

8140 Mount Holly Rd, Charlotte, NC

OFFERING MEMORANDUM



ARDOR COMMERCIAL
ADVISORS, LLC

OFFERING SUMMARY

ADDRESS	8140 Mount Holly Rd Charlotte NC 28214
COUNTY	Mecklenburg
MARKET	Charlotte
SUBMARKET	Charlotte MSA
LAND ACRES	0.586
YEAR BUILT	1958
YEAR RENOVATED	2021
APN	03103341

FINANCIAL SUMMARY

PRICE	\$599,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	5,776	51,392	117,440
2025 Median HH Income	\$77,582	\$77,835	\$72,879
2025 Average HH Income	\$94,322	\$95,109	\$95,682

- 8140 Mount Holly Road offers a versatile commercial opportunity featuring two improved buildings totaling approximately 2,335 SF, well-suited for flex, retail or office use, along with an additional storage building. The property has seen significant recent upgrades, including new HVAC systems, refreshed interiors and exteriors, updated flooring, and a new roof on the secondary building. Survey and Phase I are available, providing added confidence and efficiency for buyers seeking a turnkey, well-maintained asset with flexible use potential.

PROPERTY FEATURES

LAND ACRES	0.586
YEAR BUILT	1958
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	CG - Commercial General
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	7
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MECHANICAL

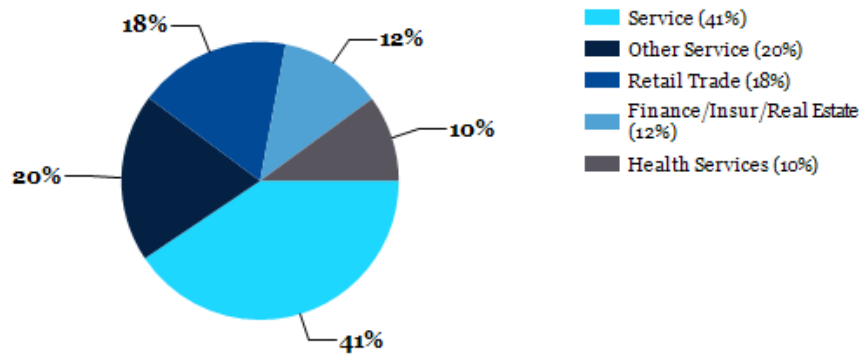
HVAC	2 - One in each building
FIRE SPRINKLERS	None

CONSTRUCTION

EXTERIOR	Block/ Siding
PARKING SURFACE	Asphalt/ Concrete
ROOF	TPO/ Shingle

- **Prime Location:** Situated on Mount Holly Road, a key commercial artery with high visibility and access to the Charlotte metro.
- **Existing Improvements:** 8140 Mount Holly Rd includes three freestanding buildings (totaling ±2,979 SF) and 7 dedicated parking spaces.

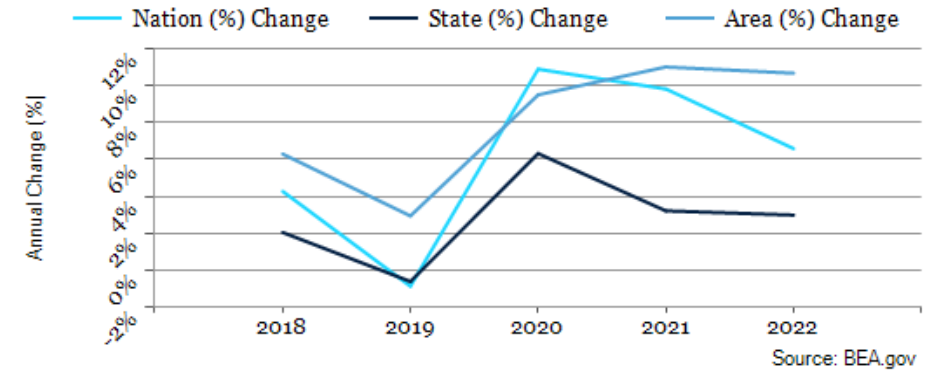
Major Industries by Employee Count



Largest Employers

Wells Fargo	27,000
Charlotte-Mecklenburg Schools	19,000
Bank of America	15,000
Novant Health	11,000
American Airlines	11,000
Harris Teeter	10,000
Duke Energy	7,900
City of Charlotte	6,800

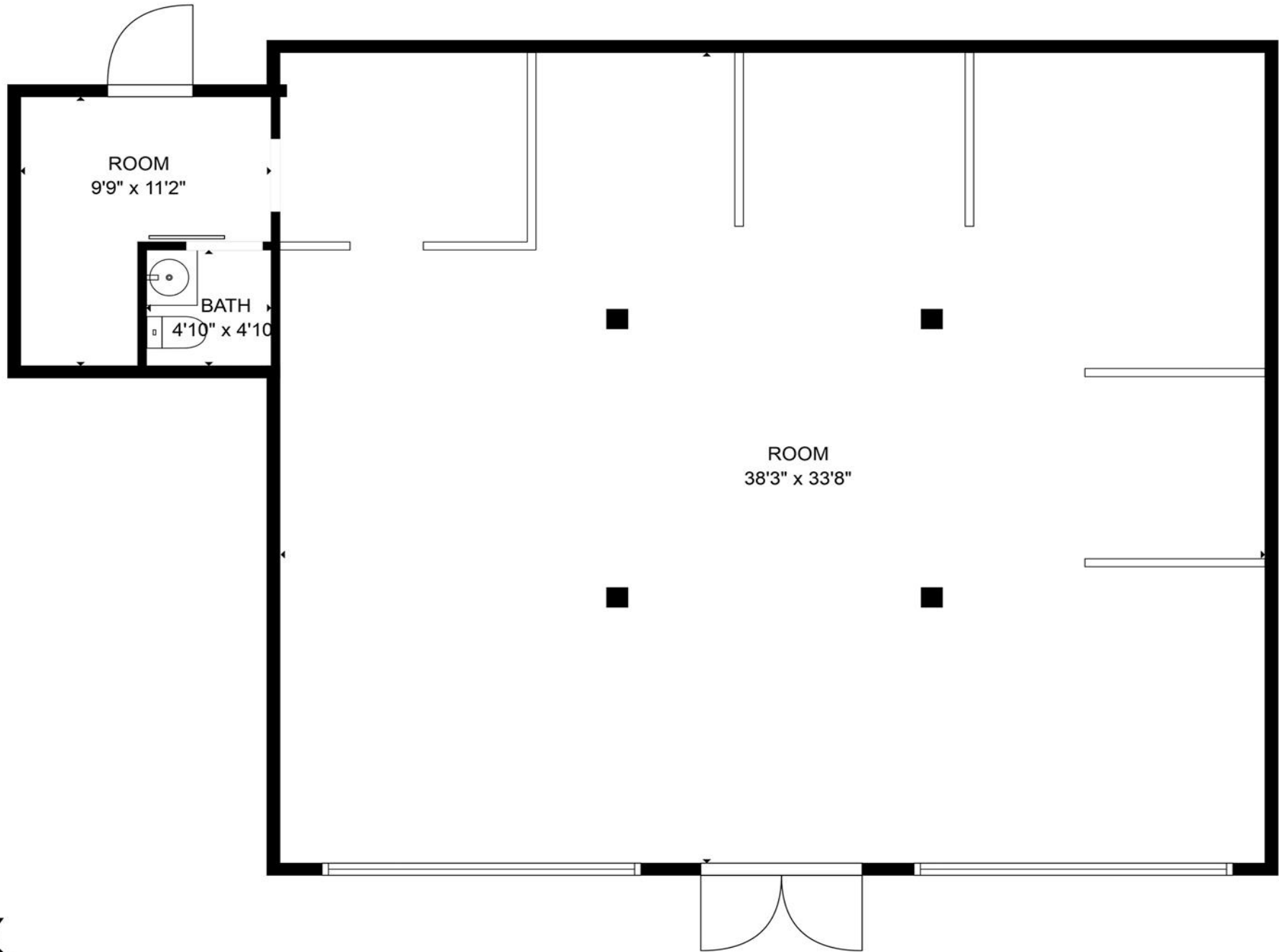
Mecklenburg County GDP Trend

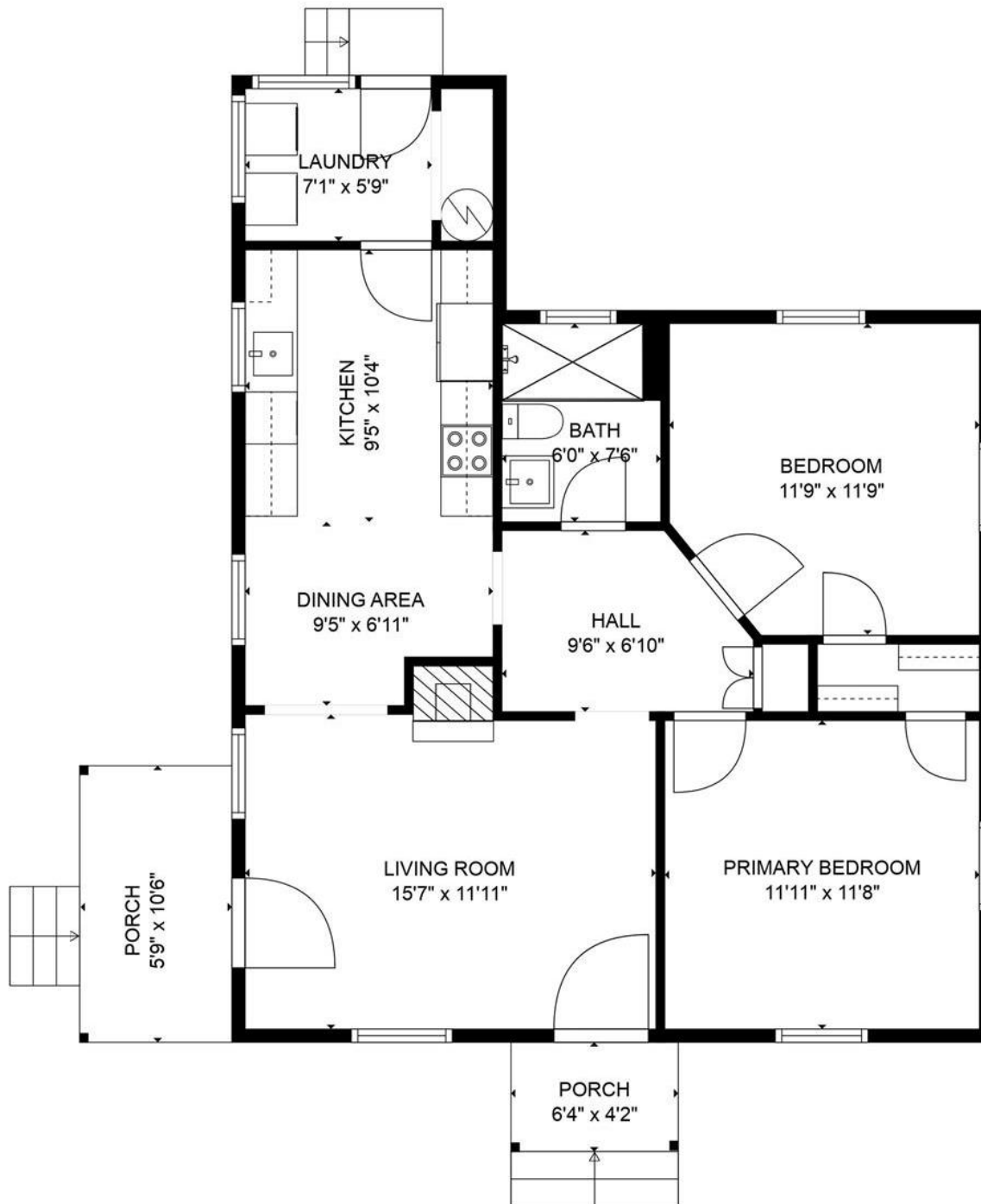






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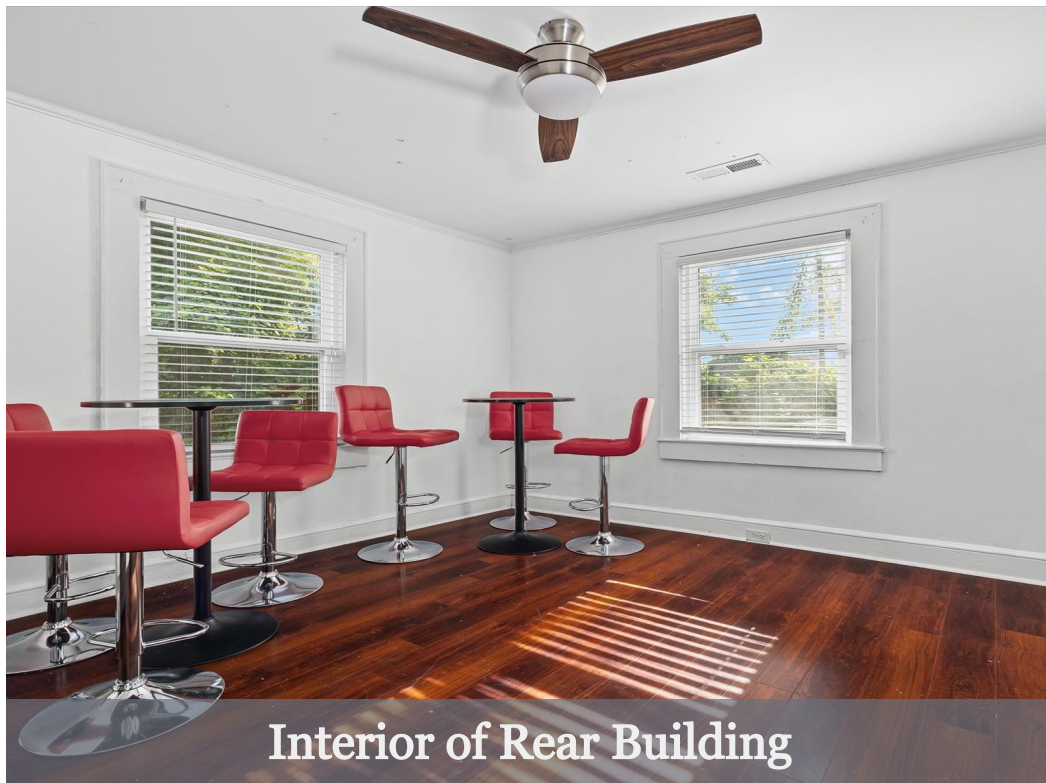






8140 Mt Holly Road

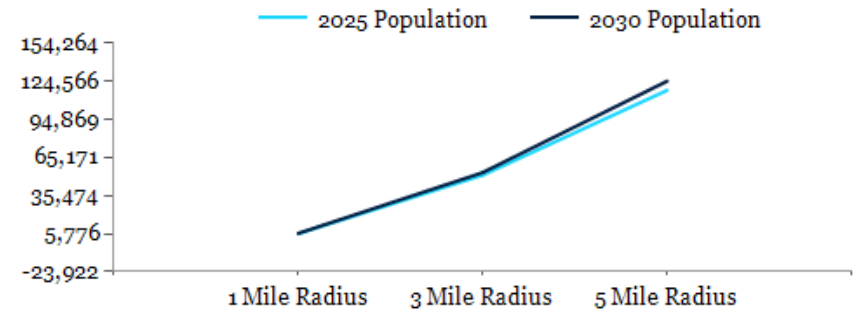




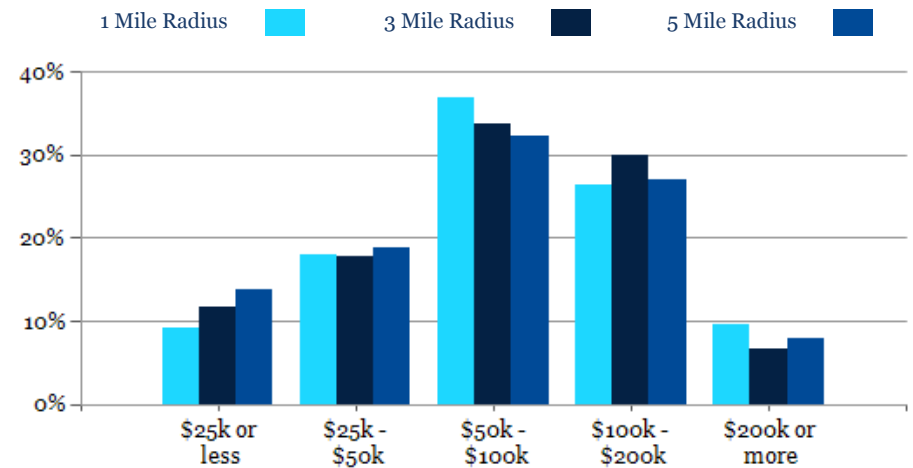
Interior of Rear Building

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,866	25,542	66,972
2010 Population	4,304	39,038	93,341
2025 Population	5,776	51,392	117,440
2030 Population	6,082	53,442	124,566
2025 African American	2,870	25,408	57,667
2025 American Indian	48	409	808
2025 Asian	280	2,700	5,390
2025 Hispanic	1,039	9,586	19,081
2025 Other Race	646	6,147	12,513
2025 White	1,460	12,425	32,320
2025 Multiracial	470	4,292	8,682
2025-2030: Population: Growth Rate	5.20%	3.95%	5.95%

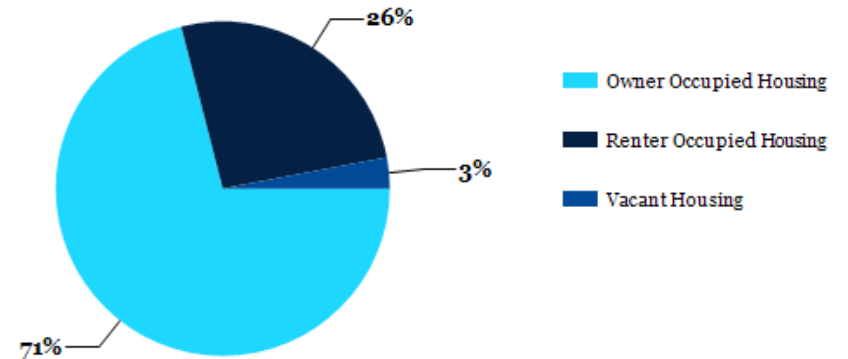
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	88	1,334	3,651
\$15,000-\$24,999	99	829	2,532
\$25,000-\$34,999	114	1,013	2,936
\$35,000-\$49,999	250	2,306	5,579
\$50,000-\$74,999	419	3,376	8,310
\$75,000-\$99,999	330	2,879	6,204
\$100,000-\$149,999	380	3,348	7,824
\$150,000-\$199,999	157	2,234	4,351
\$200,000 or greater	195	1,259	3,555
Median HH Income	\$77,582	\$77,835	\$72,879
Average HH Income	\$94,322	\$95,109	\$95,682



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

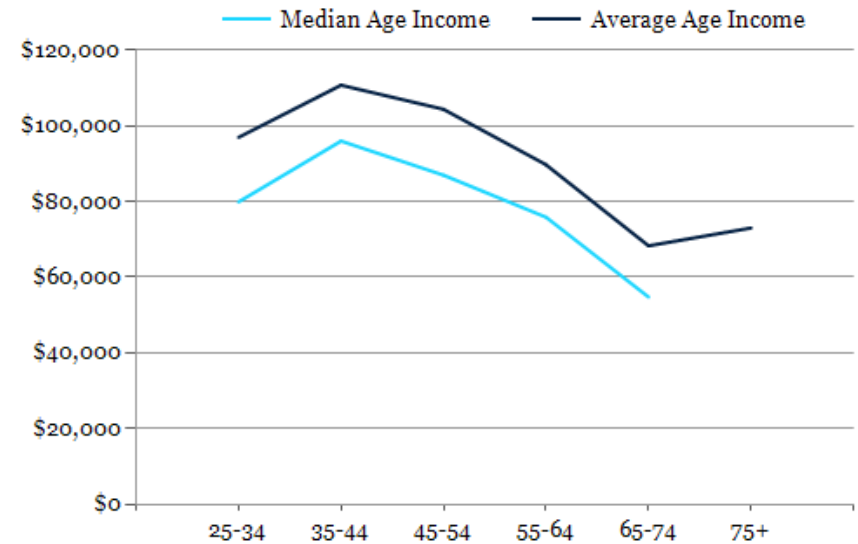
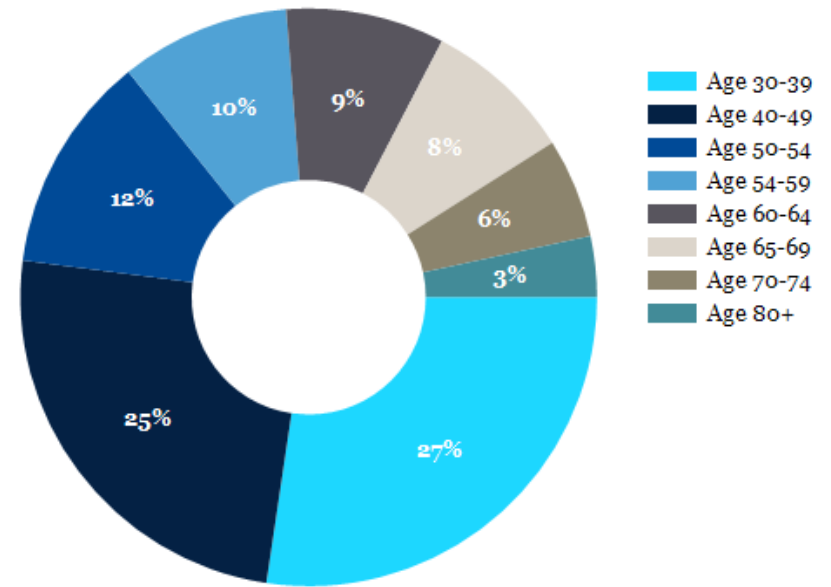


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	452	3,984	8,901
2025 Population Age 35-39	440	4,041	8,865
2025 Population Age 40-44	426	3,733	8,256
2025 Population Age 45-49	379	3,395	7,678
2025 Population Age 50-54	398	3,336	7,642
2025 Population Age 55-59	310	2,968	7,099
2025 Population Age 60-64	290	2,788	6,797
2025 Population Age 65-69	273	2,363	5,751
2025 Population Age 70-74	182	1,697	4,340
2025 Population Age 75-79	111	1,043	2,837
2025 Population Age 80-84	55	584	1,684
2025 Population Age 85+	64	488	1,279
2025 Population Age 18+	4,380	38,907	89,928
2025 Median Age	35	36	37
2030 Median Age	37	37	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,890	\$80,878	\$78,163
Average Household Income 25-34	\$96,957	\$97,219	\$97,019
Median Household Income 35-44	\$95,969	\$93,258	\$87,933
Average Household Income 35-44	\$110,737	\$109,644	\$111,157
Median Household Income 45-54	\$86,956	\$87,880	\$84,407
Average Household Income 45-54	\$104,364	\$103,938	\$107,448
Median Household Income 55-64	\$75,849	\$80,144	\$75,921
Average Household Income 55-64	\$89,716	\$98,502	\$100,426
Median Household Income 65-74	\$54,750	\$53,445	\$52,584
Average Household Income 65-74	\$68,291	\$73,145	\$75,770
Average Household Income 75+	\$73,001	\$60,020	\$62,362

Population By Age



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Ardor Commercial Advisors



Karrie Crocker
Ardor Commercial Advisors
704.506.8430
KCrocker@ArdorCRE.com



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ADVISORS, LLC