

BELMONT, NORTH CAROLINA

BELMONT VILLAGE

Offered
For Sale
53,488 SF
Neighborhood
Shopping
Center

6507
Wilkinson
Boulevard
Belmont,
NC





**HIGH VISIBILITY
RETAIL ALONG
PRIMARY BELMONT
ARTERY**

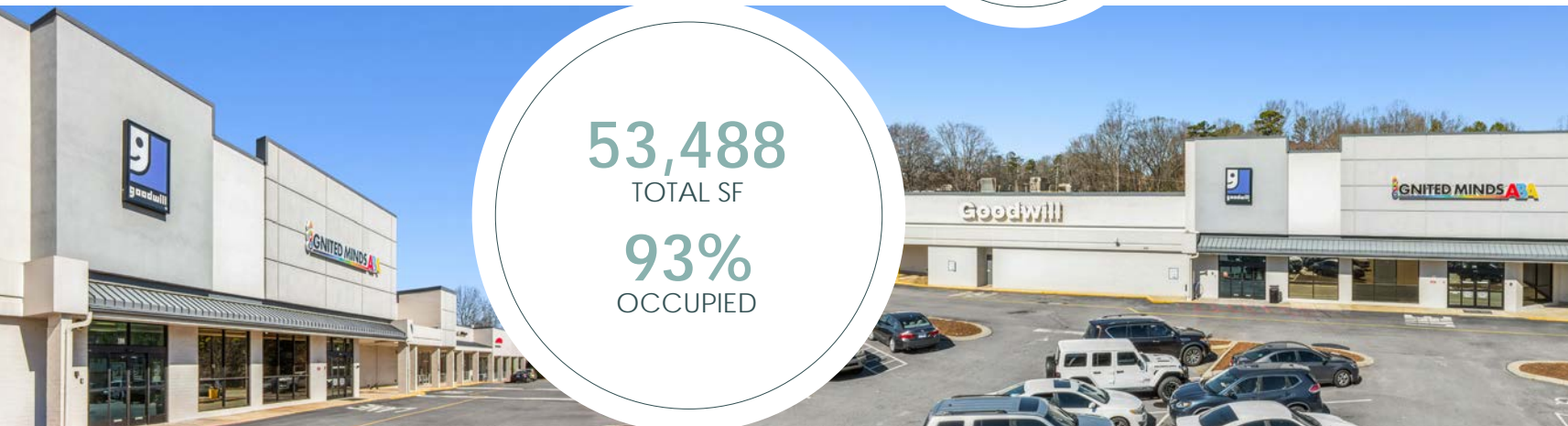
**ANCHORED
BY Goodwill**
TERM THROUGH 2038



**100,131
PEOPLE**
\$86,082
AHHI WITHIN A
5-MILE RADIUS



**15 MILES
TO DOWNTOWN
CHARLOTTE**



**53,488
TOTAL SF**
**93%
OCCUPIED**



BELMONT, NORTH CAROLINA

BELMONT VILLAGE

Executive Summary

Atlantic Capital Partners has been exclusively engaged to market Belmont Village, a newly renovated neighborhood shopping center located in the Charlotte MSA in Belmont, North Carolina. The property is strategically positioned along Wilkinson Boulevard, a primary commercial corridor with approximately 30,000 vehicles per day, and benefits from strong visibility and access within a dense and growing suburban trade area supported by daily-needs and service-oriented demand.

Belmont Village totals 53,488 square feet atop 7.50 acres and is 93% occupied by a diverse mix of national, regional, and local tenants, anchored by Goodwill, and complimented by service-oriented users including Ignited Minds, and healthcare and food service tenancy. The asset underwent substantial capital improvements and was thoroughly renovated in 2024, including a full new roof replacement.

The opportunity provides investors stable in-place cash flow with immediate upside via mark-to-market rent opportunities. The offering features long-term anchor tenancy with embedded contractual rent growth and mark-to-market upside for inline space. Both the asset and submarket benefit from their positioning within an extremely supply constrained market, with over 80% of the surrounding land owned and controlled by Belmont Abbey/Belmont Abbey College, limiting growth, new development, and new entrants to the market.

ASSET SNAPSHOT

PROPERTY NAME	Belmont Village
PROPERTY TYPE	Shopping Center
ADDRESS	6507 Wilkinson Blvd, Belmont, NC
YEAR BUILT/RENOVATED	1994/2024
TOTAL SQUARE FEET	53,488 SF
TOTAL LAND ACREAGE	7.50 Acres
CURRENT OCCUPANCY	93%
PROFORMA NOI	\$823,518



53,488
TOTAL GLA



6 IN-PLACE
TENANTS



2024
RENOVATIONS



93%
OCCUPIED



CHARLOTTE
MSA



Value & Service-Anchored Neighborhood Shopping Center

Institutional-quality 53,488 SF neighborhood shopping center anchored by Goodwill and junior-anchored by Ignited Minds, providing durable, necessity- and service-oriented traffic drivers within the Charlotte MSA

Recently Renovated, Stabilized Asset With Long-Term Anchor Tenure

The center was renovated in 2024 and is anchored by long-term leases with Goodwill and Ignited Minds, providing investors with stable in-place cash flow and long-duration income visibility

Supply Constrained Market

The property benefits from its positioning within a severely supply constrained market, with most surrounding land and assets controlled by Belmont Abbey/ Belmont Abbey College, limiting both new development and new entrants to the trade area





High Occupancy With Diverse Tenant Contribution

The center is 93% occupied with rent diversified across multiple tenants, limiting reliance on any single small-shop user and supporting consistent in-place income for ownership

Immediate Mark-To-Market Lease-Up Opportunity

Investors benefit from near-term NOI growth through the lease-up of approximately 3,580 SF of remaining vacant space, providing an opportunity to capture immediate upside

Strong Demographic Support In An Established Belmont Submarket

The property is supported by approximately 34,495 residents within a three-mile radius and average household incomes of roughly \$100,064, underpinning long-term demand for neighborhood retail and service-oriented tenancy



TENANT NAME	RSF	%	START DATE	EXP DATE	CURRENT RENT PSF ¹	EXPENSE LOAD PSF
Goodwill	25,790	48%	Oct-2023	Oct-2038	\$14.00	\$3.84
Ignited Minds	18,450	34%	Jun-2025	Dec-2035	\$15.00	\$3.84
Vacant	2,500	5%	-	-	-	-
Architect Sports & Physical Therapy	2,500	5%	Sep-2025	Sep-2030	\$25.00	\$3.84
SIAM Nail Spa	1,233	2%	Apr-2026	Mar-2031	\$28.00	\$3.52
Vacant	1,080	2%	-	-	-	-
Papa John's	1,080	2%	Jul-1994	Jun-2030	\$21.00	\$3.02
New China	855	2%	Oct-1999	Sep-2029	\$21.00	\$3.52
Subtotal/WALT	49,908	93%	11.8 Years	1.6 Years	\$14.80	\$3.63
Current Vacant	3,580	7%				
Total	53,488	100%				



BELMONT VILLAGE

Property Specifications

SITE DESCRIPTION

PROPERTY ADDRESS 6507 Wilkinson Blvd, Belmont, NC

TOTAL LAND AREA 7.50 Acres

PARKING 150

ZONING SHOP4 (Commercial)

IMPROVEMENTS

BUILDING PROFILE Neighborhood Shopping Center

YEAR BUILT/RENOVATED 1994/2024

SIGNAGE Monument & Building Façade Signage

FRONTAGE Wilkinson Blvd 104'

ROOF SUMMARY

ROOF AGE Entire Roof Replaced in 2023





Goodwill

DOMINANT VALUE & NECESSITY-ORIENTED ANCHOR – GOODWILL

Belmont Village is anchored by Goodwill, occupying approximately 25,790 square feet (about 48% of total GLA), making it the largest tenant at the center. Goodwill functions as a primary, daily-use traffic driver for the property, attracting a broad customer base seeking value-oriented and essential retail. Its scale and highly complementary use materially support cross-shopping and strengthen overall tenant performance across the center.

LONG-TERM LEASE WITH BUILT-IN CASH FLOW VISIBILITY

Goodwill is secured by a long-term lease that commenced in October 2023 and runs through October 2038, providing more than a decade of remaining term and meaningful income visibility for ownership. The tenancy represents a large portion of the center’s rent roll and delivers durable, predictable anchor cash flow with limited near-term rollover risk.

HIGH-FREQUENCY, SERVICE-ORIENTED ANCHOR THAT DRIVES DAILY TRAFFIC

As a nationally recognized thrift and discount retail concept, Goodwill generates steady, repeat visitation throughout the week. This consistent traffic profile enhances overall center activity, supports surrounding service and convenience tenants, and strengthens Belmont Village’s long-term merchandising mix by emphasizing necessity- and value-driven retail demand.

IGNITED MINDS/ABA

EDUCATION & ENRICHMENT-ORIENTED JUNIOR ANCHOR – IGNITED MINDS

Belmont Village is junior anchored by Ignited Minds, an education- and enrichment-focused user occupying approximately 18,450 square feet (about 34% of the center). Ignited Minds meaningfully diversifies the tenant mix with a mission-driven, service-oriented use that complements the center’s daily-needs and value retail positioning.

LONG-TERM MEDICAL TENANT WITH DURABLE DEMAND CHARACTERISTICS

Ignited Minds is secured by a long-term lease commencing in June 2025 and running through December 2035, providing more than ten years of remaining term and strong income visibility for ownership. As an education and community-focused tenant, the use benefits from stable enrollment-driven demand and limited exposure to discretionary retail spending cycles.

REPEAT-VISIT, APPOINTMENT-BASED TRAFFIC DRIVER

Ignited Minds generates consistent weekday and recurring visitation tied to structured programming and scheduled participation. This repeat-visit traffic enhances overall center activity during non-traditional retail hours and directly supports the surrounding service and convenience tenants, further strengthening Belmont Village’s long-term tenancy profile.





Immediate Trade Area

BELMONT, NORTH CAROLINA BELMONT VILLAGE

Belmont Abbey COLLEGE
1,580 ENROLLED

CAROMONT REGIONAL MEDICAL CENTER
Newly delivered \$400M regional hospital completed in 2025, featuring a 54-bed facility with emergency care, maternity services, surgical suites, and a large adjoining medical office building

GATEWAY MEDICAL CENTER
Recently developed healthcare campus featuring approximately 62,000 SF of medical office space

Fairfield BY MARRIOTT

THE BANKS
314 LUXURY RENTALS

Hampton Inn

LOWE'S

INTERSTATE 85 158,600 VPD

Walmart Supercenter

ABBEY PLAZA SHOPPING CENTER
Roses
BIG LOTS!
PET SUPPLIES PLUS
planet fitness
TACO BELL
Starbucks
UrgentVet

CUBESMART self storage

WILKINSON BLVD 24,500 VPD

ALDI

DOLLAR TREE

AutoZone

McDonald's
Bojangles

Valvoline SHERWIN-WILLIAMS Firestone

CVS

Walgreens

REVERIE BELMONT
322 APARTMENTS

STUART CRAMER HIGH SCHOOL
956 STUDENTS

BELMONT CENTRAL ELEMENTARY SCHOOL
687 STUDENTS

MAIN ST 30,200 VPD

BELMONT

CHRONICLE MILL
238 LUXURY UNITS

NC-273 29,200 VPD

1 MILE
5,127 PEOPLE
\$82,153 AHHI

3 MILES
34,495 PEOPLE
\$100,065 AHHI

5 MILES
86,082 PEOPLE
\$100,131 AHHI

CATAWBA RIVER



Supply Constrained Market

THE SUBJECT PROPERTY BENEFITS FROM ITS POSITIONING WITHIN A MASSIVELY SUPPLY CONSTRAINED MARKET. ALL HIGHLIGHTED SURROUNDING PROPERTY IS OWNED AND CONTROLLED BY BELMONT ABBEY/BELMONT ABBEY COLLEGE, LIMITING NEW SUPPLY, DEVELOPMENT, AND NEW ENTRANTS INTO THE MARKET.



 INTERSTATE 85 158,600 VPD



WILKINSON BLVD 24,500 VPD



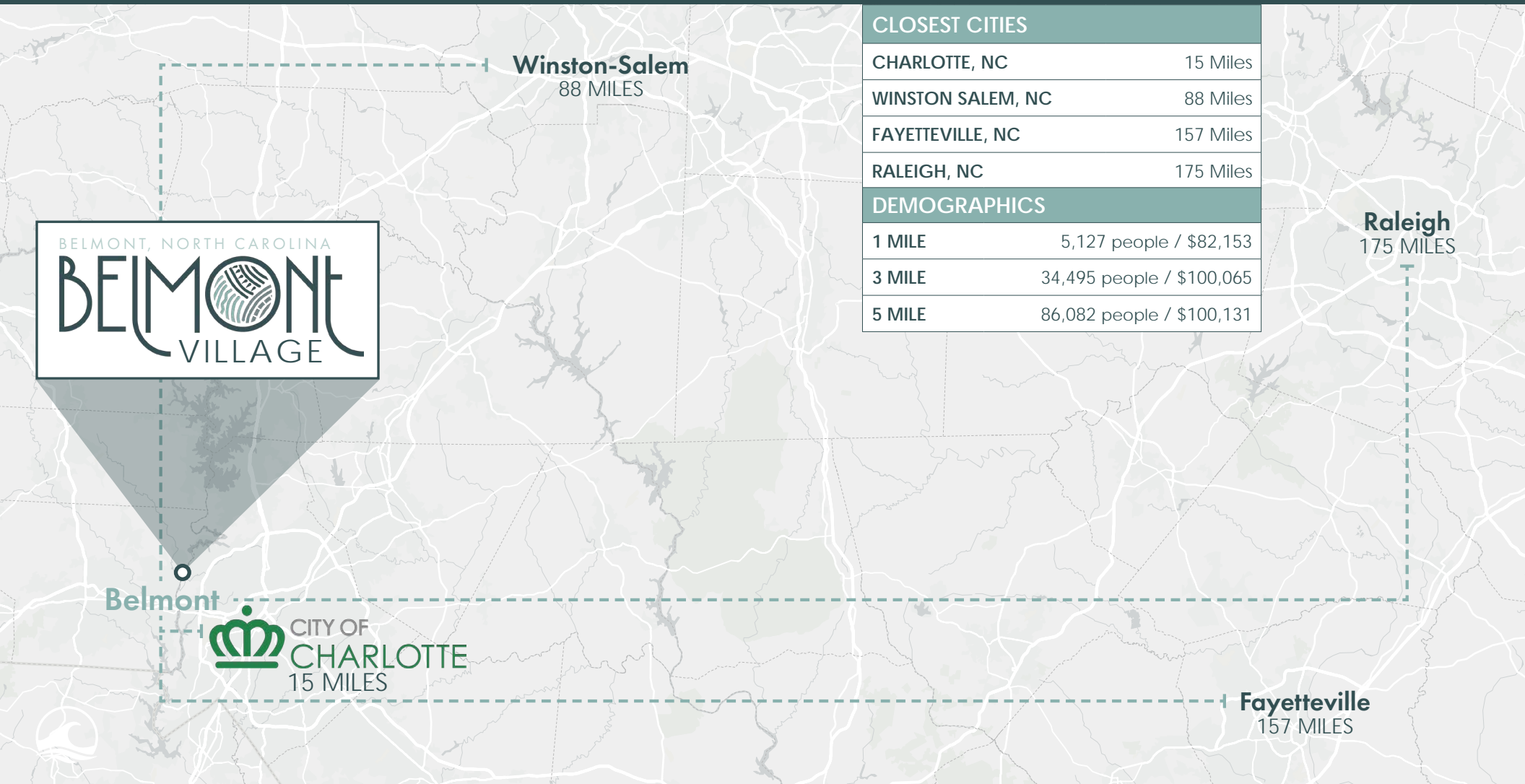


Charlotte MSA

Belmont, North Carolina is a growing suburban community located just west of Charlotte and within one of the region's most active residential and employment corridors. Situated in eastern Gaston County, Belmont, North Carolina offers a balanced mix of established neighborhoods, new residential development, and convenient neighborhood retail, making it an attractive location for both residents and service-oriented retailers seeking access to the greater Charlotte, North Carolina market.

Belmont Village benefits from excellent regional accessibility with immediate proximity to Interstate 85, providing direct connectivity to Uptown Charlotte, Gastonia, and the broader Charlotte metro. The property's location within the Belmont trade area places it along a primary local retail corridor serving surrounding residential neighborhoods and daily-needs demand. The site also offers convenient access to Charlotte Douglas International Airport, further strengthening the area's regional connectivity and employment linkage.

The local economy is supported by Charlotte's diverse and expanding employment base, including financial services, healthcare, logistics, and advanced manufacturing, which drives consistent population inflows and consumer spending throughout eastern Gaston County. Belmont continues to experience steady residential growth as households seek high-quality, more affordable suburban alternatives with close proximity to Charlotte's job centers. The combination of strong regional employment drivers, excellent transportation access, and an expanding residential population positions Belmont Village as a resilient and attractive market for neighborhood retail investment.



Winston-Salem
88 MILES

Belmont



CITY OF
CHARLOTTE
15 MILES

Raleigh
175 MILES

Fayetteville
157 MILES



REVENUES:	YEAR 1 PSF	JUN-2027	JUN-2028	JUN-2029	JUN-2030	JUN-2031	JUN-2032	JUN-2033	JUN-2034	JUN-2035	JUN-2036	JUN-2037
Potential Base Rent	\$16.27	\$870,031	\$894,685	\$933,299	\$964,939	\$991,266	\$1,007,316	\$1,025,355	\$1,068,690	\$1,099,817	\$1,130,259	\$1,155,724
Absorption & Turnover Vacancy	(\$1.00)	-\$53,573	\$0	\$0	-\$4,360	-\$12,149	-\$13,525	-\$6,018	\$0	-\$5,054	-\$25,552	-\$19,545
Free Rent	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Scheduled Base Rent	\$15.26	\$816,458	\$894,685	\$933,299	\$960,579	\$979,117	\$993,791	\$1,019,337	\$1,068,690	\$1,094,762	\$1,104,707	\$1,136,178
Expense Reimbursement Revenue	\$4.20	\$224,591	\$242,188	\$249,862	\$256,820	\$263,821	\$271,073	\$280,244	\$290,029	\$297,938	\$302,222	\$311,920
TOTAL GROSS POTENTIAL RENTAL INCOME	\$19.46	\$1,041,049	\$1,136,873	\$1,183,161	\$1,217,398	\$1,242,938	\$1,264,864	\$1,299,581	\$1,358,719	\$1,392,701	\$1,406,929	\$1,448,098
<i>RECOVERY RATIO</i>		103%	108%	108%	107%	107%	107%	108%	108%	108%	106%	107%
TOTAL GROSS POTENTIAL INCOME	\$19.46	\$1,041,049	\$1,136,873	\$1,183,161	\$1,217,398	\$1,242,938	\$1,264,864	\$1,299,581	\$1,358,719	\$1,392,701	\$1,406,929	\$1,448,098
Vacancy Allowance	(\$0.00)	-\$241	-\$31,545	-\$32,434	-\$29,182	-\$28,750	-\$29,534	-\$30,537	-\$37,590	-\$33,562	-\$30,150	-\$31,215
EFFECTIVE GROSS INCOME	\$19.46	\$1,040,808	\$1,105,327	\$1,150,726	\$1,188,216	\$1,214,188	\$1,235,330	\$1,269,045	\$1,321,129	\$1,359,139	\$1,376,779	\$1,416,883
<i>EFFECTIVE GROSS INCOME \$ PSF</i>		\$19.46	\$20.66	\$21.51	\$22.21	\$22.70	\$23.10	\$23.73	\$24.70	\$25.41	\$25.74	\$26.49
EXPENSES:												
<i>Recoverable Expenses</i>												
Real Estate Tax	\$0.58	\$31,224	\$33,160	\$34,522	\$35,646	\$36,426	\$37,060	\$38,071	\$39,634	\$40,774	\$41,303	\$42,506
CAM	\$1.90	\$101,500	\$104,545	\$107,681	\$110,912	\$114,239	\$117,666	\$121,196	\$124,832	\$128,577	\$132,434	\$136,408
Management Fees	\$1.23	\$65,774	\$67,747	\$69,780	\$71,873	\$74,029	\$76,250	\$78,538	\$80,894	\$83,321	\$85,820	\$88,395
Insurance	\$0.35	\$18,792	\$19,356	\$19,936	\$20,535	\$21,151	\$21,785	\$22,439	\$23,112	\$23,805	\$24,519	\$25,255
Sub-Total Recoverable Expenses	\$4.06	\$217,290	\$224,808	\$231,919	\$238,966	\$245,845	\$252,761	\$260,244	\$268,472	\$276,477	\$284,077	\$292,564
TOTAL OPERATING EXPENSES	\$4.06	\$217,290	\$224,808	\$231,919	\$238,966	\$245,845	\$252,761	\$260,244	\$268,472	\$276,477	\$284,077	\$292,564
<i>OPERATING EXPENSES \$ PSF</i>		\$4.06	\$4.20	\$4.34	\$4.47	\$4.60	\$4.73	\$4.87	\$5.02	\$5.17	\$5.31	\$5.47
NET OPERATING INCOME	\$15.40	\$823,518	\$880,519	\$918,807	\$949,251	\$968,344	\$982,569	\$1,008,801	\$1,052,657	\$1,082,662	\$1,092,702	\$1,124,320
<i>NET OPERATING INCOME \$ PSF</i>		\$15.40	\$16.46	\$17.18	\$17.75	\$18.10	\$18.37	\$18.86	\$19.68	\$20.24	\$20.43	\$21.02

KEY VALUATION ASSUMPTIONS

- 1) Underwriting assumes a sale closing and analysis start date of 07/01/26
- 2) Expenses and Real Estate Taxes reflect 2026 Budget
- 3) Tenant reimbursement structures are based on provided leases
- 4) Tenants are assumed to exercise all future contractual rent Options unless otherwise noted.

SPECULATIVE MARKET LEASING ASSUMPTIONS

	ANCHOR	INLINE
MARKET RENT	\$15.00	\$28.00
REIMBURSEMENTS:	NNN (MGMT Fees)	NNN (MGMT Fees)
TERM (YEARS/MONTHS):	10/0	5/0
LEASE ESCALATIONS:	10% Year 6	2.5% Annual Inc.
FREE RENT:	None	None
TIS (NEW):	\$35 PSF	\$25 PSF
TIS (RENEW):	\$0 PSF	\$0 PSF
LCS (NEW):	\$4 PSF	\$6 PSF
LCS (RENEW):	None	None
RENEWAL PROBABILITY:	75%	75%
DOWNTIME:	12 months	9 months





Rent Roll

TENANT NAME	SUITE	RSF	%	START DATE	EXP DATE	CURRENT RENT PSF ¹	EXPENSE LOAD PSF ¹	MARKET RENT PSF	INCREASING		NEXT OPTION		REMAINING OPTIONS
									ON	TO	ON	TO	
Goodwill	100A	25,790	48%	Oct-2023	Oct-2038	\$14.00	\$3.84	\$15.00	Nov-2028 Nov-2033	\$15.40 \$16.94	Nov-2038 Nov-2043	\$18.63 \$20.50	2 x 5 Yrs
Ignited Minds	100B	18,450	34%	Jun-2025	Dec-2035	\$15.00	\$3.84	\$15.00	Jan-2027 <i>3% Annual Increases</i>	\$15.45	Jan-2036 <i>3% Annual Increases</i> Jan-2041 <i>3% Annual Increases</i>	\$20.16 \$23.37	2 x 5 Yrs
Vacant 102	102A	2,500	5%	--	--	--	--	\$28.00	--	--	--	--	--
Architect Sports & Physical Therapy	102B	2,500	5%	Sep-2025	Sep-2030	\$25.00	\$3.84	\$28.00	Oct-2026 <i>2% Annual Increases</i>	\$25.50	Oct-2030 <i>2% Annual Increases</i>	\$27.60	1 x 5 Yrs
SIAM Nail Spa	104	1,233	2%	Apr-2026	Mar-2031	\$28.00	\$3.52	\$28.00	Apr-2027 <i>3% Annual Increases</i>	\$28.84	--	--	--
Vacant 103	103	1,080	2%	--	--	--	--	\$28.00	--	--	--	--	--
Papa John's	101	1,080	2%	Jul-1994	Jun-2030	\$21.00	\$3.02	\$28.00	Jul-2028 Jul-2029	\$21.52 \$22.06	--	--	--
New China	105	855	2%	Oct-1999	Sep-2029	\$21.00	\$3.52	\$28.00	Oct-2027 Oct-2028	\$22.44 \$22.89	--	--	--
SUBTOTAL / WALT		49,908	93%	12.1 years	1.3 years	\$15.54	\$3.81	\$18.48					
CURRENT VACANT		3,580	7%										
TOTAL		53,488	100%										

¹ As of Analysis Start

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BELMONT VILLAGE

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Boulevard
Belmont,
NC

Offered
For Sale
53,488 SF
Neighborhood
Shopping
Center

Exclusively Offered By



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