



BELMONT | NC



# CHRONICLE MILL

RETAIL

FOUNDRY  
COMMERCIAL





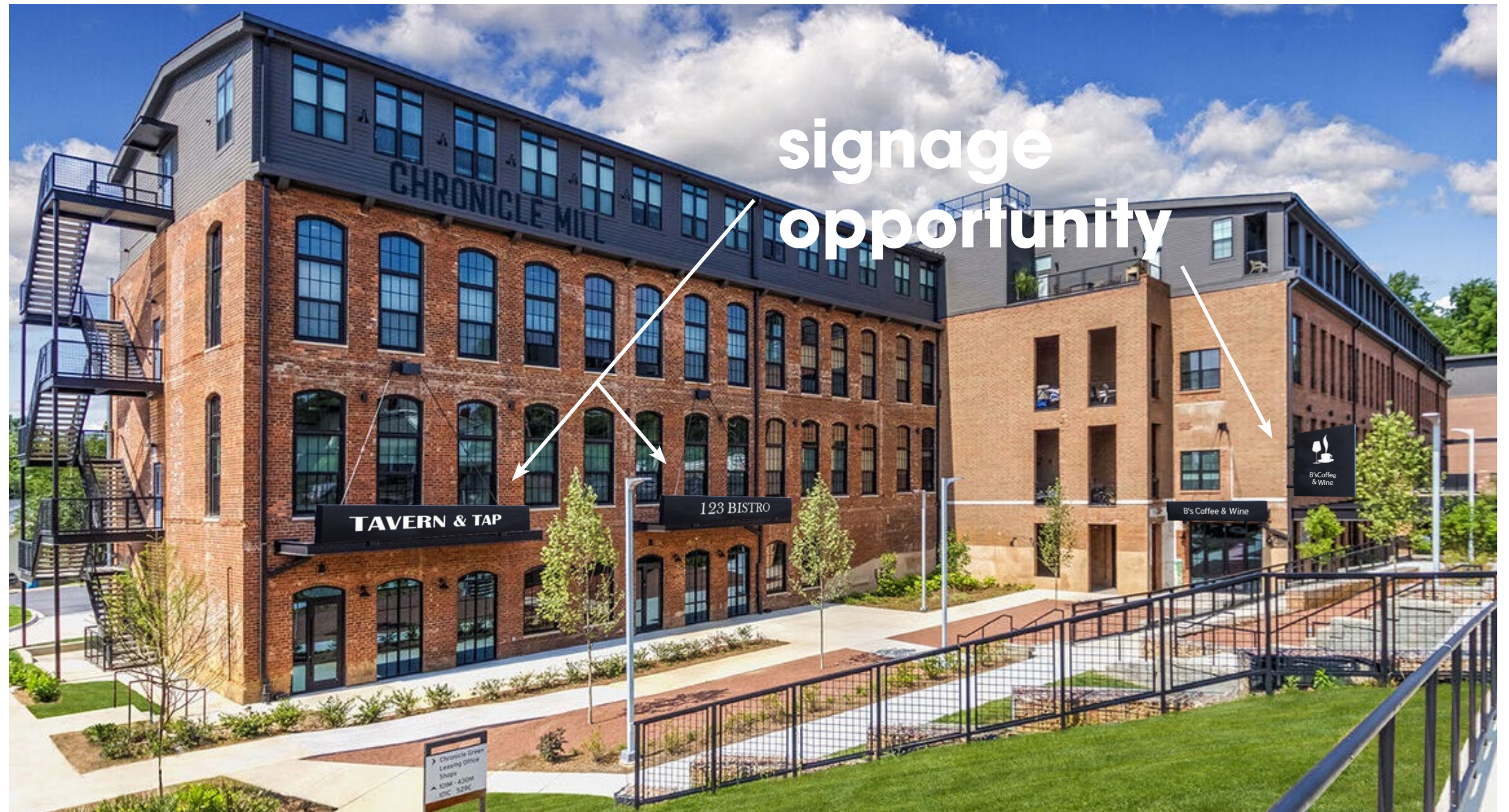
**vibes**  
to be had &  
an experience  
to be shared



## 2,629 & 6,315 SF restaurant and retail space **available**

large patio space for use by restaurant  
surrounded by open green space  
and garden

architectural features include exposed brick,  
original hardwood floors and  
timber beams

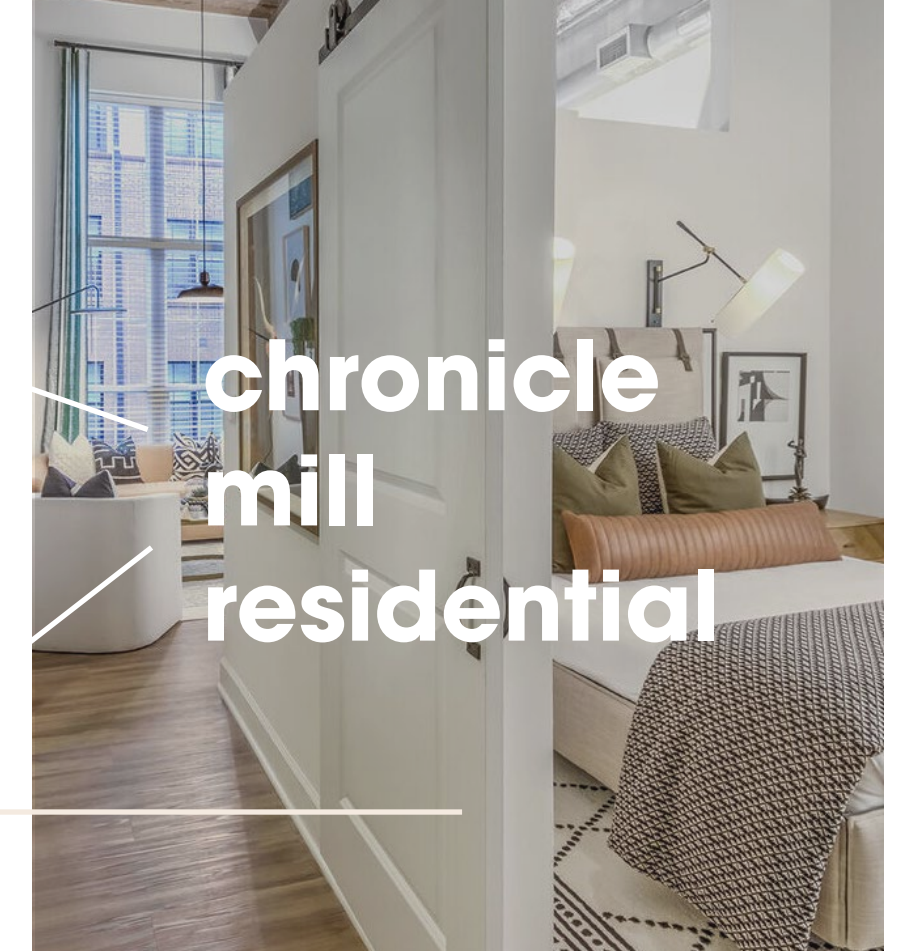






**238 apartments**  
(studio 1 & 2BR)

**98% leased**  
**95% occupied**



**chronicle  
mill  
residential**

# chronicle mill community

Belmont's name, meaning beautiful mountain, was inspired by nearby Crowders Mountain in 1883. The city's proximity to Charlotte and access to waterways is attracting investors and residents alike. Many see Belmont as the perfect place for outdoor activities, a short work commute, small town charm and a sense of community. Chronicle Mill will serve as a catalyst for area growth, connecting Belmont's downtown to the River District and surrounding neighborhoods.







**.4 miles**  
from downtown  
belmont

**1.5 miles**  
from belmont  
abbey college

**5 mins**  
from i-85

**23 mins**  
from charlotte msa



**76,840**  
est. population 2022

**\$76,775**  
avg household income

**38.9**  
Median age

**\$211,326**  
median home value 2022

**22,722**  
total employees

## prime location

Chronicle Mill is an adaptive reuse project located within the Charlotte MSA in neighboring Gaston County. The region has been ranked the number one fastest growing large economy with nearly 100 people moving to the region daily\*. Lower cost of living in neighborhoods ranging from vibrant urban centers, to quaint smaller towns, like Belmont, make the region a great fit for any lifestyle.

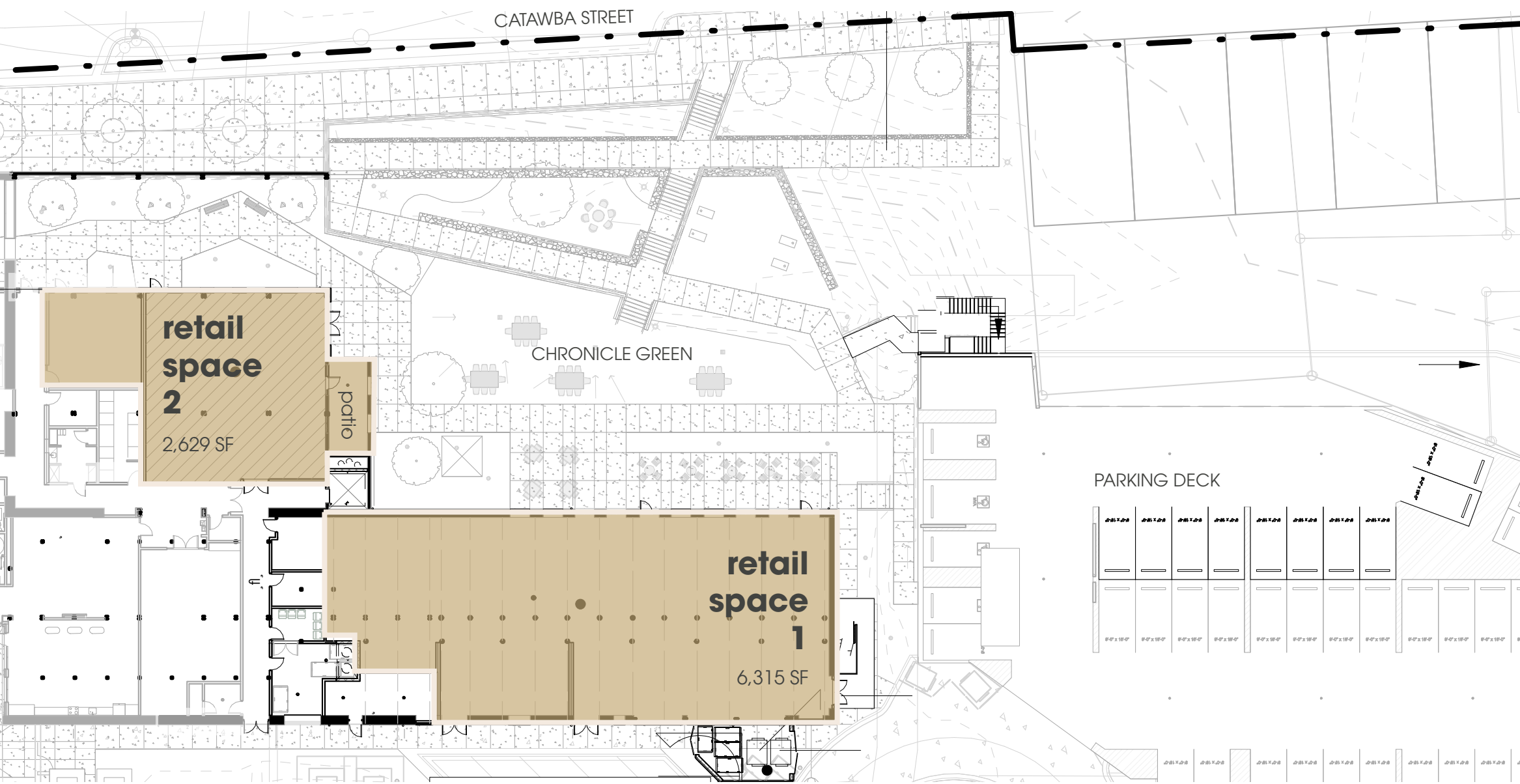
Directly to the west of the state's largest county, Mecklenburg, Gaston County comprises 15 towns, from

the tiny village of McAdenville "Christmastown USA" to the fourth largest city in the state, Gastonia.

As one of the most connected regions in the country, a wide variety of industries thrive here. Close proximity to Charlotte-Douglas International Airport and Gaston Municipal Airport, along with easy access to CSX rail, Amtrak, and the area's largest interstates offer connectivity for all.

\*U.S. Census Bureau; Bureau of Economic Analysis, 2018





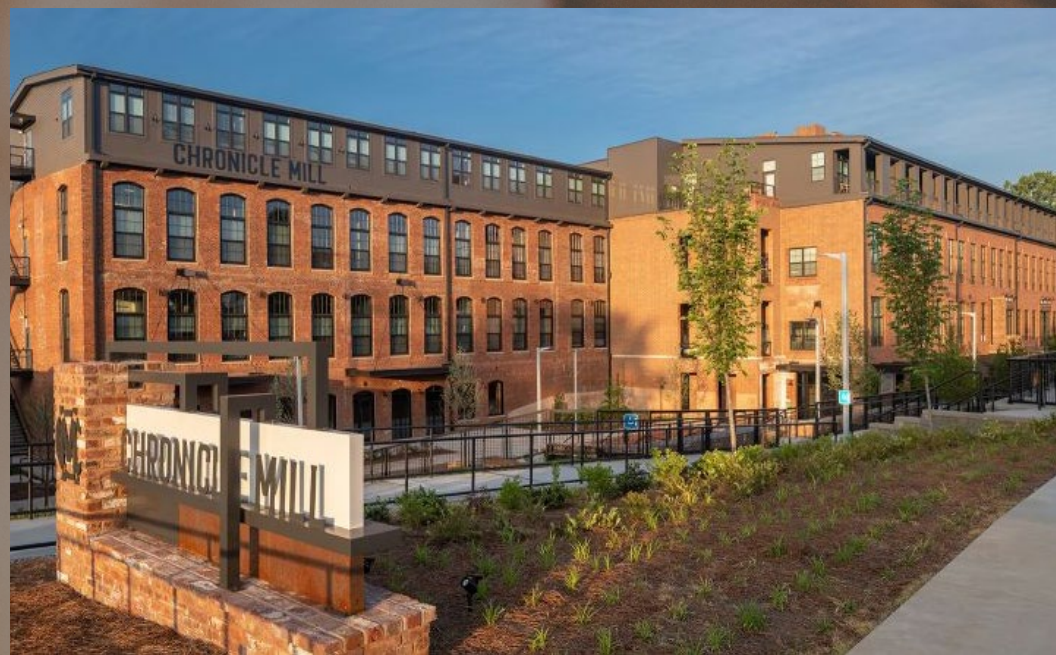
# site plan



- AVAILABLE
- NEGOTIATING
- LEASED







**chronicle  
mill**  
a place  
to gather



LEASED BY:

**FOUNDRY**  
COMMERCIAL

---

DEVELOPED BY:

 **ARMADA HOFFLER**



**CHRONICLE MILL**

KEELY HINES | **704.676.1563**  
keely.hines@foundrycommercial.com

NICOLE EDMONDS | **704.972.2617**  
nicole.edmonds@foundrycommercial.com