

# MINT HILL FESTIVAL

6914 MATTHEWS-MINT HILL ROAD | CHARLOTTE, NC 28227

AVAILABLE OUTPARCEL & RETAIL FOR LEASE



## PROPERTY OVERVIEW

# MINT HILL FESTIVAL

+/- 1,052 - 3,877 SF retail available for lease in a premium location in downtown Mint Hill. +/- 0.71 AC outparcel and up to 2,000 SF Expansion Shop Space also available. The center is highly accessible, less than 2 miles to I-485, and within walking distance to Municipal offices and schools.

## PROPERTY DETAILS

**Address** 6914 Matthews-Mint Hill Road | Charlotte, NC 28227

**Available SF** +/- 1,500 - 3,877 SF Available for Lease  
Up to 2,000 SF Expansion Shop Space Available

**GLA** +/- 59,047 SF

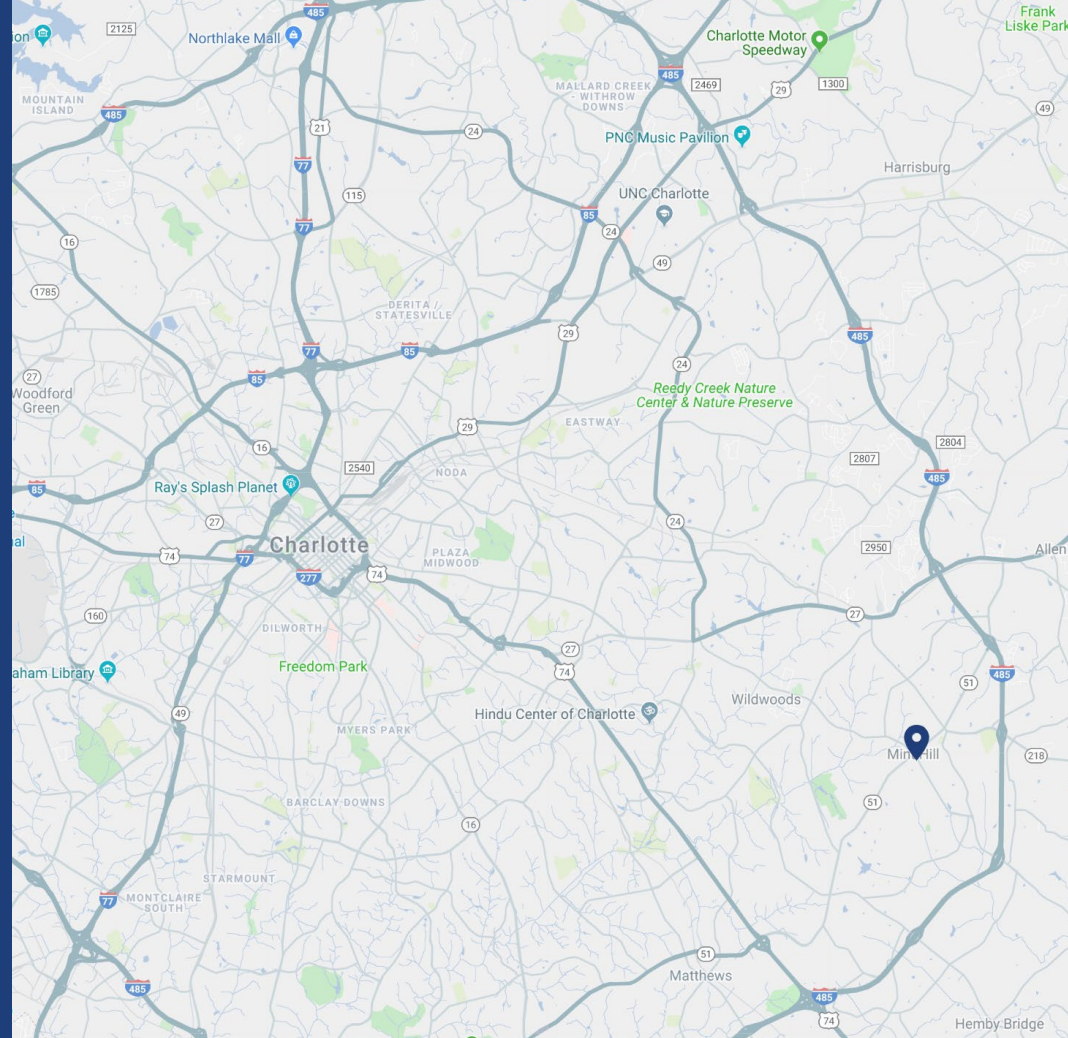
**Available AC** +/- 0.71 AC Outparcel Available

**Lease Rate** \$16/SF NNN Retail

**Lease Rate** \$25/SF NNN Expansion Shop Space

**TICAM** \$3.50/SF

**Traffic Counts** Matthews-Mint Hill Rd. | 18,000 VPD  
Lawyers Rd. | 9,600 VPD



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	3,146	33,417	118,844
<b>Avg. Household Income</b>	\$115,646	\$100,567	\$81,813
<b>Median Household Income</b>	\$88,284	\$78,590	\$61,777
<b>Households</b>	1,270	12,325	43,442
<b>Daytime Employees</b>	2,091	6,710	31,513



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# SITE PLAN



TENANT ROSTER		
1	Big Guys Pizza	2,610 SF
2	Gold and Silver Mint	840 SF
3	Cut & Company 2	1,170 SF
4	Superior Insurance	1,080 SF
5	Monroe Hardware	29,577
6	Cut & Company	800 SF
7	Daebak Korean Restaurant	1,500 SF
8	Mint Hill Carpets	1,260
9	Perfectly Polished Nails	1,050 SF
10	Cocktail Cakery	1,052 SF
11	Your Local Game Store	3,340 SF
12	Dollar Tree	8,640 SF
13	AVAILABLE	2,377 SF
14	AVAILABLE	1,500 SF
15	Barks, Bones & Biscuits	2,270 SF
	EXPANSION SPACE	Up to 2,000 SF
OP	AVAILABLE	0.71 AC

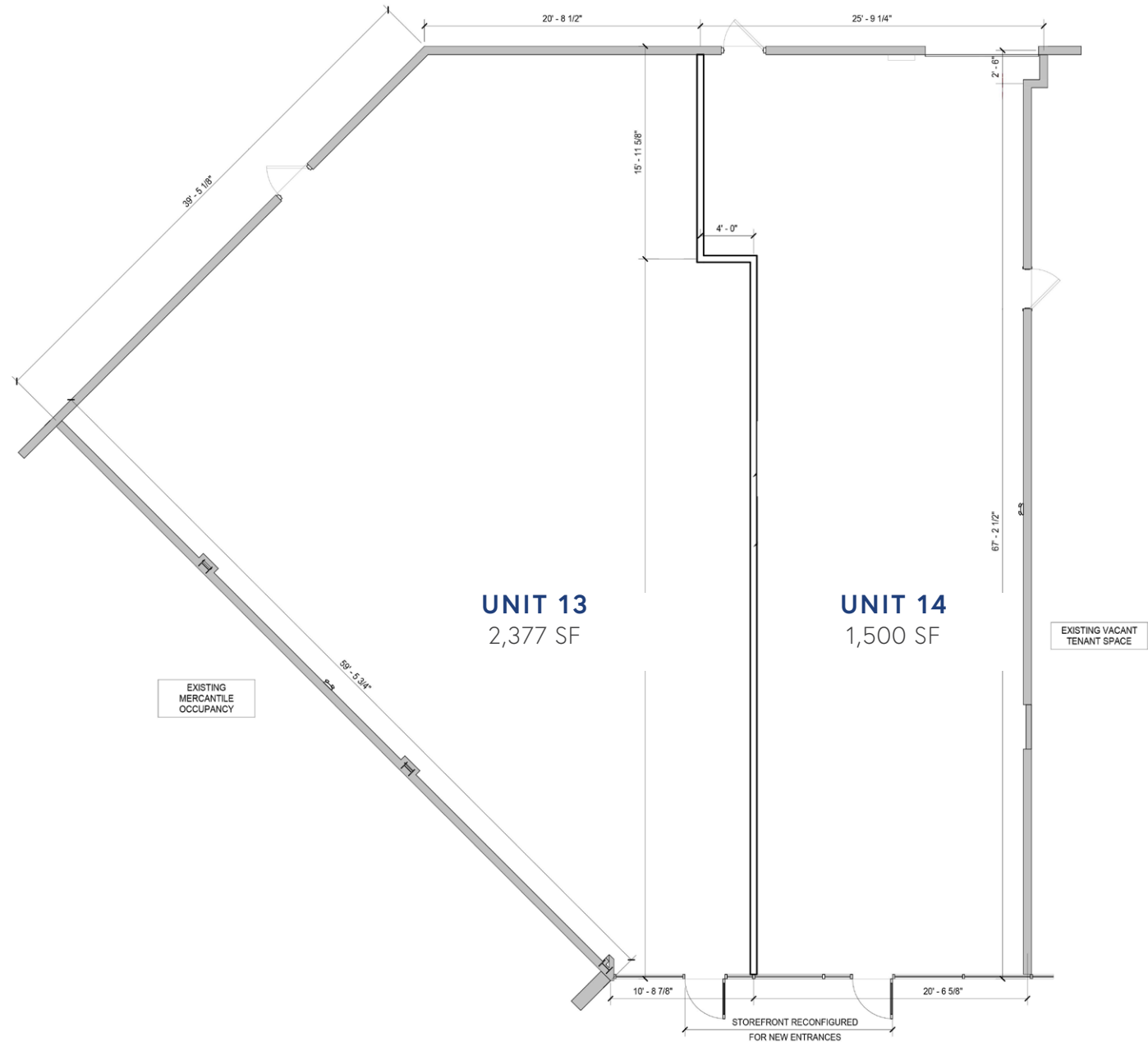
# FLOOR PLAN

## AVAILABLE

Unit 13 - 2,377 SF

Unit 14 - 1,500 SF

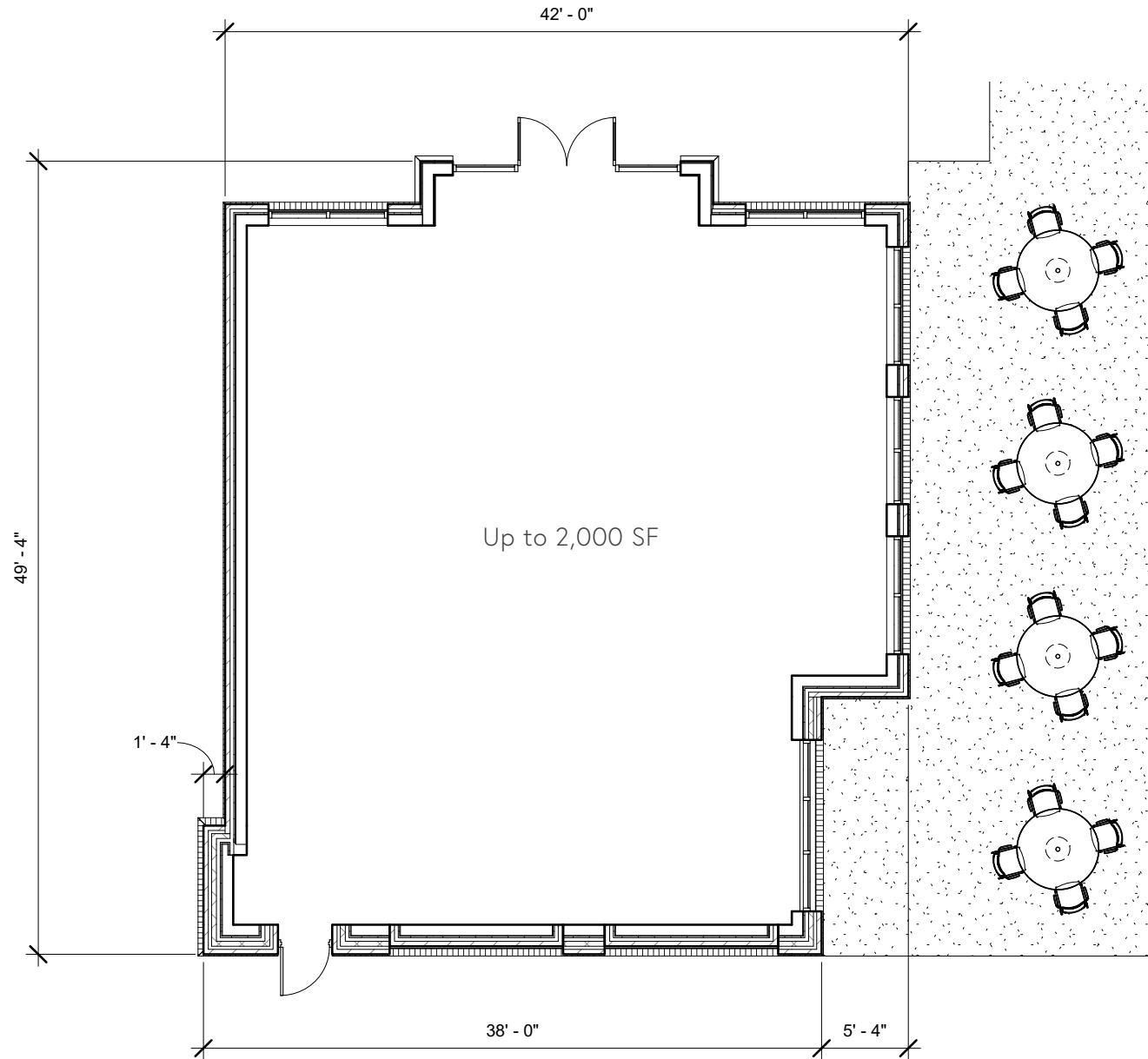
\*Can be combined or split



# FLOOR PLAN

## AVAILABLE

Expansion Shop Space  
Up to 2,000 SF



EXPANSION SHOP SPACE | RENDERINGS



# MARKET OVERVIEW



## CONTACT

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## THE NICHOLS COMPANY

### Website

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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, warranty or representation to independently confirm its accuracy and completeness.

