

MATTHEWS™



CUBESMART SELF STORAGE (MANAGED)

2324 S POINT RD, BELMONT, NC | OFFERING MEMORANDUM



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EXCLUSIVELY LISTED BY:

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

License No. 394903 (GA)

BROKER OF RECORD

Gerard Hamas

License No. 362768 (NC)

Firm No. C42113 (NC)

2324 S Point Rd, Belmont, NC



Approved Split Level Expansion

NRSF - ±64,332 SF



Downtown Charlotte
±18 Miles Away

Charlotte Douglas International Airport
±11 Miles Away

Belmont Town Center
±3.2 Miles



Charlotte Premium Outlets



The Collins
±350 Units

Harris Teeter

The River District | David Weekley Homes
±267 Homes

New Development

Axis Berewick
±266 Units

Keltonwood at Berewick
±230 Units

±160 Employees
DUKE ENERGY

SOUTH POINT SOCIAL

DOLLAR GENERAL

CATAWBA OUTDOOR SUPPLY
OUTSIDE TOGETHER

Robinson Homes
Custom Home Builder

273

S Point Rd

Eaton
Powering Business Worldwide

Subject Property





Wilkinson Blvd and Sam Wilson Rd Apartments
±278 Units

Old Dowd Road and Amos Smith Road Mixed Use
Pre-Construction/Negotiated

The Morris at Belmont
±322 Units

Chronicle Mill
±240 Units

Henry Chapel Community
±628 Units

Union New Hope Road
±650 Units

River North Residential Development
±488 Units

Union New Hope Rd
Mixed Use Development

Subject Property

Garrison Road Residential
±270 Units

Steele Creek Road Townhomes
±72 Units

Union New Hope Road
Residential Development

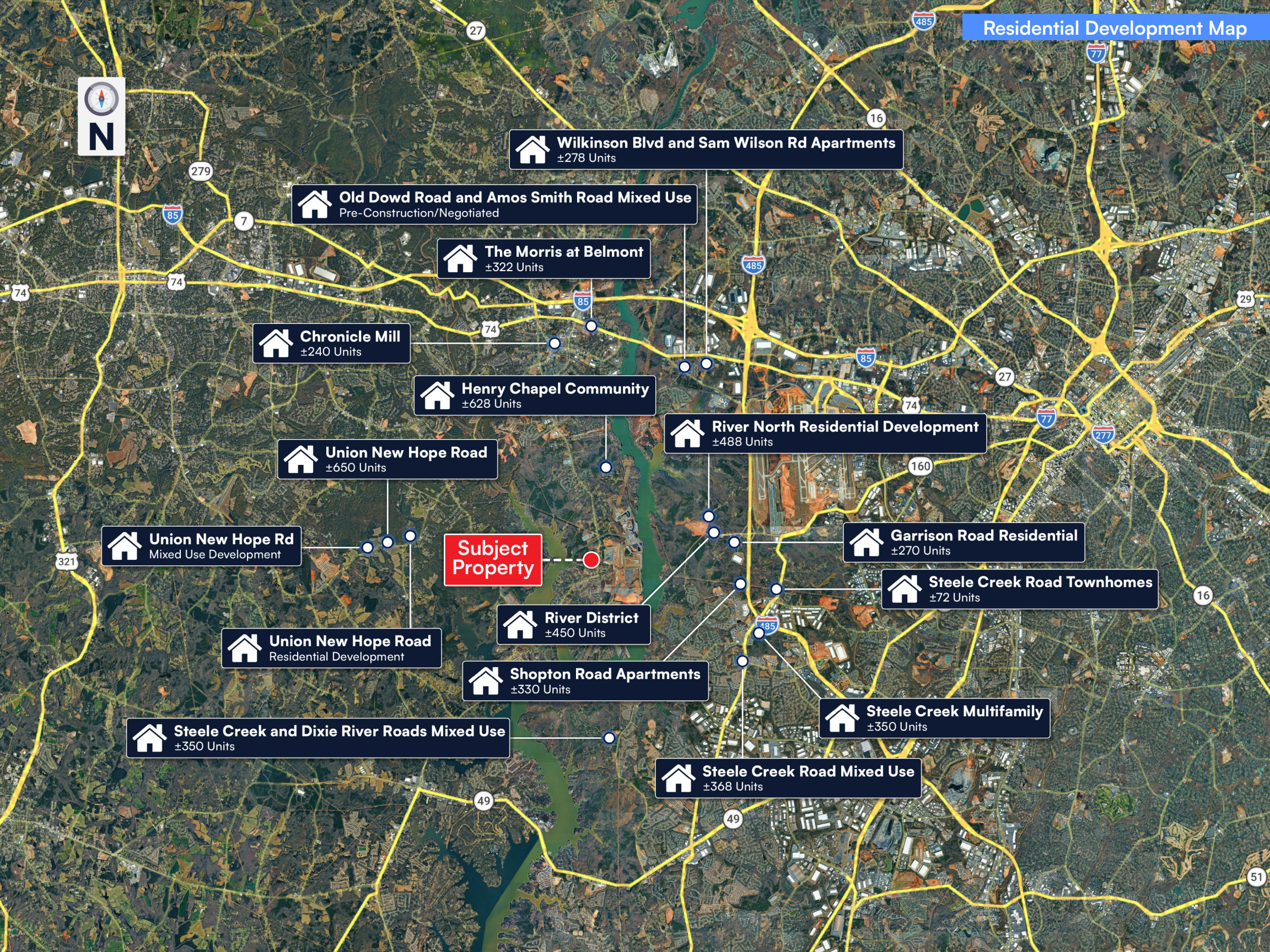
River District
±450 Units

Shopton Road Apartments
±330 Units

Steele Creek Multifamily
±350 Units

Steele Creek and Dixie River Roads Mixed Use
±350 Units

Steele Creek Road Mixed Use
±368 Units





| EXECUTIVE SUMMARY

The Opportunity

Matthews™ has been exclusively hired to market for sale a recently built “CubeSmart” third-party managed self-storage facility totaling ±64,332 rentable square feet across 154 climate-controlled and 345 non-climate units in Belmont, North Carolina. The facility was opened in September 2024 and is located within 10 miles of downtown Charlotte, yet maintains a very favorable 4.46 square feet of self-storage per person within a 3-mile radius, with zero new self-storage developments planned in that radius, according to TractIQ.

The property also includes a rough graded pad that a new split-level all-climate controlled building can be constructed on. This building would total 17,600 rentable SF, based on the original plans that were drafted. The trade area has strong demographics as well, with average household income in a 1-mile radius at \$154k and median household incomes at \$116k. The 3-mile average incomes are also \$130k, and the median incomes are \$107k. Population growth is projected annually at 1.70% in a 1-mile radius and 1.60% in a 3-mile radius for the next five years as well.

An additional 8,846 residential units totaling over \$5.3 billion in estimated value are in the development pipeline right now within a 5-mile radius (TractIQ), and the property is strategically located off of South Point Road and lies only five miles across the Catawba River from Charlotte Douglas International Airport (CLT). The Charlotte MSA, now approaching 2.9 million residents, ranked among the nation’s top five metros for numeric population growth in 2025, adding over 54,000 people in a single year and more than 278,700 since 2020. CLT serves as the region’s primary economic engine, generating nearly \$40 billion in annual economic impact across North and South Carolina while supporting approximately 167,000 jobs in North Carolina alone and accounting for roughly 5% of the state’s GDP.

This opportunity is being offered on in a market bid format. The Call for Offers date is set for Thursday, May 14th, 2026. Please contact Austin McLeod to discuss pricing guidance and gain access to the deal room.





01

PROPERTY
DETAILS



ASSET OVERVIEW

Facility Name	CubeSmart Self-Storage (Managed)
Address	2324 S Point Rd
City, State	Belmont, NC
County	Gaston County
Parcel Number	310018
Lot Size (Acres)	±6.53
Year Built	2025
Number of Buildings	9
Number of Stories	1
Net Rentable SF	±64,332
Total Units	513
Climate Controlled Units	154
Non-Climate Controlled Units	345
Parking Spaces	14
Unit Occupancy	30%
Square Foot Occupancy	31%
Economic Occupancy	20%
3-Mile SF/Capita	4.46
5-Mile SF/Capita	6.46
Management	Third-Party Management
Foundation	Concrete
Framing	Steel
Roof	Metal
Parking Surface	Paved
Entry	Keypad Access
Traffic Counts	±8,600 VPD
Flood Zone	No
On-Site Apartment	No

INVESTMENT HIGHLIGHTS

- Rough graded pad on-site approved for a 17,600 net rentable square foot bi-level all-climate building
- Only 4.46 Square Feet Per Capita in a 3-mile radius
- Average household incomes in a 1-mile are \$154k, median household incomes are \$116k, while 3-mile average incomes are \$130k and median are \$107k
- Population growth projected annually at 1.70% in a 1-mile and 1.60% in a 3-mile for the next 5 years
- Attractive basis for recently constructed product
- 8,846 Residential Units in the development pipeline within a 5-mile radius totaling over \$5.3 Billion in total value (according to TractIQ)
- Zero new self-storage developments showing within a 3-mile radius on TractIQ
- Located in close proximity to Duke Energy's Allen Steam Station redevelopment — a recently completed \$100 Million project, as well as Belmont Abbey College and CaroMont Health, one of Gaston County's largest employers with over 4,300 employees system-wide



LISTING DETAILS

MARKET BID

List Price

\$284,884

Year 1 NOI

\$519,525

Year 2 NOI

\$739,240

Year 4 NOI

513

Total Units

154

Climate Controlled Units

345

Non-Climate Controlled Units

±64,332

NRSF

4.46

3-Mile SF/Capita

6.46

5-Mile SF/Capita



Drone Photos





Interior & Office Photos



UNIT MIX

Climate Controlled - Ground Level

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 7	35	2	2	0	70	\$50	\$100	\$1,200
5 X 10	50	18	6	12	900	\$121	\$2,178	\$26,136
7 X 10	70	18	6	12	1,260	\$134	\$2,412	\$28,944
10 X 7	70	14	3	11	980	\$153	\$2,142	\$25,704
9 X 9	81	2	2	0	162	\$157	\$314	\$3,768
10 X 10	100	60	16	44	6,000	\$210	\$12,600	\$151,200
10 X 10	100	1	0	1	100	\$227	\$227	\$2,724
20 X 7	140	1	0	1	140	\$214	\$214	\$2,568
10 X 15	150	12	7	5	1,800	\$216	\$2,592	\$31,104
15 X 10	150	5	3	2	750	\$228	\$1,140	\$13,680
20 X 10	200	1	1	0	200	\$235	\$235	\$2,820
20 X 10	200	8	4	4	1,600	\$239	\$1,912	\$22,944
10 X 25	250	3	2	1	750	\$246	\$738	\$8,856
20 X 15	300	4	2	2	1,200	\$307	\$1,228	\$14,736
30 X 10	300	5	5	0	1,500	\$285	\$1,425	\$17,100
Totals	-	154	59	95	17,412	-	\$29,457	\$353,484

UNIT MIX

Non-Climate Controlled

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
5 X 5	25	4	2	2	100	\$48	\$192	\$2,304
5 X 10	50	5	5	0	250	\$89	\$445	\$5,340
5 X 10	50	2	2	0	100	\$89	\$178	\$2,136
5 X 10	50	6	4	2	300	\$89	\$534	\$6,408
7 X 10	70	16	5	11	1,120	\$91	\$1,456	\$17,472
8 X 10	80	26	3	23	2,080	\$100	\$2,600	\$31,200
8 X 10	80	14	1	13	1,120	\$108	\$1,512	\$18,144
8 X 10	80	10	0	10	800	\$116	\$1,160	\$13,920
10 X 10	100	24	18	6	2,400	\$169	\$4,056	\$48,672
10 X 10	100	78	1	77	7,800	\$183	\$14,274	\$171,288
10 X 10	100	8	0	8	800	\$196	\$1,568	\$18,816
10 X 15	150	50	7	43	7,500	\$235	\$11,750	\$141,000
10 X 15	150	4	4	0	600	\$235	\$940	\$11,280
10 X 15	150	3	2	1	450	\$254	\$762	\$9,144
10 X 20	200	51	1	50	10,200	\$262	\$13,362	\$160,344
10 X 20	200	18	16	2	3,600	\$242	\$4,356	\$52,272
10 X 20	200	5	1	4	1,000	\$281	\$1,405	\$16,860
10 X 30	300	8	6	2	2,400	\$481	\$3,848	\$46,176
10 X 30	300	6	2	4	1,800	\$520	\$3,120	\$37,440
10 X 30	300	3	1	2	900	\$558	\$1,674	\$20,088
20 X 20	400	4	2	2	1,600	\$521	\$2,084	\$25,008
Totals	-	345	83	262	46,920	-	\$71,276	\$855,312

Open Parking

Unit Size	Unit SF	Total Units	Occupied	Vacant	Net Rentable SF	Current Rates	Monthly GPI	Annual Total
0 X 20	0	14	14	0	0	\$132	\$1,848	\$22,176
Totals	-	14	14	0	0	-	\$1,848	\$22,176

Facility Totals	-	513	156	357	64,332	-	\$102,581	\$1,230,972
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FINANCIAL OVERVIEW

	T-1		Year 1		Year 2		Year 3		Year 4						
	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF	Total	\$ PSF					
Income															
Gross Potential Rent	\$968,671	\$15.06	\$968,671	\$15.06	\$968,671	\$15.06	\$1,017,105	\$15.81	\$1,067,960	\$16.60					
Merchandise Sales	\$994	\$0.02	\$1,024	\$0.02	\$1,055	\$0.02	\$1,086	\$0.02	\$1,119	\$0.02					
Tenant Insurance (Net)	\$8,512	\$0.13	\$15,569	\$0.24	\$25,299	\$0.39	\$33,084	\$0.51	\$34,076	\$0.53					
Admin Fees	\$6,612	\$0.10	\$6,810	\$0.11	\$7,015	\$0.11	\$7,225	\$0.11	\$7,442	\$0.12					
Late Fees	\$4,709	\$0.07	\$6,357	\$0.10	\$11,125	\$0.17	\$12,238	\$0.19	\$12,605	\$0.20					
Economic Vacancy	-79.9%	(\$773,683)	(\$12.03)	-50.0%	(\$484,336)	(\$7.53)	-25.0%	(\$242,168)	(\$3.76)	-10.0%	(\$101,710)	(\$1.58)	-10.0%	(\$106,796)	(\$1.66)
Effective Gross Income	\$215,815	\$3.35	\$514,096	\$7.99	\$770,997	\$11.98	\$969,027	\$15.06	\$1,016,405	\$15.80					
Expenses															
Real Estate Taxes	\$20,955	\$0.33	\$53,029	\$0.82	\$53,029	\$0.82	\$53,029	\$0.82	\$53,029	\$0.82					
Insurance	\$14,509	\$0.23	\$14,799	\$0.23	\$15,095	\$0.23	\$15,397	\$0.24	\$15,705	\$0.24					
Utilities & Trash	\$12,955	\$0.20	\$13,214	\$0.21	\$13,478	\$0.21	\$13,748	\$0.21	\$14,023	\$0.22					
On-Site Payroll	\$50,786	\$0.79	\$51,802	\$0.81	\$52,838	\$0.82	\$53,895	\$0.84	\$54,972	\$0.85					
Management Fees	\$24,000	\$0.37	\$25,705	\$0.40	\$38,550	\$0.60	\$48,451	\$0.75	\$50,820	\$0.79					
Bank and Credit Card Fees	\$3,853	\$0.06	\$11,567	\$0.18	\$17,347	\$0.27	\$21,803	\$0.34	\$22,869	\$0.36					
Advertising & Marketing	\$31,821	\$0.49	\$32,457	\$0.50	\$33,107	\$0.51	\$33,769	\$0.52	\$34,444	\$0.54					
Office & Administrative	\$13,640	\$0.21	\$13,913	\$0.22	\$14,191	\$0.22	\$14,475	\$0.23	\$14,764	\$0.23					
Telephone & Internet	\$2,081	\$0.03	\$2,123	\$0.03	\$2,165	\$0.03	\$2,208	\$0.03	\$2,253	\$0.04					
Repairs & Maintenance	\$10,395	\$0.16	\$10,603	\$0.16	\$10,815	\$0.17	\$11,031	\$0.17	\$11,252	\$0.17					
Total Operating Expenses	\$184,995	\$2.88	\$229,211	\$3.56	\$250,615	\$3.90	\$267,806	\$4.16	\$274,131	\$4.26					
<i>Operating Expense Ratio</i>	85.7%	-	44.6%	-	32.5%	-	27.6%	-	27.0%	-					
Net Operating Income	\$30,820	\$0.48	\$284,884	\$4.43	\$520,382	\$8.09	\$701,221	\$10.90	\$742,274	\$11.54					

ASSUMPTIONS:

- Gross Potential Rent - Unchanged in Year 1 and Year 2, and 5% increases in Year 3 and Year 4
- Tenant Insurance (Self-Storage Units Only) - 40% penetration x \$6.50 (Profit) x 12 months in Year 1, 65% penetration in Year 2, 85% penetration in Year 3, 3% annual growth moving forward
- Admin Fees - 3% annual growth moving forward
- Real Estate Taxes - Estimated in Year 1 based on the sale price (with 30% goodwill allocation) and current millage rate, followed by 2% annual growth moving forward
- Insurance Expense - 2% annual growth starting in Year 1
- Utilities Expense - 2% annual growth starting in Year 1
- Management Fee - 5% of Effective Gross Income
- Bank and Credit Card Fees - 2.25% of Effective Gross Income
- Advertising & Marketing - 2% annual growth moving forward
- Office & Administrative - 2% annual growth starting in Year 1
- Telephone & Internet - 2% annual growth starting in Year 1
- Repairs & Maintenance - 2% annual growth starting in Year 1

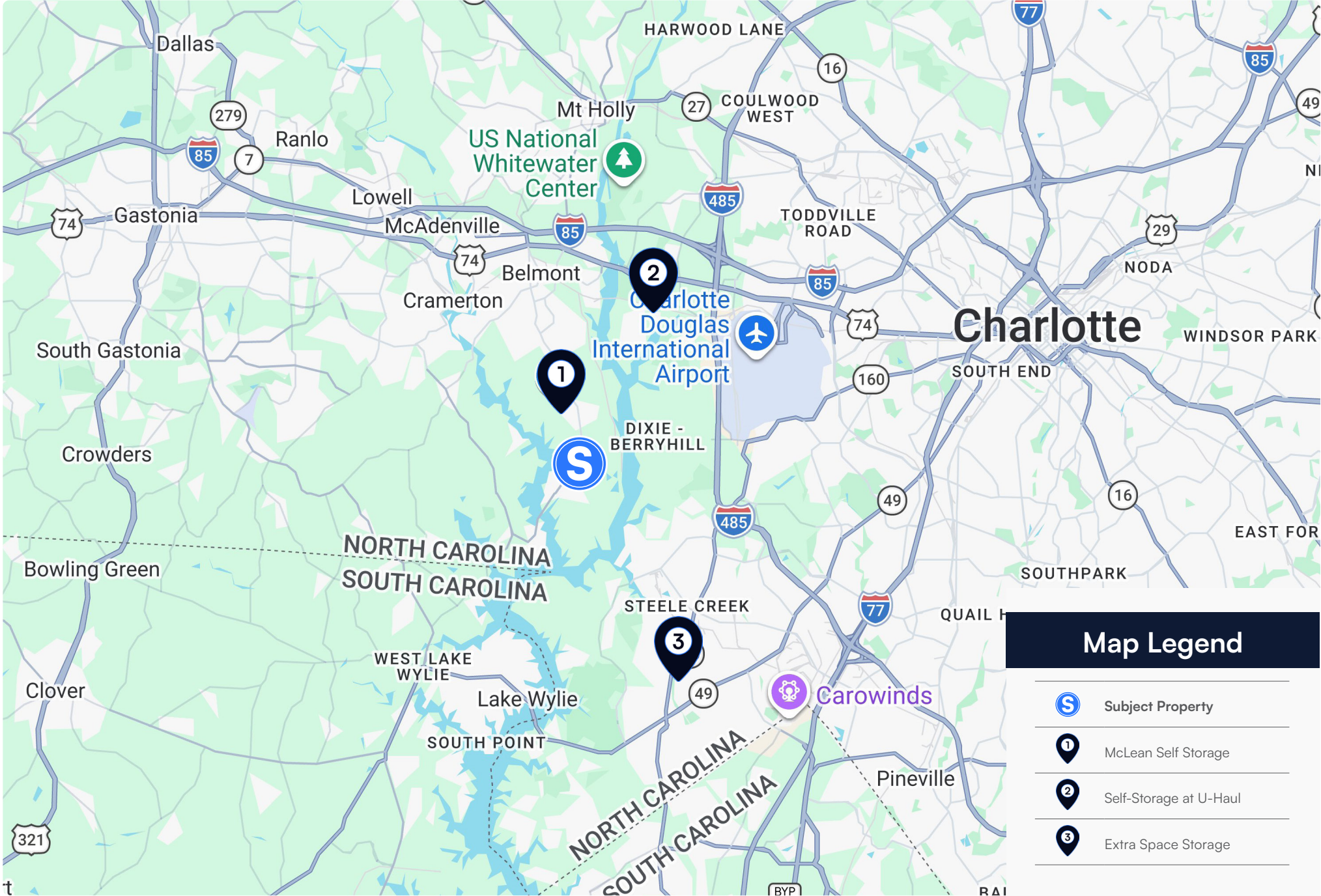
10 YEAR CASH FLOW ANALYSIS

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Income										
Gross Potential Rent	\$968,671	\$968,671	\$1,017,105	\$1,067,960	\$1,099,999	\$1,132,999	\$1,166,988	\$1,201,998	\$1,238,058	\$1,275,200
Merchandise Sales	\$1,024	\$1,055	\$1,086	\$1,119	\$1,152	\$1,187	\$1,222	\$1,259	\$1,297	\$1,336
Tenant Insurance (Net)	\$15,569	\$25,299	\$33,084	\$34,076	\$35,098	\$36,151	\$37,236	\$38,353	\$39,504	\$40,689
Admin Fees	\$6,810	\$7,015	\$7,225	\$7,442	\$7,665	\$7,895	\$8,132	\$8,376	\$8,627	\$8,886
Late Fees	\$6,357	\$11,125	\$12,238	\$12,605	\$12,983	\$13,372	\$13,773	\$14,187	\$14,612	\$15,051
Economic Vacancy	(\$484,336)	(\$242,168)	(\$101,710)	(\$106,796)	(\$110,000)	(\$113,300)	(\$116,699)	(\$120,200)	(\$123,806)	(\$127,520)
Effective Gross Income	\$514,096	\$770,997	\$969,027	\$1,016,405	\$1,046,897	\$1,078,304	\$1,110,653	\$1,143,973	\$1,178,292	\$1,213,641
Expenses										
Real Estate Taxes	\$53,029	\$53,029	\$53,029	\$53,029	\$54,089	\$55,171	\$56,275	\$57,400	\$58,548	\$59,719
Insurance	\$14,799	\$15,095	\$15,397	\$15,705	\$16,019	\$16,339	\$16,666	\$17,000	\$17,340	\$17,686
Utilities & Trash	\$13,214	\$13,478	\$13,748	\$14,023	\$14,303	\$14,589	\$14,881	\$15,179	\$15,482	\$15,792
On-Site Payroll	\$51,802	\$52,838	\$53,895	\$54,972	\$56,072	\$57,193	\$58,337	\$59,504	\$60,694	\$61,908
Management Fees	\$25,705	\$38,550	\$48,451	\$50,820	\$52,345	\$53,915	\$55,533	\$57,199	\$58,915	\$60,682
Bank and Credit Card Fees	\$11,567	\$17,347	\$21,803	\$22,869	\$23,555	\$24,262	\$24,990	\$25,739	\$26,512	\$27,307
Advertising & Marketing	\$32,457	\$33,107	\$33,769	\$34,444	\$35,133	\$35,836	\$36,552	\$37,283	\$38,029	\$38,790
Office & Administrative	\$13,913	\$14,191	\$14,475	\$14,764	\$15,060	\$15,361	\$15,668	\$15,981	\$16,301	\$16,627
Telephone & Internet	\$2,123	\$2,165	\$2,208	\$2,253	\$2,298	\$2,344	\$2,390	\$2,438	\$2,487	\$2,537
Repairs & Maintenance	\$10,603	\$10,815	\$11,031	\$11,252	\$11,477	\$11,706	\$11,941	\$12,179	\$12,423	\$12,671
Total Operating Expenses	\$229,211	\$250,615	\$267,806	\$274,131	\$280,351	\$286,717	\$293,233	\$299,903	\$306,730	\$313,719
<i>Operating Expense Ratio</i>	44.6%	32.5%	27.6%	27.0%	26.8%	26.6%	26.4%	26.2%	26.0%	25.8%
Net Operating Income	\$284,884	\$520,382	\$701,221	\$742,274	\$766,547	\$791,587	\$817,420	\$844,070	\$871,562	\$899,922

CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES

Facility Name	Address	5x10 CC		10x10 CC		10x15 CC		10x20 CC		10x25 CC		10x30 CC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	2324 S Point Rd, Belmont, NC	\$121.00	-	\$210.00	-	\$216.00	-	\$228.00	-	\$246.00	-	\$307.00	-	-
 McLean Self Storage	1322 S Point Rd, Belmont, NC	\$109.00	\$109.00	\$144.00	\$0.00	\$185.00	-	\$263.00	-	\$432.00	-	\$499.00	-	1.90 Miles
 Self-Storage at U-Haul	9136 Wilkinson Blvd, Charlotte, NC	\$124.95	\$124.95	\$154.95	\$154.95	-	-	-	-	-	-	-	-	4.30 Miles
 Extra Space Storage	12421 Sam Neely Road, Charlotte, NC	\$65.00	\$46.00	\$121.00	\$88.00	\$164.00	\$119.00	-	-	\$217.00	\$152.00	\$230.00	\$161.00	4.53 Miles
Averages		\$99.65	\$93.32	\$139.98	\$80.98	\$174.50	\$119.00	\$263.00	-	\$324.50	\$152.00	\$364.50	\$161.00	
Average Rent Per SF		\$1.99	\$1.87	\$1.40	\$0.81	\$1.16	\$0.79	\$1.32	-	\$1.30	\$0.61	\$1.22	\$0.54	

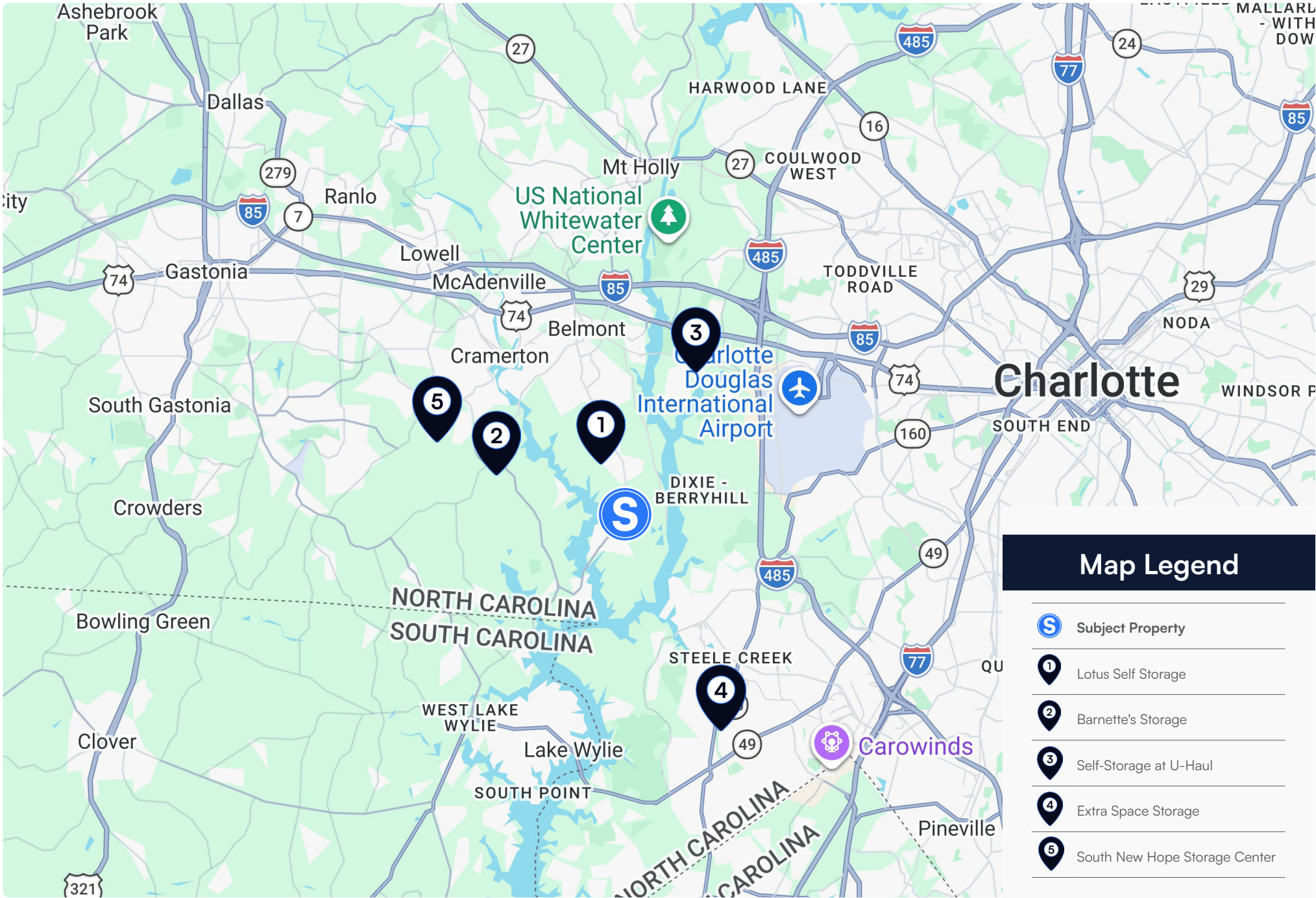
CLIMATE CONTROLLED - GROUND LEVEL RENT COMPARABLES MAP



NON-CLIMATE CONTROLLED RENT COMPARABLES

Facility Name	Address	5x10 NC		10x10 NC		10x15 NC		10x20 NC		10x25 NC		10x30 NC		Distance to Property
		In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	In-Store	Web Rate	
 Subject Property	2324 S Point Rd, Belmont, NC	\$89.00	-	\$169.00	-	\$235.00	-	\$262.00	-	\$281.00	-	\$481.00	-	-
 Lotus Self Storage	1308 S Point Rd, Belmont, NC	\$69.00	\$51.75	\$115.00	\$86.25	\$135.00	\$101.25	\$159.00	\$119.25	-	-	-	-	2.04 Miles
 Barnette's Storage	1671 Armstrong Ford Rd, Belmont, NC	\$59.00	-	\$85.00	-	\$100.00	-	\$150.00	-	-	-	-	-	3.29 Miles
 Self-Storage at U-Haul	9136 Wilkinson Blvd, Charlotte, NC	\$94.95	\$94.95	\$159.95	\$159.95	\$189.95	\$189.95	-	-	-	-	-	-	4.30 Miles
 Extra Space Storage	12421 Sam Neely Road, Charlotte, NC	-	-	-	-	\$186.00	\$152.00	-	-	\$260.00	\$201.00	\$298.00	\$230.00	4.53 Miles
 South New Hope Storage Center	3804 S New Hope Rd, Gastonia, NC	-	-	\$100.00	\$100.00	\$150.00	\$150.00	-	-	-	-	-	-	4.92 Miles
Averages		\$74.32	\$73.35	\$114.99	\$115.40	\$152.19	\$148.30	\$154.50	\$119.25	\$260.00	\$201.00	\$298.00	\$230.00	
Average Rent Per SF		\$1.49	\$1.47	\$1.15	\$1.15	\$1.01	\$0.99	\$0.77	\$0.60	\$1.04	\$0.80	\$0.99	\$0.77	

NON-CLIMATE CONTROLLED RENT COMPARABLES MAP





02

MARKET OVERVIEW

BELMONT, NC

DEMOGRAPHIC ANALYSIS



2.6%

2020-2025 Annual
Population Growth

1.6%

2025-2030 Annual
Population Growth

40.4

Median Age

2.7%

2020-2025 Annual
Households Growth

1.6%

2025-2030 Annual
Households Growth

21,479

Owner Occupied
Households

7,860

Renter Occupied
Households

\$105,685

Median Household
Income

70,608

TOTAL
POPULATION

\$1B

CONSUMER
SPENDING

8,000+

FUTURE RESIDENTIAL
DEVELOPMENTS

\$127,560

AVERAGE
HOUSEHOLD INCOME



CHARLOTTE, NC

LOCAL MARKET OVERVIEW

Charlotte, North Carolina is one of the largest financial centers in the United States, anchored by Bank of America's headquarters and Truist's major presence, along with a deep base of regional and national banking operations. The city's economy is supported by a diverse mix of industries including finance, logistics, energy, healthcare, and advanced manufacturing. Its location along key interstate corridors and its role as a major air transportation hub—Charlotte Douglas International Airport is among the busiest in the country—make it a critical distribution and business center for the Southeast.

Population and job growth have been strong over the past decade, driven by corporate relocations, in-migration from higher-cost markets, and continued expansion in white-collar employment. Major employers such as Atrium Health, Novant Health, Duke Energy, and Wells Fargo contribute to a stable employment base, while ongoing investment in infrastructure, mixed-use development, and residential construction supports long-term growth. The region's relatively lower cost of living compared to other large metros and its expanding talent pool continue to attract both businesses and residents.



CHARLOTTE: A LEADING SOUTHEAST GROWTH MARKET



Top 5 Best Places to Live in the U.S.

— U.S. News & World Report

#1 Most Underrated U.S. City

— Clever Real Estate

#2 Fastest-Growing Large City in the U.S.

— U.S. Census Bureau

Top 10 Most Livable Cities in the U.S.

— Economist Intelligence Unit

#2 Best U.S. City for Company HQs

— Site Selection Magazine

Top 10 Best Cities for Young Professionals

— Niche

HIGHER EDUCATION

Charlotte has a growing higher education sector anchored by the University of North Carolina at Charlotte (UNC Charlotte), the region's largest public university, which plays a central role in workforce development and research. The university has expanded rapidly in enrollment, academic programs, and campus infrastructure, with strengths in engineering, business, data science, and energy systems. Its research initiatives and partnerships with industry—particularly in finance and technology—support Charlotte's economic base and help supply a steady pipeline of skilled graduates to local employers.

In addition to UNC Charlotte, the metro area is served by a mix of public and private institutions, including Queens University of Charlotte, Johnson & Wales University, Johnson C. Smith University, and Central Piedmont Community College. Central Piedmont is especially important for technical training and continuing education, offering programs aligned with regional needs in healthcare, skilled trades, and information technology. Together, these institutions contribute to talent retention, attract students from across the Southeast, and support the city's long-term economic development by aligning academic programs with industry demand.

WHERE SPORTS, CULTURE, AND OPPORTUNITY COME TOGETHER

PROFESSIONAL SPORTS TEAMS

Carolina Panthers (NFL)



Carolina Hornets (NBA)



Charlotte FC (MLS)



Bank of America Stadium



1



2



3



4

TOP ATTRACTIONS

- 1 **U.S. National Whitewater Center** — A premier outdoor recreation facility offering whitewater rafting, kayaking, zip-lining, and extensive trail systems.
- 2 **NASCAR Hall of Fame** — A leading attraction celebrating motorsports history with interactive exhibits in Uptown.
- 3 **Discovery Place Science** — A highly visited, hands-on science museum ideal for all ages.
- 4 **Freedom Park** — One of Charlotte's most prominent green spaces, featuring walking trails, sports fields, and community events.

DEMOGRAPHIC ANALYSIS

POPULATION			
	1-MILE	3-MILE	5-MILE
2020 Population	1,670	19,725	62,443
2025 Population	2,103	22,186	70,608
2030 Population Projection	2,280	23,914	76,196
Annual Growth 2020-2025	5.2%	2.5%	2.6%
Annual Growth 2025-2030	1.7%	1.6%	1.6%
Median Age	40.8	40.2	40.4

HOUSEHOLDS			
	1-MILE	3-MILE	5-MILE
2020 Households	626	7,390	24,104
2025 Households	787	8,278	27,180
2030 Household Projection	854	8,930	29,339
Annual Growth 2020-2025	5.4%	2.4%	2.7%
Annual Growth 2025-2030	1.7%	1.6%	1.6%
Owner Occupied Households	740	7,144	21,479
Renter Occupied Households	114	1,786	7,860

INCOME			
	1-MILE	3-MILE	5-MILE
Avg Household Income	\$153,615	\$143,052	\$127,560
Median Household Income	\$122,618	\$122,617	\$105,685
< \$25,000	29	464	2,363
\$25,000 - 50,000	74	839	3,693
\$50,000 - 75,000	89	1,066	3,745
\$75,000 - 100,000	88	849	3,082
\$100,000 - 125,000	126	1,018	3,109
\$125,000 - 150,000	128	1,026	2,872
\$150,000 - 200,000	46	1,384	3,901
\$200,000+	208	1,632	4,415

Confidentiality Agreement and Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2324 S Point Rd, Belmont, NC 28012** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

The logo for CUBESMART self storage, featuring the brand name in a stylized font with 'self storage' in a smaller font below it.The logo for MATTHEWS, featuring the name in a bold, sans-serif font with a trademark symbol.

OFFERING MEMORANDUM

CUBESMART SELF STORAGE (MANAGED)

2324 S POINT RD, BELMONT, NC 28012

A perspective view of a long, narrow aisle in a self-storage facility, with rows of white, roll-up doors on both sides.

EXCLUSIVELY LISTED BY:

An aerial view of the self-storage facility, showing several large, rectangular buildings with grey roofs, surrounded by parking areas and greenery.

AUSTIN MCLEOD

Senior Vice President

Director | Self-Storage

Direct +1 (404) 445-1093

Mobile +1 (678) 576-1780

austin.mcleod@matthews.com

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Gerard Hamas

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