

For Lease: 2,101 to 3,977 SF of Class A Office/Medical Space

Kings Mountain Professional Center

502 West King Street, Kings Mountain, NC



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com



Gross Leasable Area:	24,861 SF
Lot Size:	1.33 AC
Location:	Directly off King Street, .3 mile from Kings Mountain Hospital
# of stories:	3
Parking Spaces On-Site:	75
Year Built:	2003
Elevator:	Yes
Construction:	Reinforced concrete & structural steel frame w/ brick exterior



BVBELK
PROPERTIES

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 www.bvbproperties.com

Executive Summary

Situated less than ½ mile from Kings Mountain Hospital (part of Atrium Healthcare network), the Kings Mountain Professional Center is a premiere 24,861 square foot medical & office building. The subject property is the highest-quality, freestanding office building in all of Kings Mountain, NC.

Built in 2003, the attractive 3-story brick building is filled with modern amenities and enjoys an excellent corner location on US-74 Business (King St). Superb visibility with multiple points of access guarantee easy accessibility from both US-74 and I-85, with Shelby and Gastonia located just minutes away.

Recent property upgrades include refurbishing of signage, renovated lower & middle level common areas, with new LED lighting throughout the parking lot & common areas.

Ample parking is assured with 75 existing marked spaces in 2 lots, with an available overflow lot located across King St in an included parcel.

The majority of the 7,210 SF lower level is occupied by Maxor Pharmaceutical. A lower-level 3,379 SF former physicians office is available. The entire main level is home to anchor tenant Kintegra Family Healthcare. The upper level is fully built out with two available medical or professional office suites,



including a recently upfitted suite 210 with a great open concept floorplan.

LOCATION OVERVIEW

Kings Mountain Professional Center is located just a few blocks from Kings Mountain Hospital on West King Street, the main east-west commercial thoroughfare in Kings Mountain. Affiliated with the Atrium Health network, Kings Mountain Hospital is a 102-bed facility with a dedicated chest pain center, in-house diagnostic imaging, multiple surgical suites, and a 24 hour ER.

Kings Mountain is a growing community just west of Charlotte, North Carolina with attractive demographics. The 2016 opening of a new Wal-Mart Neighborhood market across King Street solidifies this area's standing as the primary corridor of new commercial development in the market area.

The subject property is located on the busiest thoroughfare in Kings Mountain and conveniently situated just 3 miles from I-85 and 2 miles from Highway 74.



Renovated Common Areas





LL Suite #10





Top Floor Interior Upfit (#206)





Top Floor Interior Upfit (#210) Open Floor Plan for call center



Located .3 miles from the Kings Mountain Regional Hospital



Traffic Counts

King Street	13,000 vehicles/day
Hwy 74	33,000 vehicles/day
Interstate 85	44,000 vehicles/day

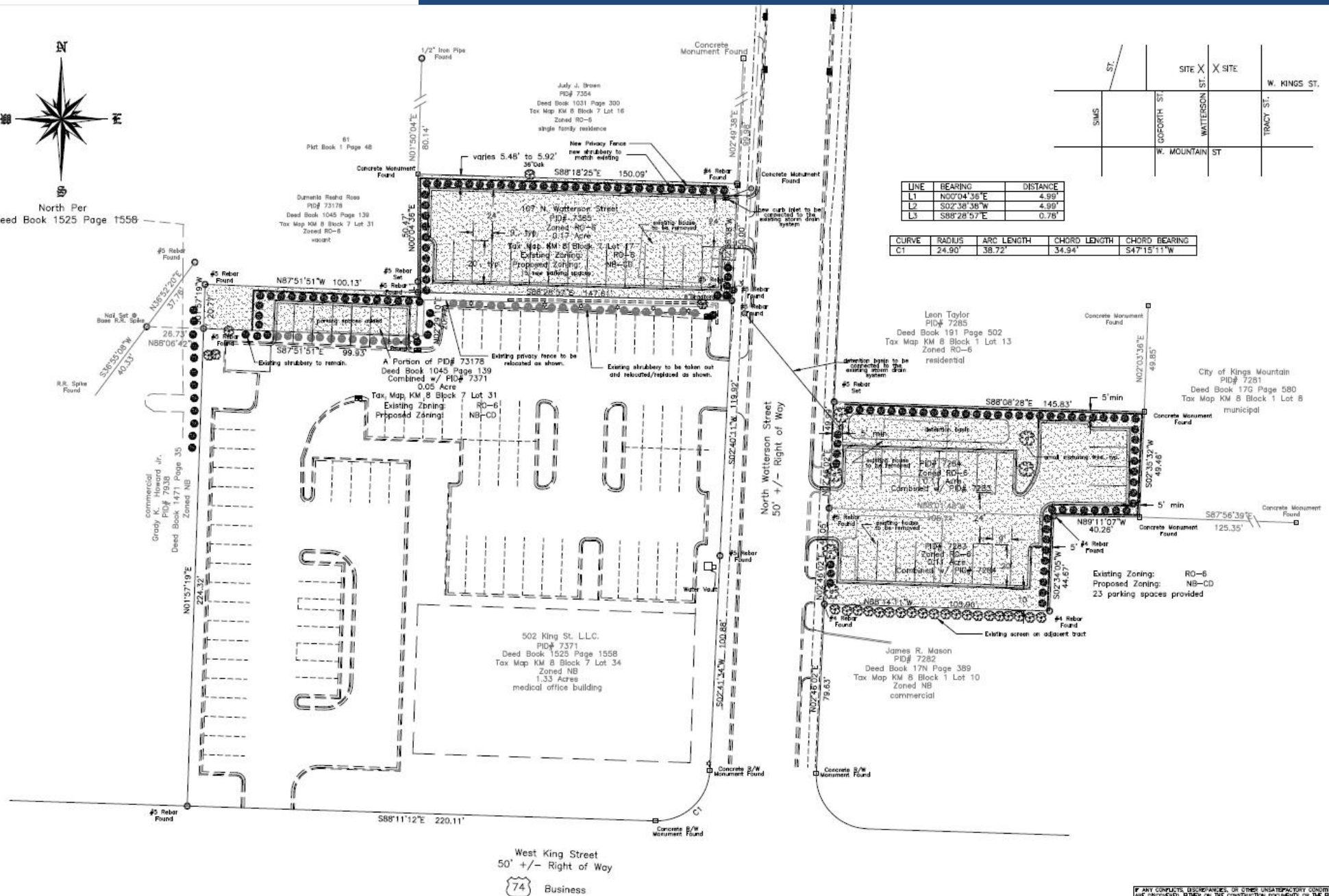
Available Spaces

Suite	Size
LL10	3,479 Sq Ft
206 (Upper Level)	2,101 Sq Ft
210 (Upper Level)	3,977 Sq Ft

Site Plan Kings Mountain Professional Center



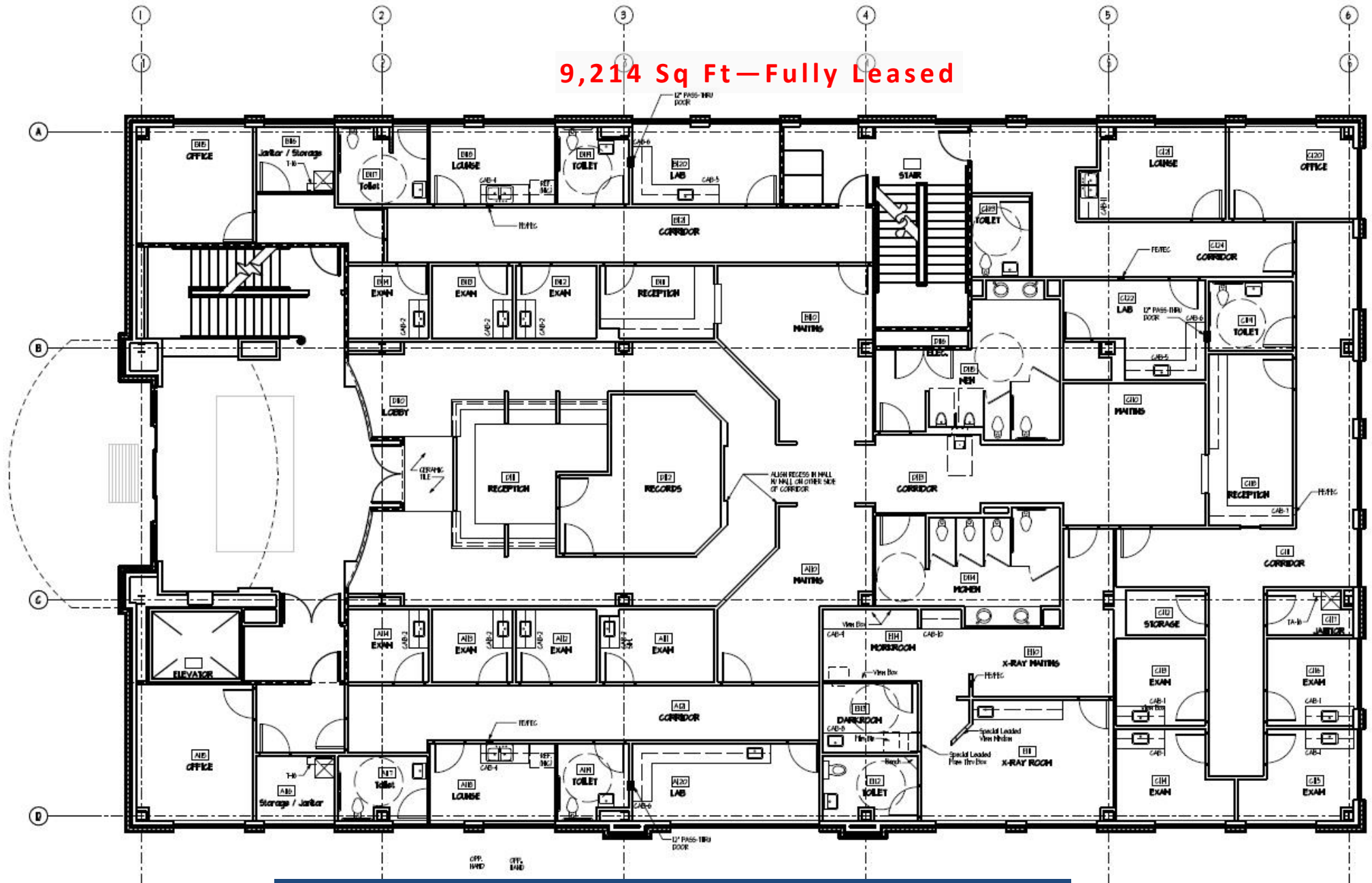
North Per
Deed Book 1525 Page 1558



IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR ON THE FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

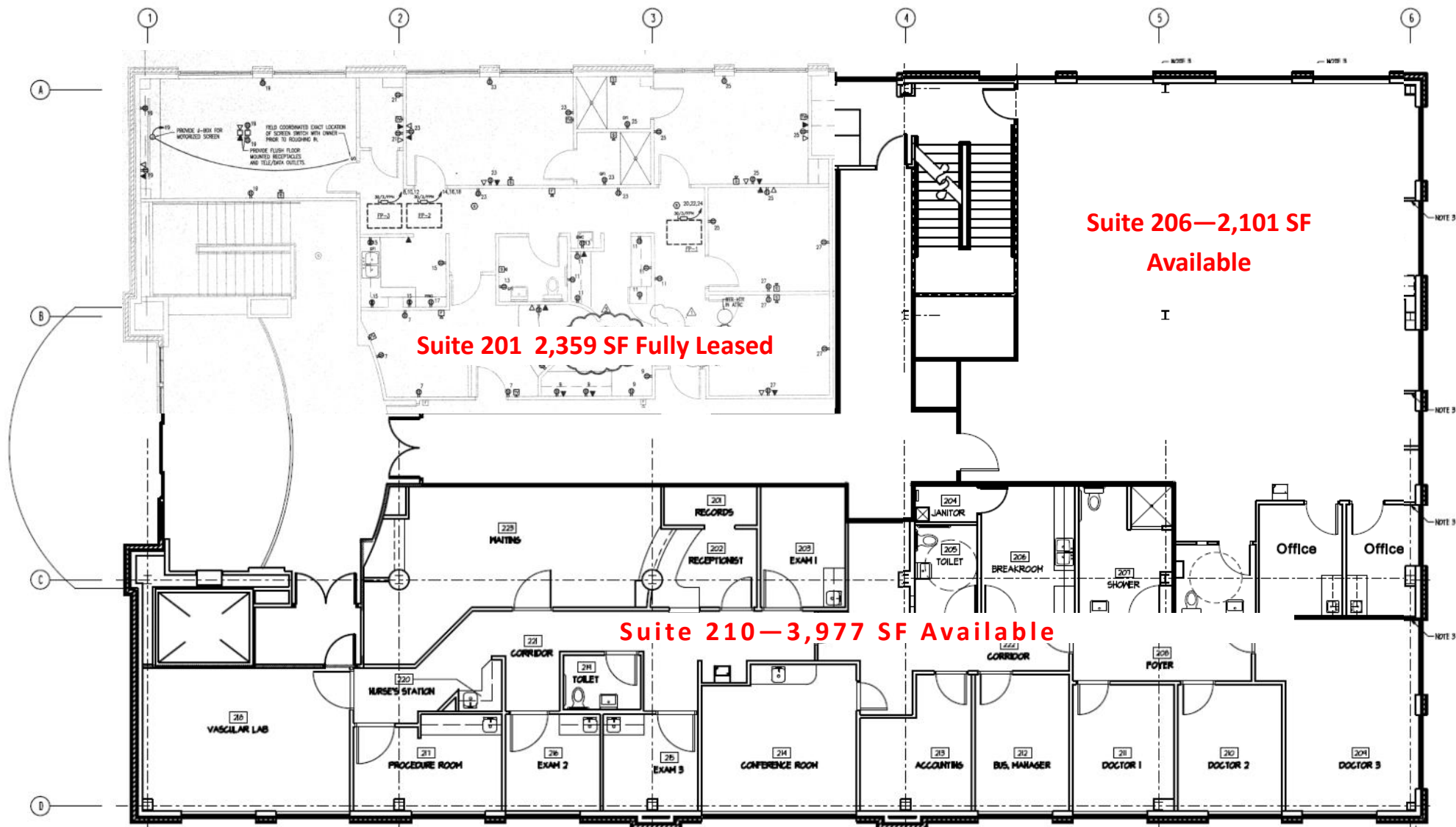


9,214 Sq Ft—Fully Leased



Middle Level Plan

BVBELK
PROPERTIES



Upper Level Plan

BVBELK
PROPERTIES



2019 Medical Expenditures Snapshot

Kings Mountain Professional Center
502 W King St, Kings Mountain, North Carolina, 28086
Ring: 5 mile radius

Latitude: 35.24098
Longitude: -81.35125

Demographic Summary

	2014	2019
Population	25,506	25,454
Households	10,015	10,015
Families	7,005	6,961
Median Household Income	\$40,048	\$45,804
Males per 100 Females	92.7	93.2

Population By Age

Population <5 Years	5.6%	5.6%
Population 65+ Years	16.7%	19.3%
Median Age	41.9	43.0

Spending Potential Index

Average Amount Spent

Total

Health Care

78

\$3,594.58

\$35,999,714

Medical Care

78

\$1,601.14

\$16,035,442

Physician Services

73

\$189.93

\$1,902,103

Dental Services

69

\$261.07

\$2,614,643

Eyecare Services

78

\$42.10

\$421,626

Lab Tests, X-Rays

86

\$56.11

\$561,953

Hospital Room and Hospital Services

86

\$168.81

\$1,690,655

Convalescent or Nursing Home Care

92

\$28.21

\$282,534

Other Medical services (1)

69

\$77.56

\$776,771

Nonprescription Drugs

81

\$102.20

\$1,023,580

Prescription Drugs

84

\$409.48

\$4,100,957

Nonprescription Vitamins

73

\$50.07

\$501,403

Medicare Prescription Drug Premium

89

\$76.73

\$768,442

Eyeglasses and Contact Lenses

75

\$65.93

\$660,251

Hearing Aids

78

\$20.47

\$205,023

Medical Equipment for General Use

79

\$4.66

\$46,714

Other Medical Supplies (2)

76

\$47.81

\$478,789

Health Insurance

77

\$1,993.44

\$19,964,272

Blue Cross/Blue Shield

78

\$645.67

\$6,466,401

Commercial Health Insurance

72

\$349.82

\$3,503,421

Health Maintenance Organization

68

\$297.29

\$2,977,312

Medicare Payments

87

\$442.75

\$4,434,117

Long Term Care Insurance

70

\$68.83

\$689,289

Other Health Insurance (3)

88

\$189.09

\$1,893,731

2020 Demographics

SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 35.2412/-81.3512

502 W King St		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Kings Mountain, NC 28086					
POPULATION	2020 Estimated Population	4,732	14,598	26,521	116,655
	2025 Projected Population	4,750	14,799	26,998	122,083
	2010 Census Population	4,556	14,015	25,593	111,870
	2000 Census Population	4,585	14,087	25,566	110,717
	Projected Annual Growth 2020 to 2025	-	0.3%	0.4%	0.9%
HOUSEHOLDS	Historical Annual Growth 2000 to 2020	0.2%	0.2%	0.2%	0.3%
	2020 Median Age	41.3	41.3	41.0	39.4
	2020 Estimated Households	1,979	5,965	10,630	45,677
	2025 Projected Households	1,964	5,991	10,744	47,699
	2010 Census Households	1,850	5,574	10,025	43,015
RACE AND ETHNICITY	2000 Census Households	1,844	5,483	9,805	42,148
	Projected Annual Growth 2020 to 2025	-0.2%	-	0.2%	0.9%
	Historical Annual Growth 2000 to 2020	0.4%	0.4%	0.4%	0.4%
	2020 Estimated White	72.5%	74.2%	76.8%	69.9%
	2020 Estimated Black or African American	21.8%	19.8%	17.3%	22.7%
INCOME	2020 Estimated Asian or Pacific Islander	2.2%	2.2%	2.1%	1.3%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	0.4%
	2020 Estimated Other Races	3.3%	3.5%	3.6%	5.7%
	2020 Estimated Hispanic	3.3%	3.2%	3.3%	6.6%
	2020 Estimated Average Household Income	\$53,829	\$54,148	\$56,182	\$59,980
EDUCATION (AGE 25+)	2020 Estimated Median Household Income	\$46,755	\$47,968	\$49,418	\$49,369
	2020 Estimated Per Capita Income	\$22,573	\$22,185	\$22,560	\$23,618
	2020 Estimated Elementary (Grade Level 0 to 8)	5.4%	3.9%	3.8%	5.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	7.3%	8.8%	9.7%	10.9%
	2020 Estimated High School Graduate	41.2%	39.9%	38.2%	35.2%
BUSINESS	2020 Estimated Some College	16.6%	21.3%	21.8%	22.0%
	2020 Estimated Associates Degree Only	11.9%	11.2%	12.5%	11.5%
	2020 Estimated Bachelors Degree Only	11.1%	9.3%	9.1%	10.4%
	2020 Estimated Graduate Degree	6.5%	5.5%	5.0%	4.9%
	2020 Estimated Total Businesses	218	551	750	3,328
	2020 Estimated Total Employees	2,623	7,487	9,234	39,875
	2020 Estimated Employee Population per Business	12.1	13.6	12.3	12.0
	2020 Estimated Residential Population per Business	21.8	26.5	35.4	35.0

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.