

MOUNT HOLLY MEDICAL PARK

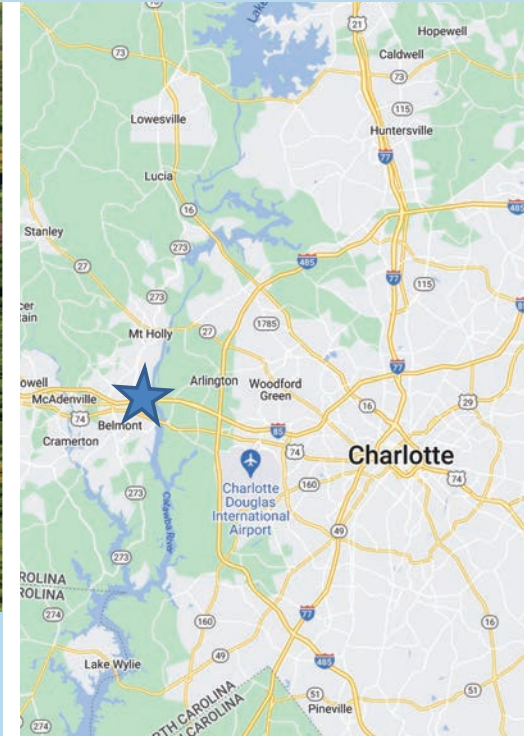
I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

FOR SALE OR BTS

NS New South
Properties

NEWSOUTHPROP.COM

4.38 ACRES PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT



Mount Holly Medical Park, offered by New South Properties, is a premier development site in the growing Mount Holly community, strategically situated between Gastonia and Charlotte along I-85, just west of the Catawba River. Anchor tenants Carolina Neurosurgery & Spine Associates and OrthoCarolina, top regional healthcare providers, make this an ideal location for medical or related practices.

PROPERTY HIGHLIGHTS

- One remaining pad site for sale or build-to-suit - 4.38 acres
- Regional MOB opportunity
- Conveniently located across the street from new CaroMont Health Hospital, 5.7 miles to Charlotte Douglas Airport, 12 miles to Charlotte CBD, and 10.1 miles to Gastonia
- Light rail station being considered on the south side of I-85 intersection (Silver Line running from Matthews to Belmont/Mount Holly)
- Easy access off of I-85 at Exit 27 near the I-485 interchange
- I-85 visibility and signage
- **Contact Brokers for Pricing**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 4,410
Miles: 36,475
Miles: 89,898



AVG. HH INCOME

1 Mile: \$94,487
3 Miles: \$107,600
Miles: \$106,997



DAYTIME POP

1 Mile: 3,222
3 Miles: 22,876
5 Miles: 46,836

BROKER CONTACT

WILL WHITLEY
704.927.2888
wwhitley@newsouthprop.com

KENNY SMITH
704.927.2882
ksmith@newsouthprop.com

HOLLY ALEXANDER
704.927.2884
halexander@newsouthprop.com

"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



MOUNT HOLLY MEDICAL PARK

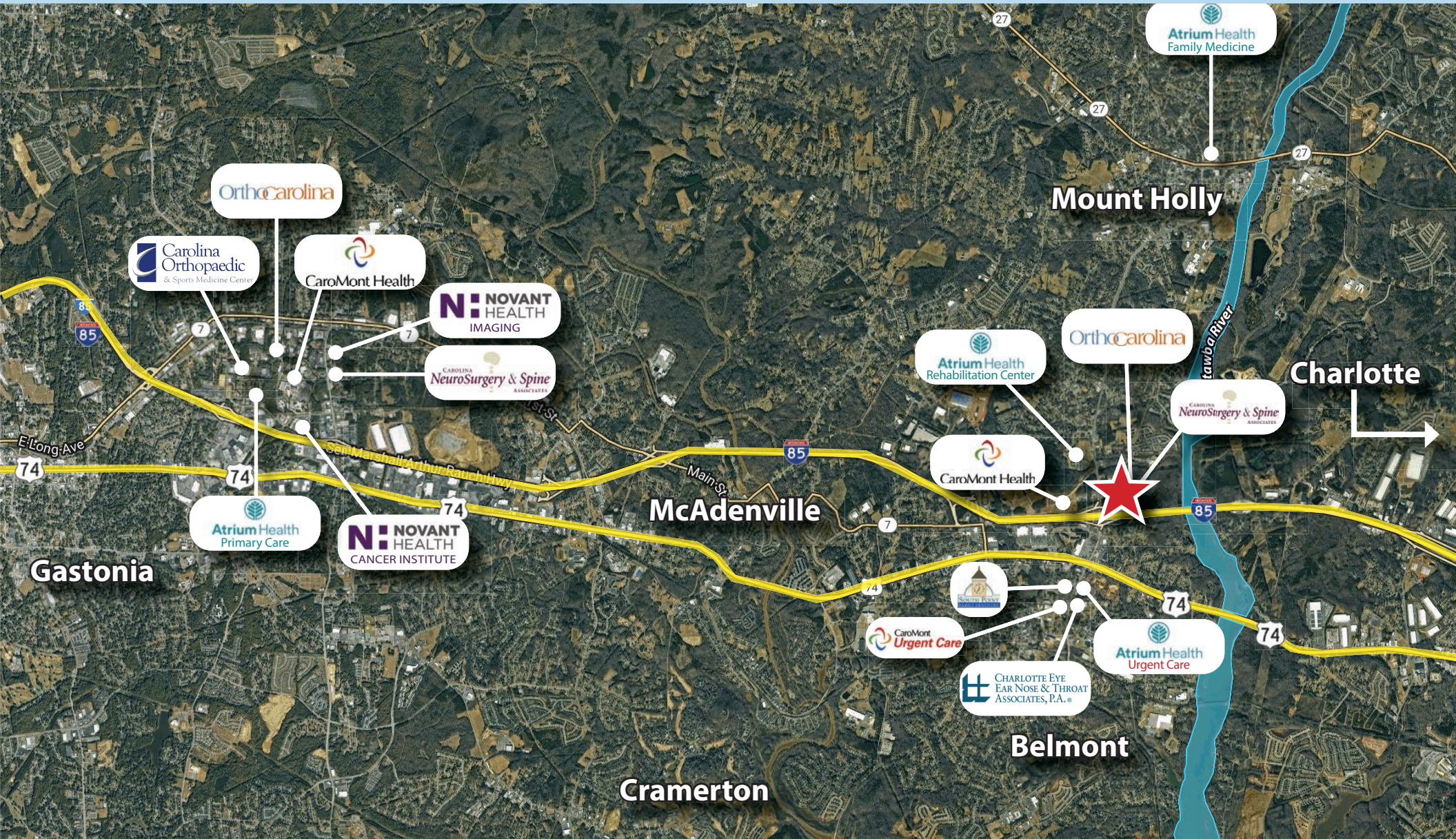
I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

EXISTING MEDICAL AERIAL

NS New South Properties

NEWSOUTHPROP.COM

ONE REMAINING PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | whitley@newsouthprop.com

KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

CORRIDOR AERIAL

NS New South Properties

NEWSOUTHPROP.COM

ONE REMAINING PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | whitley@newsouthprop.com

KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com

HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

SITE AERIAL

NS New South
Properties
NEWSOUTHPROP.COM

ONE REMAINING PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | wwhitley@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com
HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

SITE AERIAL

NS New South Properties

NEWSOUTHPROP.COM

ONE REMAINING PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT



"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."



WILL WHITLEY | 704.927.2888 | wwhitley@newsouthprop.com
KENNY SMITH | 704.927.2882 | ksmith@newsouthprop.com
HOLLY ALEXANDER | 704.927.2884 | halexander@newsouthprop.com

MOUNT HOLLY MEDICAL PARK

I-85 @ EXIT 27, BEATTY DRIVE, MOUNT HOLLY, NC 28012

MONUMENT SIGNAGE

NS New South Properties
NEWSOUTHPROP.COM

ONE REMAINING PAD SITE AVAILABLE FOR SALE OR BUILD-TO-SUIT

5'-9½" x 8'-0" = **46.33 Sq Ft PROPOSED** of 48.0 Sq Ft ALLOWED

*Tenant must provide 20amp 120volt **DEDICATED** circuit within 6' of sign

