



Owenby Station

857 Belmont Avenue | Charlotte, NC 28205

Urban Core Office/Retail in
the Belmont Neighborhood



Available for Lease

+/- 4,510 SF Urban Core Office/Retail Available

Overview

Owenby Station Available for Lease

Urban core office/retail available for lease in the Belmont neighborhood of Charlotte. Offering a great opportunity for tenants looking for great visibility in a renovated space. Surrounded by new development, restaurants, bars and retail, the property is located in a fast growing neighborhood right between Plaza Midwood and NoDa.

The conceptual building plans include the potential for a rooftop terrace with structural components already approved for the addition of a rooftop deck.

Property Details

Address 857 Belmont Avenue | Charlotte, NC 28205

Availability +/- 4,510 SF Available Office/Retail for Lease
Space can be demised

Use Urban Core Office, Retail, Flex, Food/Beverage

Acreage +/- 0.172 AC

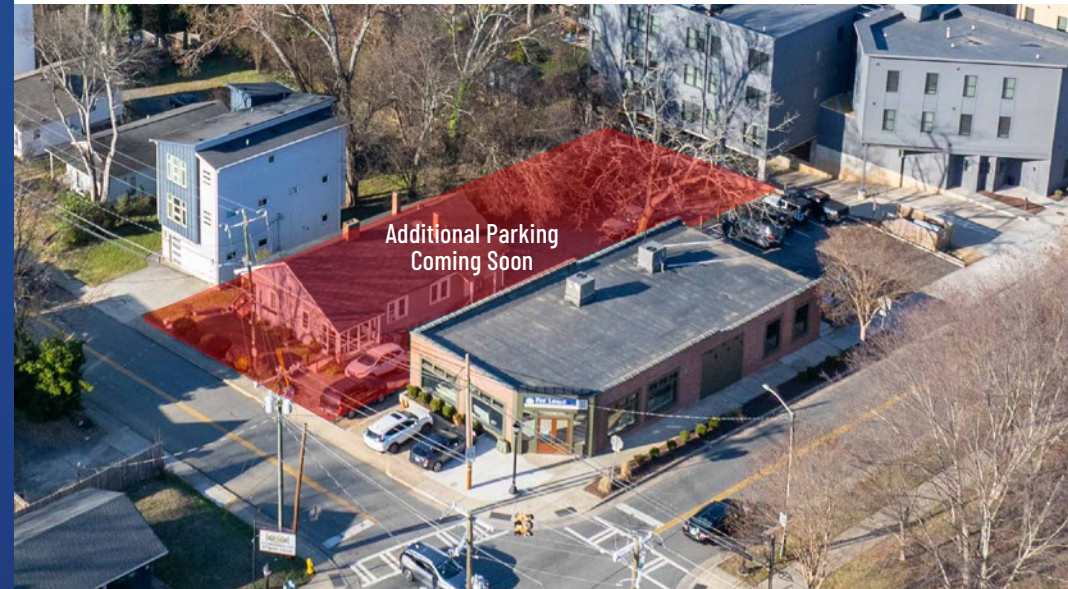
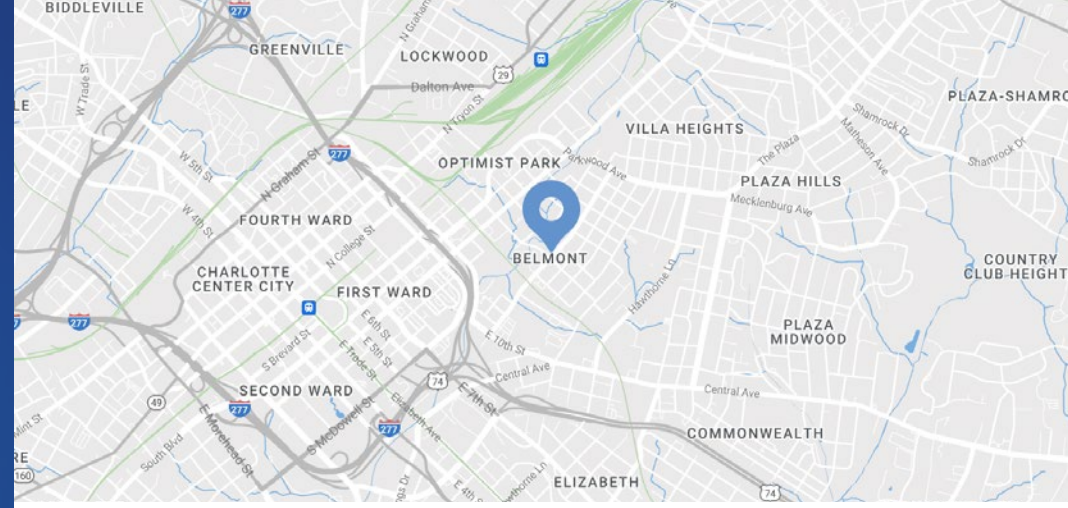
Zoning CG | Neighborhood Center

Parking +/- 9 On-Site Spaces and Off-Site Parking

Delivery Immediately

Lease Rate Call for Leasing Details

Additional Notes Façade renovations including roof, windows, floor, HVAC, plumbing and electrical
Additional parking coming soon on adjacent lot



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	19,278	133,385	300,738
Avg. Household Income	\$137,838	\$143,625	\$129,131
Median Household Income	\$93,851	\$91,438	\$78,055
Households	11,264	69,620	139,717
Daytime Employees	16,217	144,607	218,874



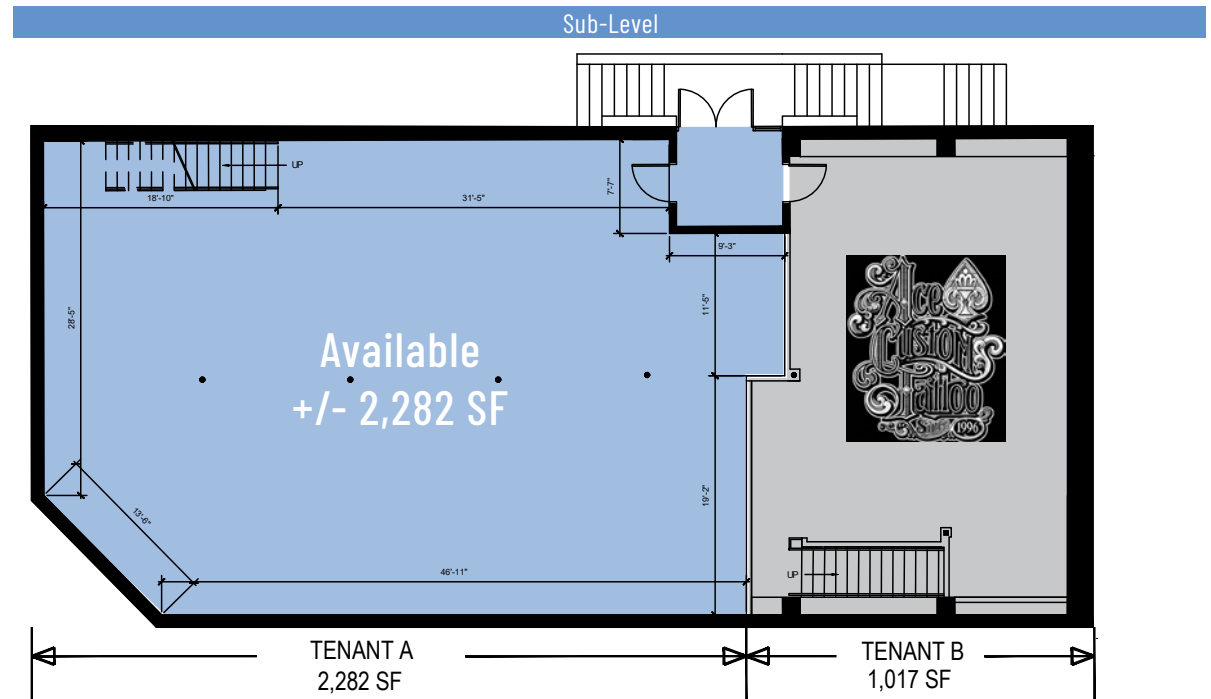
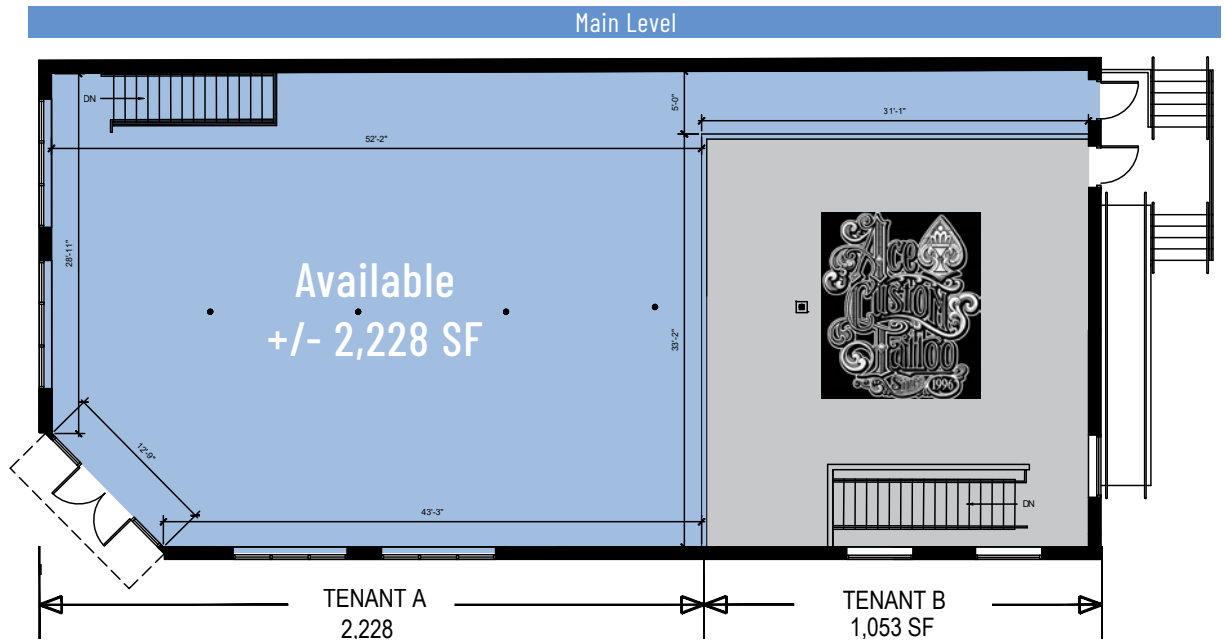
Available

Main Level
+/- 2,228 SF

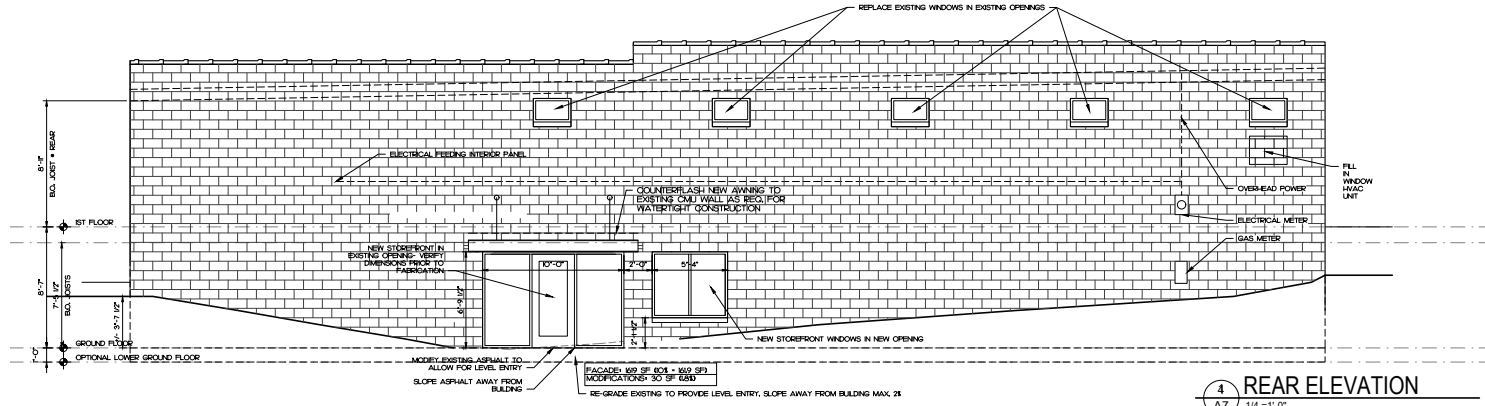
Sub-Level
+/- 2,282 SF

Total +/- 4,510 SF

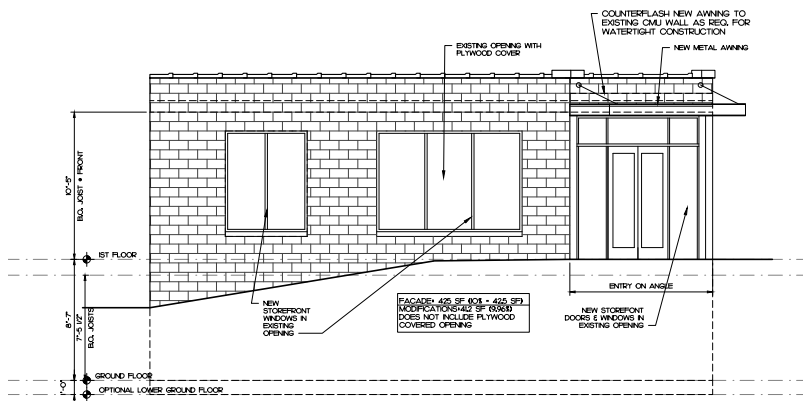
 Virtual Tour



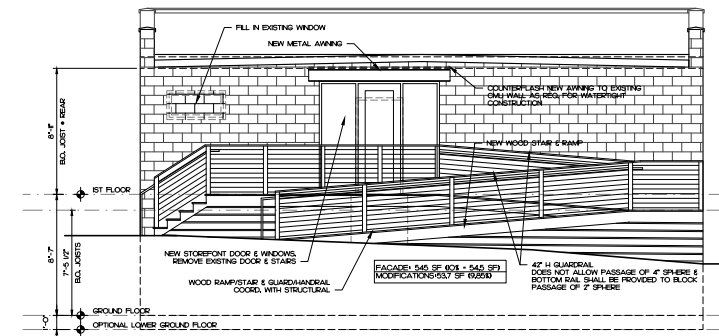
Approved for additional +/- 1,707 SF
rooftop for a total of +/- 6,217 SF



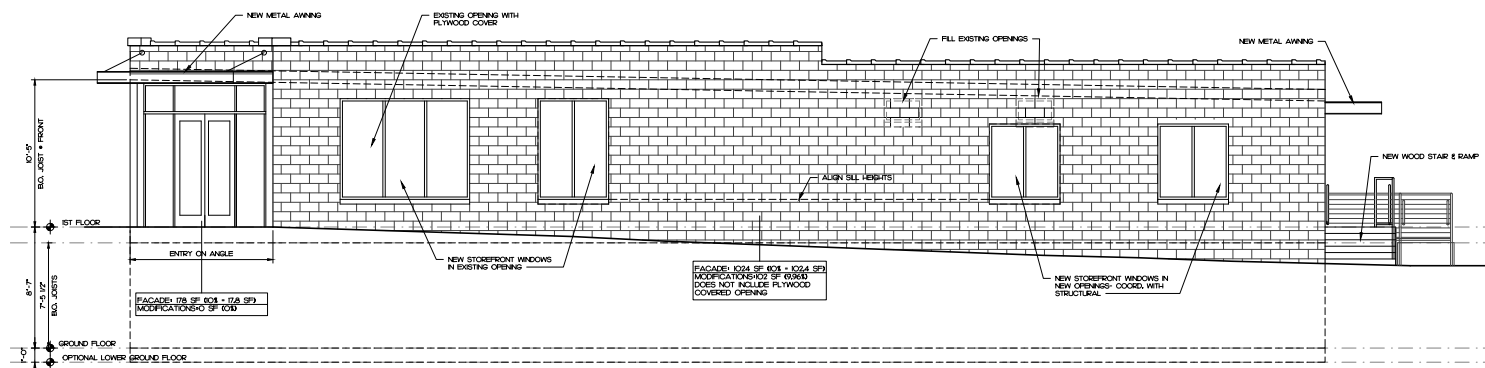
4 REAR ELEVATION
A7 1/4 = 1'-0"



3 BELMONT AVE ELEVATION
A7 1/4 = 1'-0"



2 PARKING LOT ELEVATION
A7 1/4 = 1'-0"



1 SEIGLE RD ELEVATION
A7 1/4 = 1'-0"

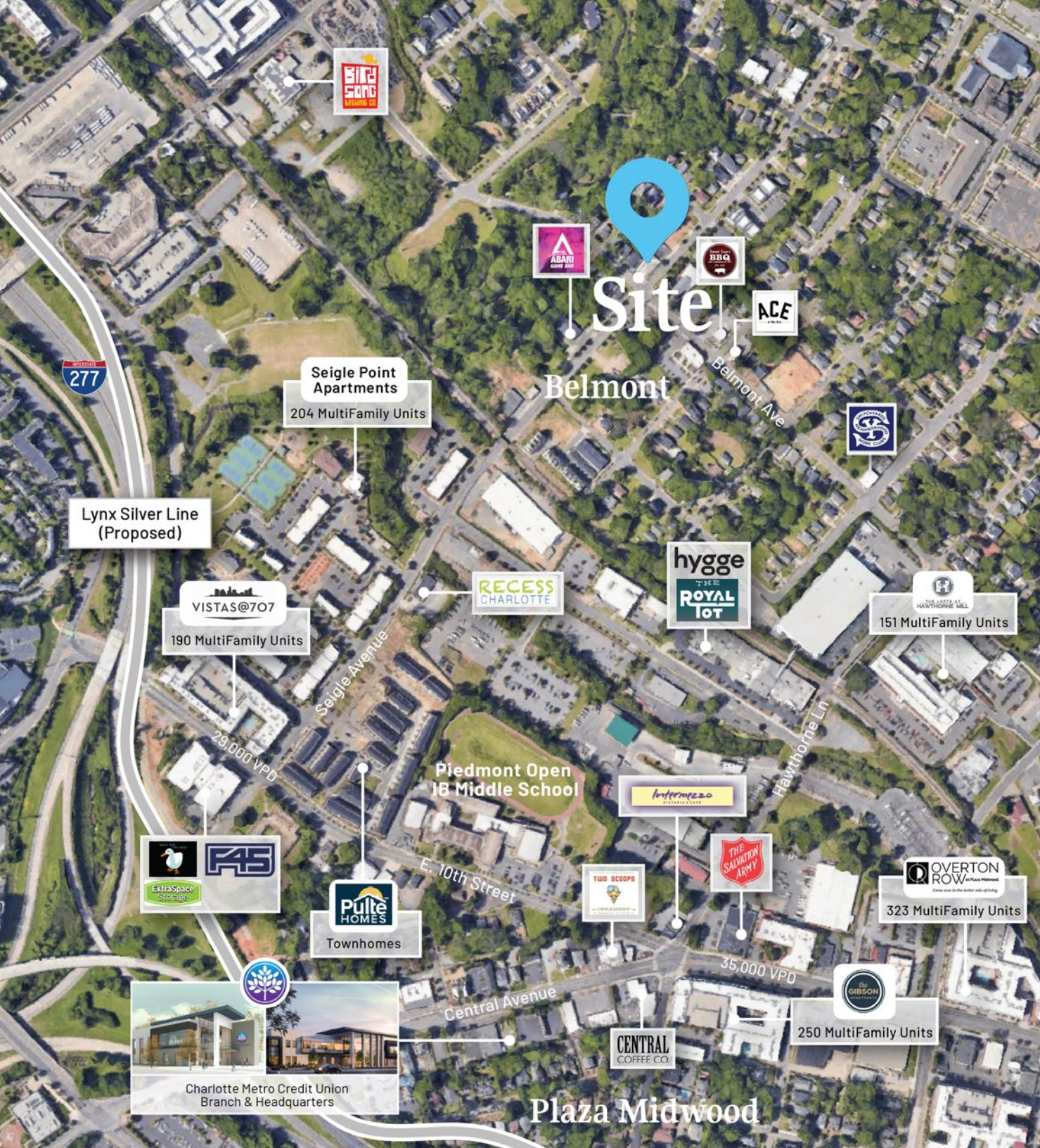


Belmont Neighborhood

Nestled in the heart of Charlotte's Mill District, Belmont is a vibrant historic neighborhood where old textile heritage meets modern style. Situated just north of Uptown and tucked between Plaza Midwood, Villa Heights, and NoDa, it enjoys a prime location close to some of the city's trendiest spots. The neighborhood blends residential, commercial, and retail spaces, with craftsman bungalows and new modern townhomes living side by side.

Locals enjoy a walkable lifestyle with popular restaurants, bars, and unique businesses, plus easy access to the Little Sugar Creek Greenway and Alexander Park. With a strong sense of community and a reputation as one of Charlotte's most up-and-coming areas, Belmont offers an urban-suburban feel that continues to attract new residents while honoring its working-class roots.





Contact for Details

Josh Beaver

(704) 373 - 9797

josh@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.