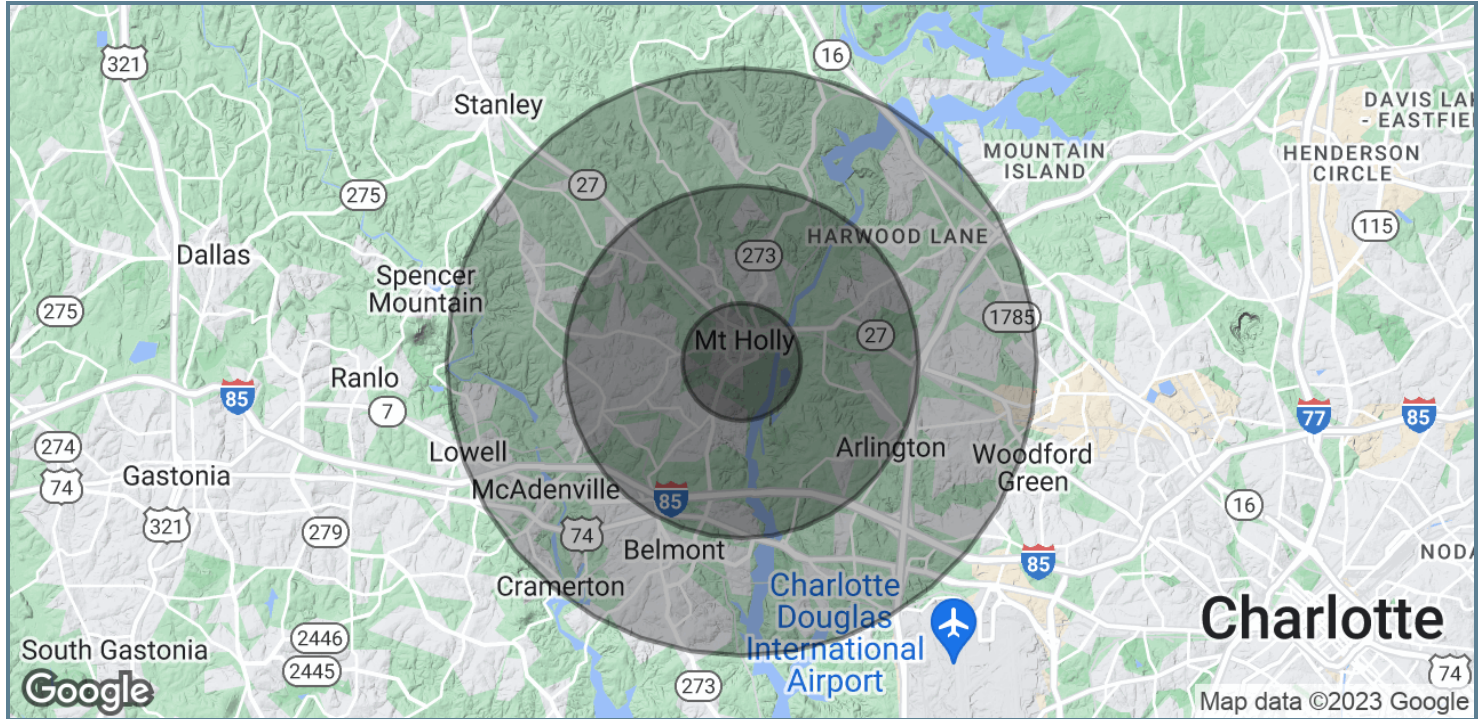
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,923	30,718	81,249
Average Age	36.5	37.1	37.6
Average Age (Male)	34.9	36.0	36.5
Average Age (Female)	35.9	38.3	39.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,855	12,451	32,178
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$51,848	\$65,812	\$74,745
Average House Value	\$137,448	\$159,803	\$188,145

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



LEGACY
COMMERCIAL PROPERTY

Chat With a Leasing Agent Today

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