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600 Queens Rd, Charlotte, NC 28207

**Available**  
Retail Infill Site  
For Lease



# Summit Crossing

1508 & 1510 South Mint Street | Charlotte, NC 28203

## LOCATION

This infill property is located at the signalized intersection of South Mint Street and West Summit Avenue in Charlotte's South End. The property is only blocks away from the light rail and in close proximity to South Blvd, West Morehead Street, I-77, I-277 and Bank of America Stadium.



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	14,639	101,584	202,830
Daytime Population	52,777	227,333	382,217
Avg HH Income	\$94,332	\$80,313	\$75,804

## SITE ATTRIBUTES

- 9,863 SF Multitenant Building
- Parcel ID: 11908218
- 0.526 Acres
- TOD-M Zoning
- Abundant Parking On Site and Along South Mint Street
- Property is Under New Ownership & Improvements are Underway
- 1,462 - 3,286 SF Available
- \$22/SF-\$25/SF NNN Lease Rate



## ABOUT SOUTH END

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Immediately south of Uptown, Charlotte's South End is a mix of old and new, contemporary and retro. This thriving community has seen a boom in growth over the past decade and now has more than 300 shops and restaurants and 2,400 housing units. South End offers historic charm with modern day conveniences.

<http://www.historicsouthend.com>

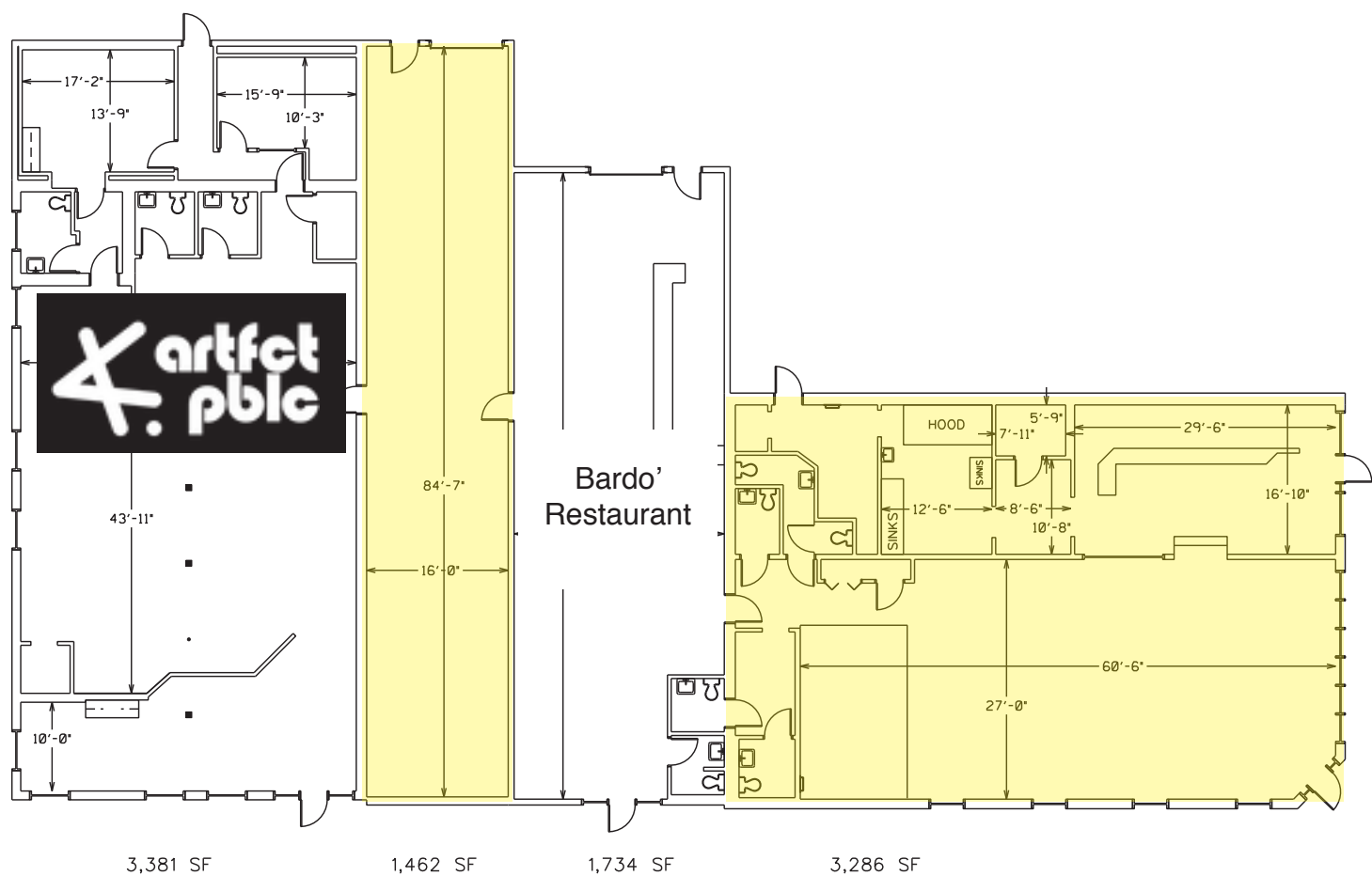


# PROPOSED ELEVATION

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# FLOOR PLANS



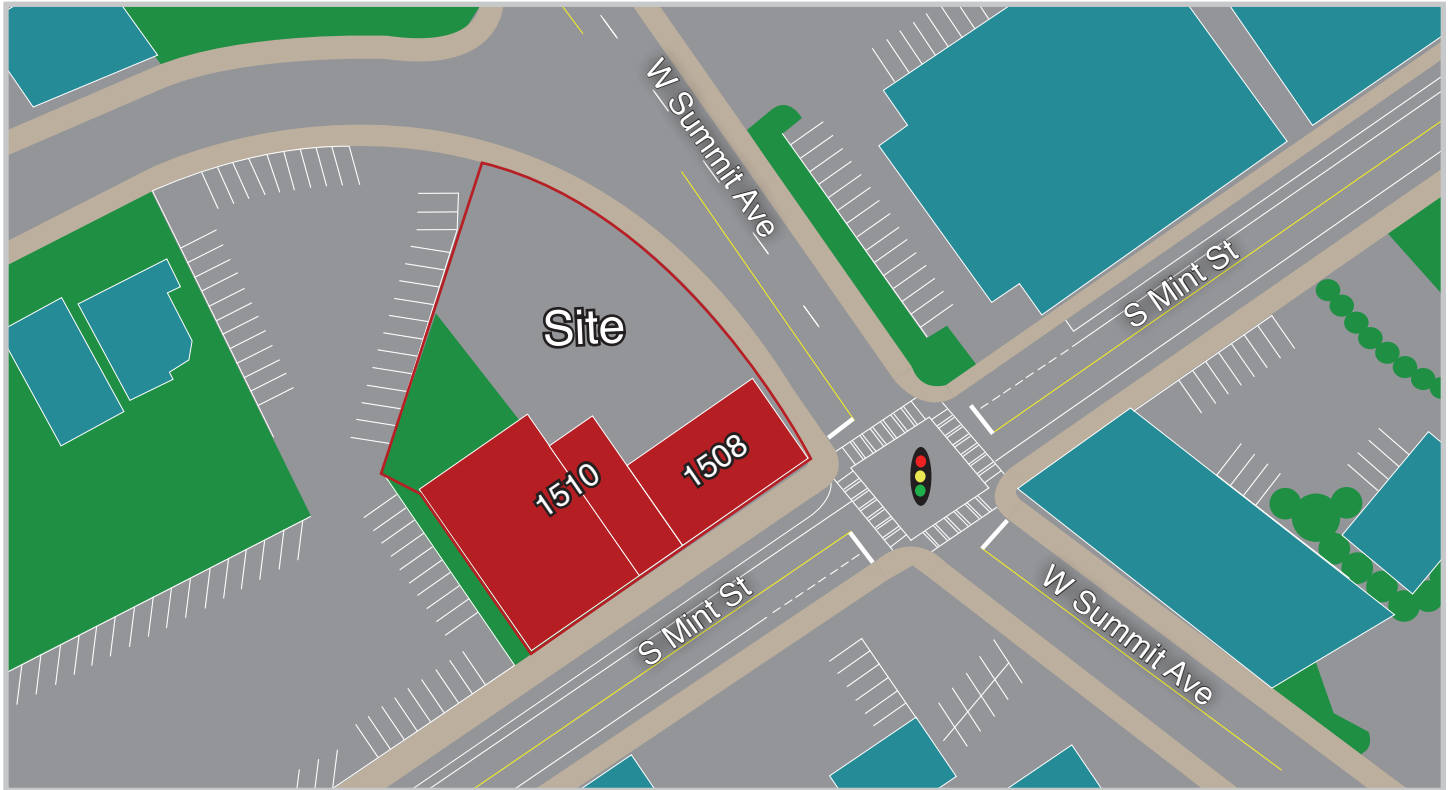
1508-1510 S MINT ST  
9,863 TOTAL SF

1510 South Mint Street

1508 South Mint Street



# SITE PLAN



# SURVEY



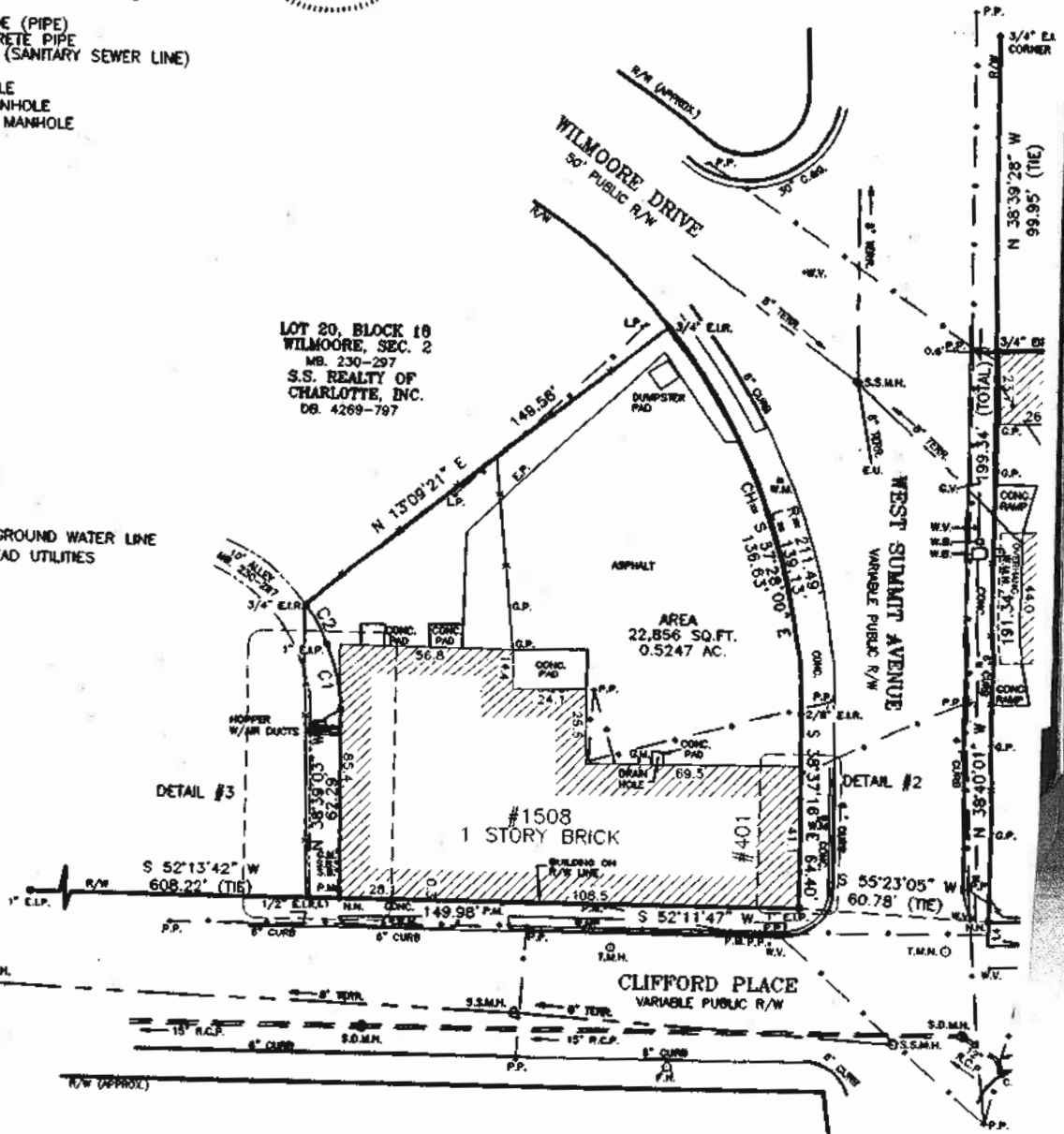
## LEGEND

- E.I.P. - EXISTING IRON PIPE
- E.I.R. - EXISTING IRON ROD
- N.I.R. - NEW IRON REBAR
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- C.B. - CATCH BASIN
- P.V.C. - POLYVINYL CHLORIDE (PIPE)
- R.C.P. - REINFORCED CONCRETE PIPE
- TERR. - TERRA-COTTA PIPE (SANITARY SEWER LINE)
- E.P. - EDGE OF PAVEMENT
- T.M.H. - TELEPHONE MANHOLE
- S.D.M.H. - STORM DRAIN MANHOLE
- S.S.M.H. - SANITARY SEWER MANHOLE
- W.M.H. - WATER MANHOLE
- P.M. - POWER METER
- G.M. - GAS METER
- W.M. - WATER METER
- G.V. - GAS VALVE
- W.V. - WATER VALVE
- P.B. - POWER BOX
- T.B. - TELEPHONE BOX
- W.B. - WATER BOX
- P.P. - POWER POLE
- F.H. - FIRE HYDRANT
- R/W - RIGHT-OF-WAY
- R.R. - RAIL ROAD
- SQ.FT. - SQUARE FEET
- G.P. - GATE POST
- F.P. - FIRE PLUG
- E.U. - END UNKNOWN
- C/L - CENTERLINE
- CONC. - CONCRETE
- COV. - COVERED
- L.P. - LIGHT POLE
- P/L - PROPERTY LINE
- APPROX. - APPROXIMATE
- N.T.S. - NOT TO SCALE

- UNDERGROUND WATER LINE
- OVERHEAD UTILITIES



LOT 20, BLOCK 10  
WILMOORE, SEC. 2  
MB. 230-297  
S.S. REALTY OF  
CHARLOTTE, INC.  
DB. 4269-797





For more information please contact:

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This information has been obtained from sources believed to be reliable.  
While we do not doubt its accuracy, we have not verified it and make no guarantee,  
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