



Owenby Station

857 Belmont Avenue | Charlotte, NC, 28208



Available for Lease

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

Property 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

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

Acreage +/- 0.172 AC

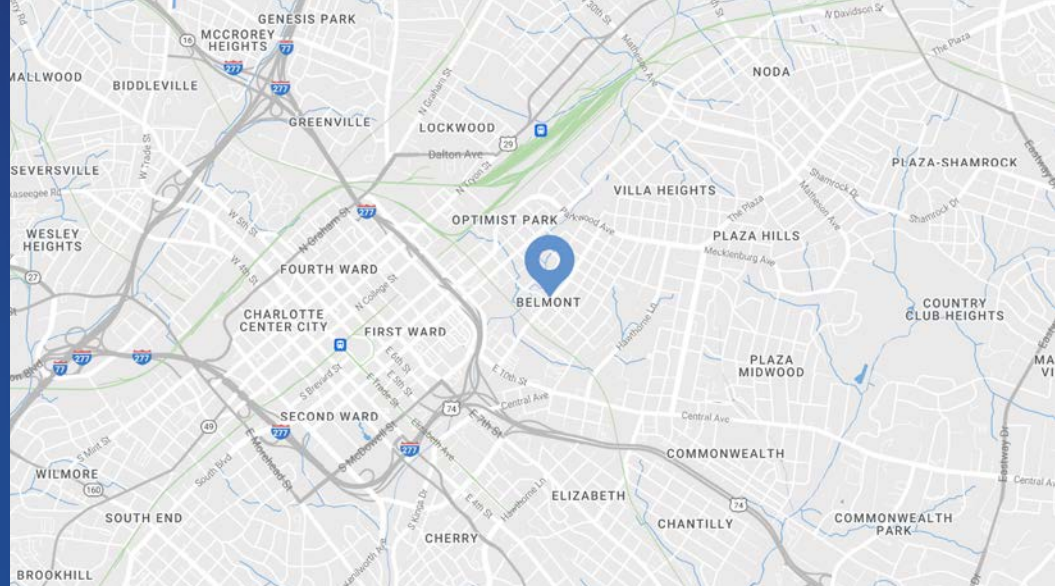
Zoning CG | Neighborhood Center

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
2026 Population	20,878	141,846	316,513
Avg. Household Income	\$154,812	\$157,265	\$140,749
Median Household Income	\$101,317	\$97,099	\$83,445
Households	12,393	75,122	148,615
Daytime Employees	16,160	173,873	247,157



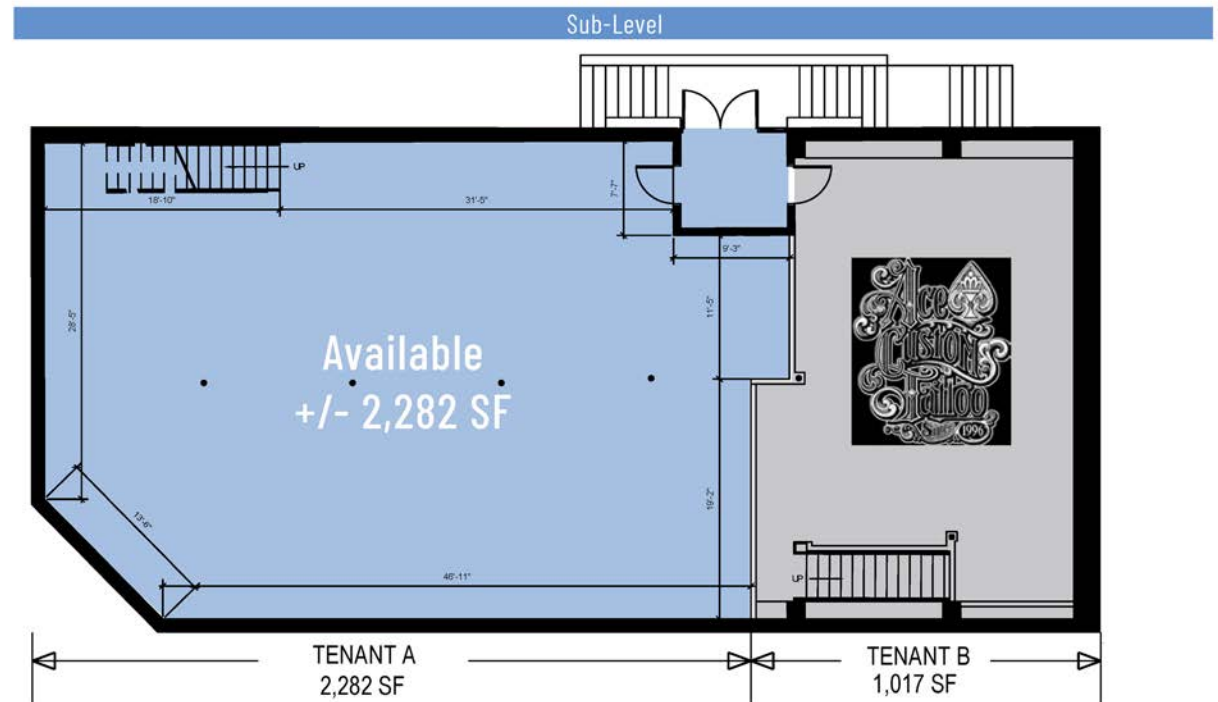
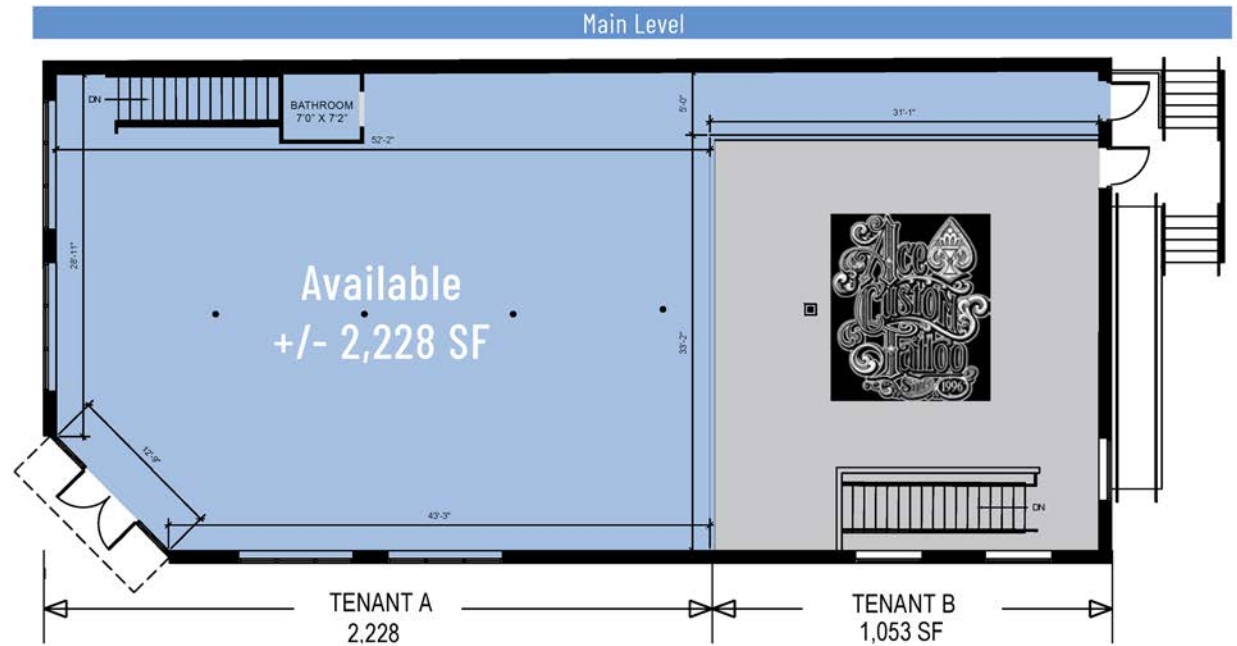
Available

Main Level
+/- 2,228 SF

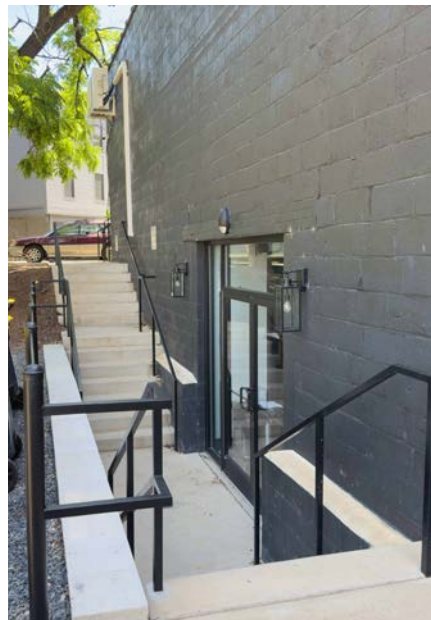
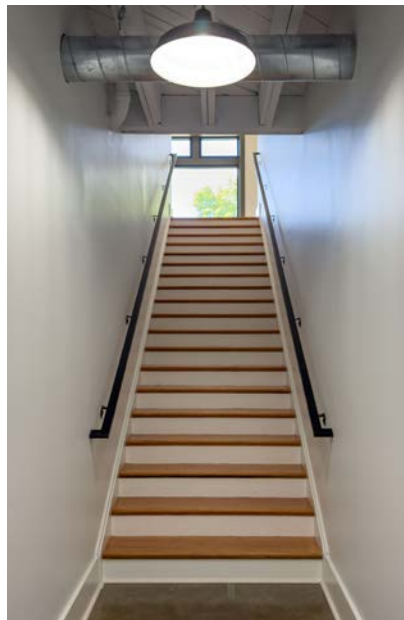
Sub-Level
+/- 2,282 SF

Total +/- 4,510 SF

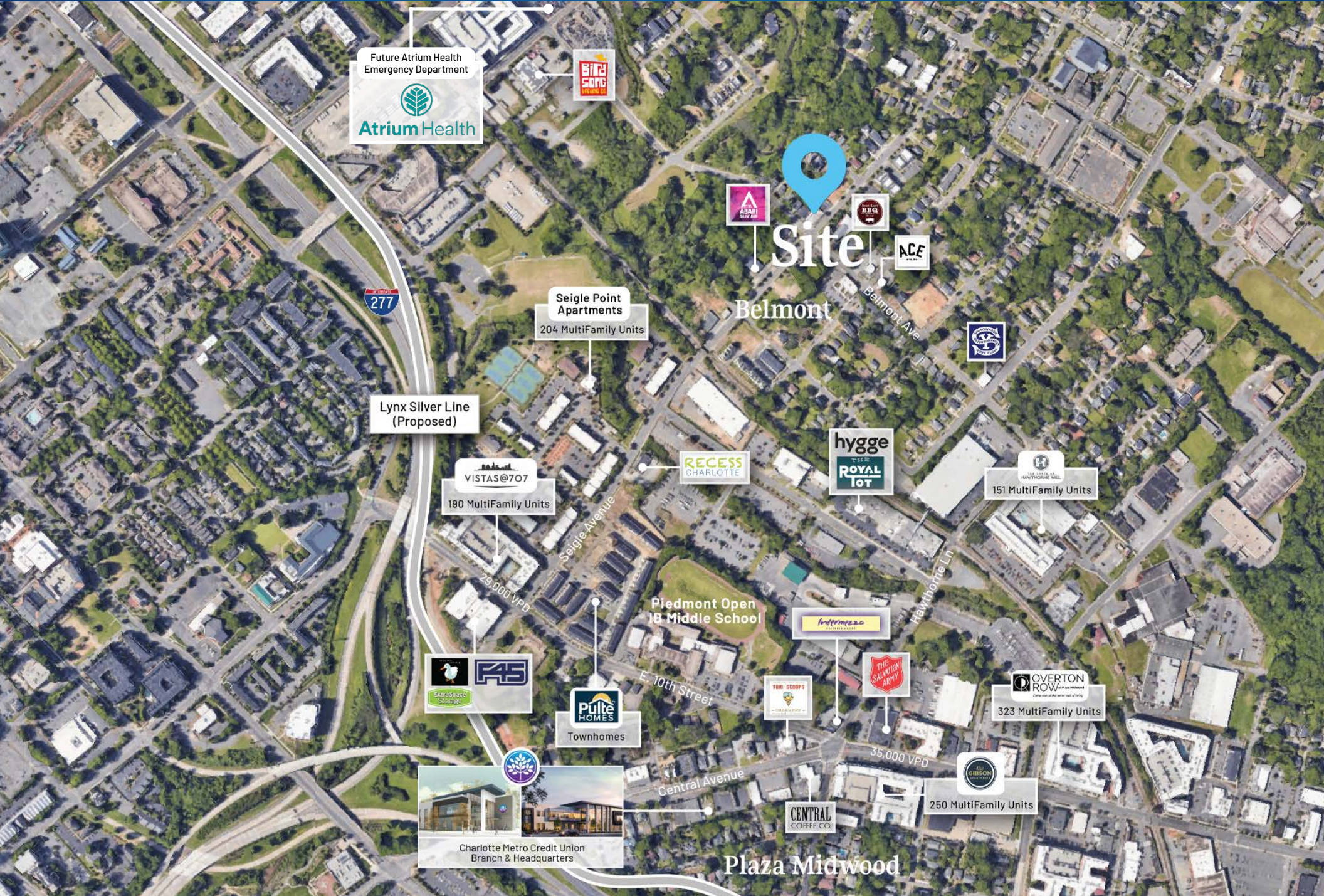
 Virtual Tour



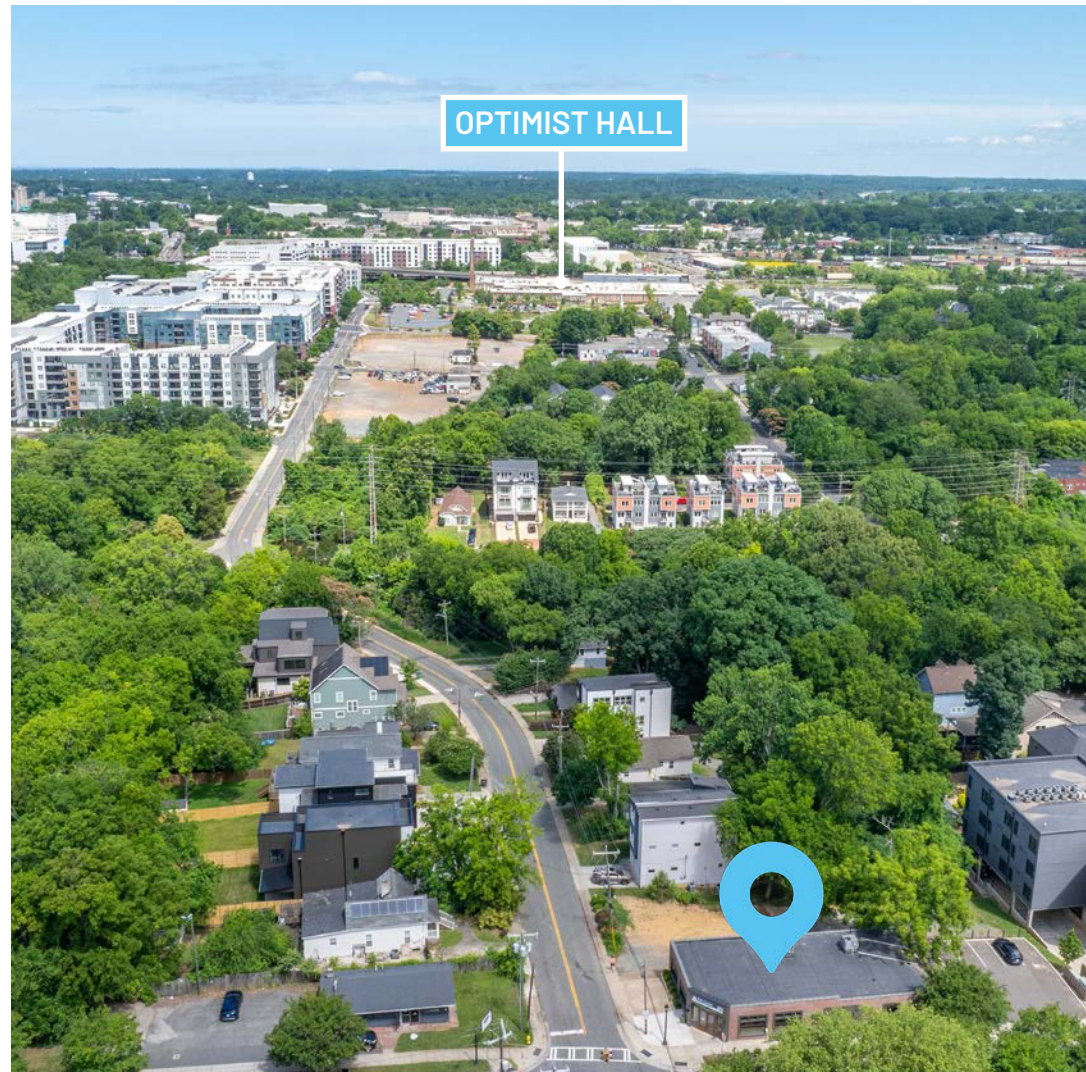
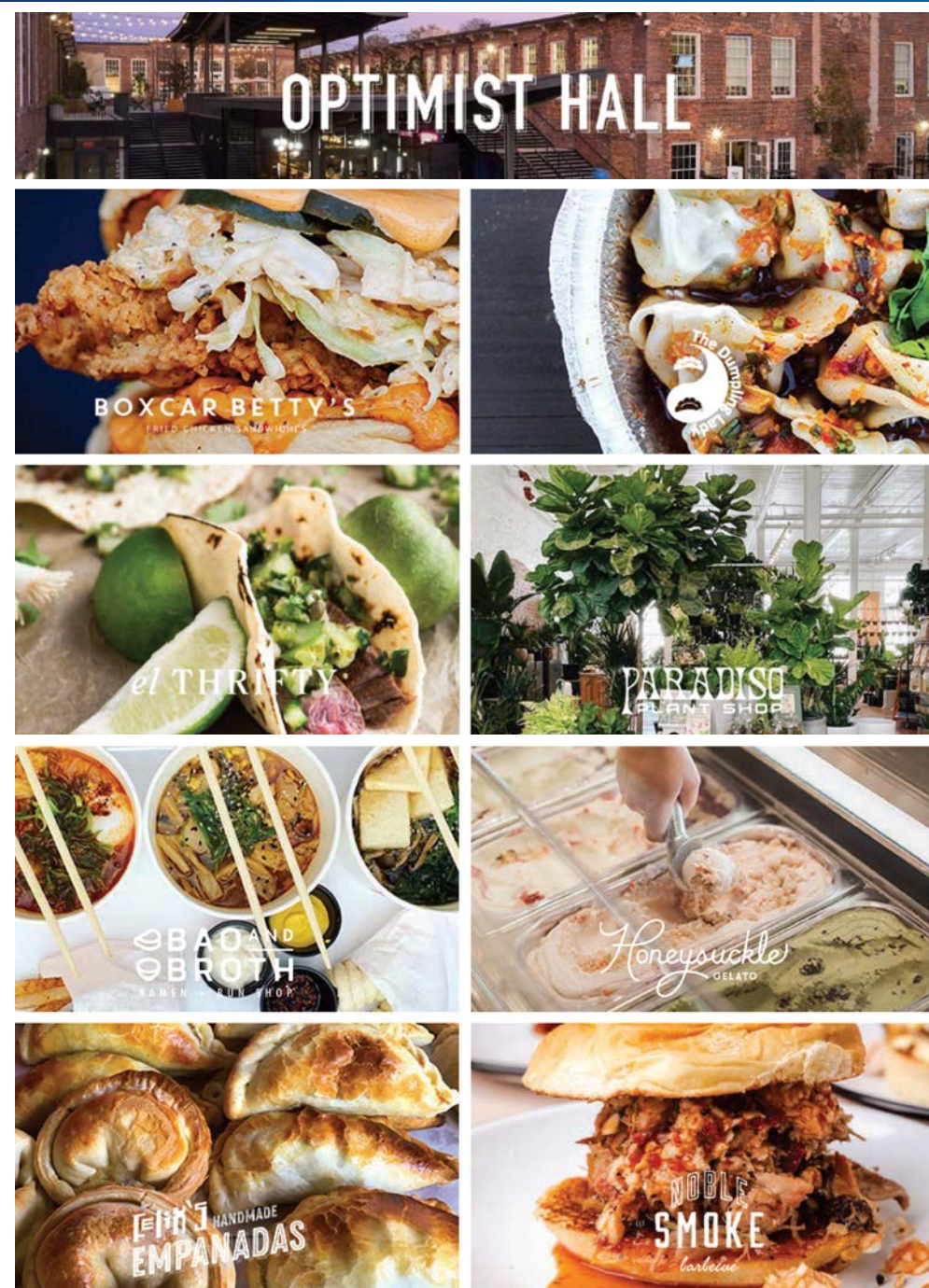
Property Photos



Market Overview



Submarket Details - Optimist Park



Optimist Park serves as the gateway to The Mill District, connecting Uptown to NoDa and beyond. Anchoring the neighborhood is a 137,000 SF redevelopment of an old mill, Optimist Hall. The food hall boasts 25 diverse retail shops, restaurants, and bars.

Optimist Park's Newest Healthcare Investment

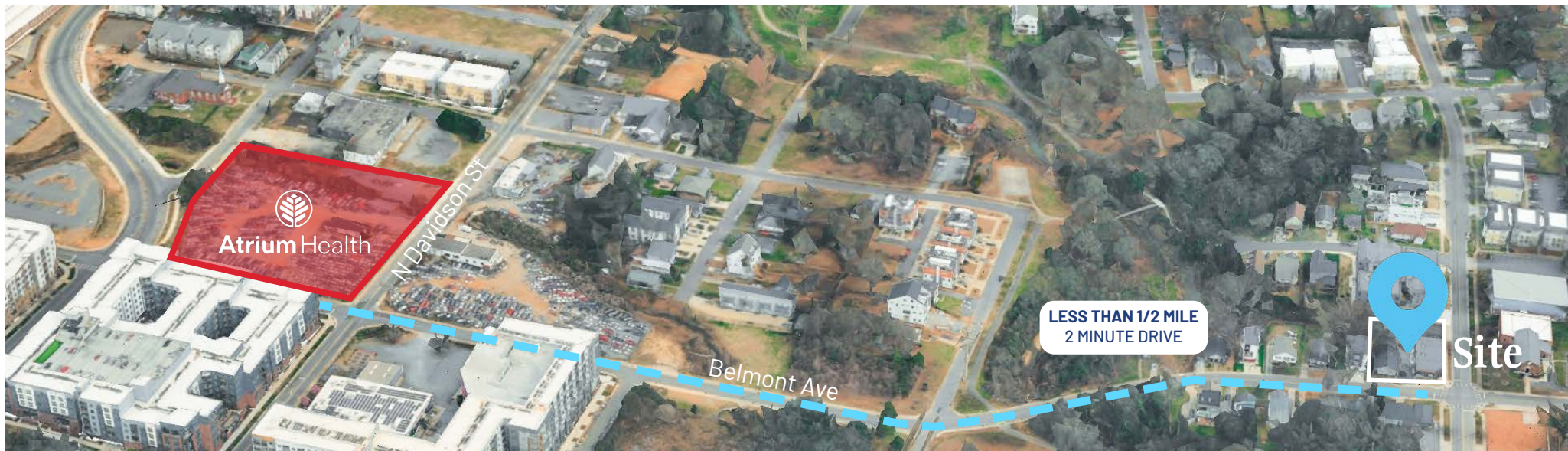


Conceptual Rendering - For Illustration Purposes Only

Future Atrium Health Emergency Department

Major Healthcare Investment in the Optimist Park Corridor

- 16,000 SF proposed standalone emergency department
- Located at N. Davidson St. & Belmont Ave.
- Less than 1/2 mile from Owenby Station
- Supports continued employment and daytime population growth





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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.