

# GIBSON SMITH REALTY CO.

ONE WACHOVIA CENTER

visit [www.gsrc.net](http://www.gsrc.net) for details | follow us on twitter @gibsmithrealty

February 2012 Listings

301 SOUTH COLLEGE ST., STE. 2150  
(704) 333-7151

CHARLOTTE, NC 28202  
FAX (704) 333-7154



PROPERTY	BROKER	SIZE	FEATURES	PRICE
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## RETAIL/OFFICE/SPECIAL USE FOR LEASE

### 4000/4100 MT HOLLY HUNTERSVILLE RD



JOHN N. JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304

0.9 & 1.6  
ac

- Two Retail Outparcels
- Part of large planned development
- Excellent topography, visibility, and access

Lot 1:  
\$44,692/yr

Lot 6:  
\$87,816/yr

### 360 MONROE HWY



F.G. "BUDDY"  
HEGE, CCIM  
[bhege@gsrc.net](mailto:bhege@gsrc.net)  
EXT. 305

17,545± sf

- Zoned B-3
- 3 Drive-in doors
- Skylights in warehouse

\$2.75/SF  
NNN

### 3333 SCOTT FUTRELL DR



JOHN JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304

13,111± sf

- Super high visibility
- I-85/Billy Graham Parkway
- Northwest Charlotte
- Brick and glass construction

\$5.22/sf

### 7143 SOUTH BV

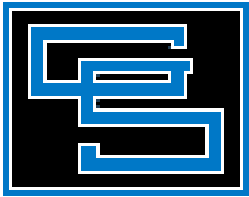


JOHN JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304

9,543± sf

- Masonry building w/3 Drive-in doors
- Busy South Boulevard
- Across from light rail Arrowood Station
- Paved parking

\$12,526.13/  
mo



# GIBSON SMITH REALTY CO.

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### 2315 SOUTH BV

JOHN JONES  
[jjones@gsrtc.net](mailto:jjones@gsrtc.net)  
EXT. 304

6,121± sf

- Historic South End
- Near new Lowes Home Store
- Retail exposure office warehouse
- \$1.00 psf annual increases

\$12.00/sf  
**REDUCED!**  
\$7.50/sf +  
Taxes & Ins.



### 420 WEST 5<sup>th</sup> STREET

JOHN JONES  
[jjones@gsrtc.net](mailto:jjones@gsrtc.net)  
EXT. 304

5,360± sf

- Historic fire station built in 1922
- Brick construction Uptown!
- Great location for restaurant or offices
- 3 Drive-in doors
- 3-1/2 blocks from The Square

\$17.00/sf  
plus Taxes



### 6331 SOUTH BV

JOHN JONES  
[jjones@gsrtc.net](mailto:jjones@gsrtc.net)  
EXT. 304

3,815± sf

- Zoned B-2
- Parcel 173-041-72
- Six bays
- Large pole sign
- Office with custom lounge

\$4,450/mo



### 8909-A E INDEPENDENCE BV

JOHN JONES  
[jjones@gsrtc.net](mailto:jjones@gsrtc.net)  
EXT. 304

3,600± sf

- Zoned B-2
- Parcel 193-201-01
- Two 10' x 10' drive-in bays
- Fully air conditioned
- Full glass front

\$4,500/mo



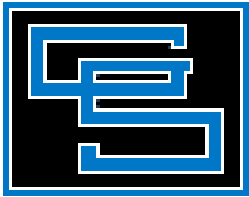
### 3121-C N SHARON AMITY RD

JOHN JONES  
[jjones@gsrtc.net](mailto:jjones@gsrtc.net)  
EXT. 304

3,000 sf

- Great Exposure, High Traffic Location
- Visible from Albemarle & Sharon Amity Intersection
- Next to new O'Reilly Auto Parts and Direct Insurance

\$14.00/sf +  
\$2.19 CAM  
\$4,047.50/mo



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### 6721 E INDEPENDENCE BV



WARD MULLIS  
[wmullis@gsrc.net](mailto:wmullis@gsrc.net)  
EXT. 301

1,200 to  
3,200 sf

- Zoned B-2
- Retail Space

\$13.50/sf

### HWY 16 at LAKE NORMAN



JOHN JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304

1,330 (2)  
to 2,660 sf

- Adjustable or Fixed Lease Rate Option – You Pick
- Great visibility and access
- Next to new Wendy's restaurant
- Brick construction/glass front

See flyer

### 1544 ST. GEORGE ST.



WARD F. MULLIS  
[wmullis@gsrc.net](mailto:wmullis@gsrc.net)  
EXT. 301

2,048±

- Tax ID 129-041-37 & 40
- Zoned B-2
- 700± sf Office

\$3,500/mo

## FOR SALE

### 100 SOUTHSIDE DRIVE



H.P. SMITH, CCIM  
[hpsmith@gsrc.net](mailto:hpsmith@gsrc.net)  
EXT. 307

20,767± sf

- Net-Leased Investment – Office/Warehouse
- 9.00% CAP Rate
- Excellent building condition, quality tenant
- Very clean use

\$1,795,000

### 7829 OLD CONCORD ROAD

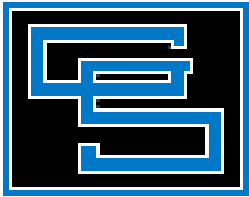


JOHN N. JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304

18,400± sf

- High-tech sanctuary accommodates 500
- 4.04± Acres
- University Area
- Seller will consider 2<sup>nd</sup> note to help with the down payment

**REDUCED!**  
~~\$2,500,000~~  
**\$2,300,000**  
**if closed in 60 days**



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## 7143 SOUTH BV

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[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304

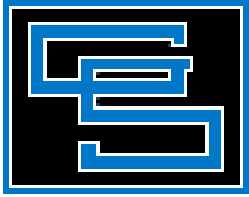
9,543± sf

- Masonry building w/3 Drive-in doors
- Busy South Boulevard
- Across from light rail Arrowood Station
- Paved parking

\$1,600,000

## LAND FOR SALE

Stonebridge Subdivision Union County	H.P. SMITH, CCIM <a href="mailto:hpsmith@gsrc.net">hpsmith@gsrc.net</a> EXT. 307	304± acres	<ul style="list-style-type: none"> <li>• 82 Fully Developed Lots</li> <li>• Close to Waxhaw &amp; Wesley Chapel Shopping</li> <li>• Declarant Rights Transferred</li> </ul>	\$3,958,000
Apple Creek Village Gastonia, NC	F.G. "BUDDY" HEGE, CCIM <a href="mailto:bhege@gsrc.net">bhege@gsrc.net</a> EXT. 305	58± acres	<ul style="list-style-type: none"> <li>• 291 Lots in various stages of development</li> <li>• Possible change of zoning to industrial</li> <li>• Utilities on site</li> </ul>	\$875,000
Southgate Business Park Fort Mill, SC	F.G. "BUDDY" HEGE, CCIM <a href="mailto:bhege@gsrc.net">bhege@gsrc.net</a> EXT. 305	1 to 33.61± acres	<ul style="list-style-type: none"> <li>• 1-28 ac sites available</li> <li>• Zoned B-3</li> <li>• Buy or Build to Suit</li> </ul>	See flyer Varies
Krefeld Drive Charlotte, NC	JOHN JONES <a href="mailto:jjones@gsrc.net">jjones@gsrc.net</a> EXT. 304	13.52± acres	<ul style="list-style-type: none"> <li>• Property zoned for 292 multi-family units</li> <li>• Zoned R-6 MF (CD)</li> <li>• Parcel 193-56-102</li> </ul>	\$2,252,800
Business Center Drive	F.G. "BUDDY" HEGE, CCIM <a href="mailto:bhege@gsrc.net">bhege@gsrc.net</a> EXT. 305	13± acres	<ul style="list-style-type: none"> <li>• Excellent I-85 Visibility</li> <li>• Easy access to Charlotte Douglas International Airport</li> <li>• Prime location</li> </ul>	\$59,900/ac
Autumn Woods Subdivision Mt. Holly, NC	F.G. "BUDDY" HEGE, CCIM <a href="mailto:bhege@gsrc.net">bhege@gsrc.net</a> EXT. 305	8± acres	<ul style="list-style-type: none"> <li>• Total 70 building lots</li> <li>• 30 Single-Family; 40 Townhome Pads</li> <li>• Utilities at site</li> </ul>	\$690,000
The Commons at Monroe & Sardis, Matthews, NC	F.G. "BUDDY" HEGE, CCIM <a href="mailto:bhege@gsrc.net">bhege@gsrc.net</a> EXT. 305	5± acres	<ul style="list-style-type: none"> <li>• Multi-Family Property</li> <li>• Parcel #213-22-171</li> <li>• Utilities at site</li> </ul>	<b>REDUCED!</b> \$249,900



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<b>Galleria Blvd</b>	F.G. "BUDDY" HEGE, CCIM <a href="mailto:bhege@gsrc.net">bhege@gsrc.net</a> EXT. 305	2.0 ac	<ul style="list-style-type: none"> <li>Commercial Zoned</li> <li>Offers office, business, and commercial class zoning permitting a variety of uses</li> </ul>	\$575,000
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### INVESTMENT PROPERTIES

#### 100 SOUTHSIDE DRIVE



H.P. SMITH, CCIM <a href="mailto:hpsmith@gsrc.net">hpsmith@gsrc.net</a> EXT. 307	20,767± sf	<ul style="list-style-type: none"> <li>Net-Leased Investment – Office/Warehouse</li> <li>9.00% CAP Rate</li> <li>Excellent building condition, quality tenant</li> <li>Very clean use</li> </ul>	\$1,795,000
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#### W THOMAS, HAMMOND, LA



H.P. SMITH, CCIM <a href="mailto:hpsmith@gsrc.net">hpsmith@gsrc.net</a> EXT. 307	21,960± sf	<ul style="list-style-type: none"> <li>Wal-Mart Shadow Center</li> <li>7 Tdenants – 92% Occupied</li> <li>NOI \$272,935</li> <li>Built 2005</li> </ul>	\$3,450,000
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#### 6404 GROOM RD, BAKER, LA

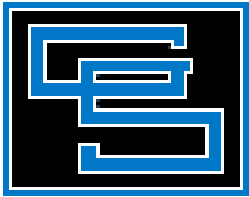


H.P. SMITH, CCIM <a href="mailto:hpsmith@gsrc.net">hpsmith@gsrc.net</a> EXT. 307	16,102± sf	<ul style="list-style-type: none"> <li>Wal-Mart Super Center Shadow Center</li> <li>6 Tenants – 100% Occupied</li> <li>NOI \$193,700</li> </ul>	\$2,420,000
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#### HWY 27, TRION, GA



H.P. SMITH, CCIM <a href="mailto:hpsmith@gsrc.net">hpsmith@gsrc.net</a> EXT. 307	11,840± sf	<ul style="list-style-type: none"> <li>Wal-Mart Super Center Shadow Center</li> <li>5 Tenants – 100% Occupied</li> <li>NOI \$116,160</li> <li>Built 2005</li> </ul>	\$1,395,000
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## SPECIAL USE PROPERTIES

### 920 N SHARON AMITY RD



JOHN JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304 36,780± sf

- Super Access – Long Road Frontage
- Attractive architecture with high ceiling
- Stained glass in the Sanctuary
- Good paved parking
- Sanctuary: 19,530± / School: 17,520±
- May sell school and sanctuary separately

~~\$4,430,000~~  
**REDUCED!**  
\$3,400,000

### 2200 ASHLEY ROAD



JOHN JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304 34,000± sf

- Great Access
- Near new Wal Mart and I-85 & I-77
- Calvary Baptist Church – Very Nice
- Nice gymnasium and daycare, pipe organ
- 061-094-01, 061-092-01

**GREAT DEAL!**

~~\$2,750,000~~  
**REDUCED!**  
\$2,100,000

### 7829 OLD CONCORD ROAD



JOHN N. JONES  
[jjones@gsrc.net](mailto:jjones@gsrc.net)  
EXT. 304 18,400± sf

- High-tech sanctuary accommodates 500
- 4.04± Acres
- University Area
- Seller will consider 2<sup>nd</sup> note to help with the down payment

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**\$2,300,000**  
**if closed in 60 days**