



# Mint Hill Festival

6914 Matthews-Mint Hill Road | Charlotte, NC 28227



**Available for Lease**  
Up to +/- 1,934 SF Expansion Shop Space

## Property Overview

# Mint Hill Festival Available for Lease

Expansion shop space available for lease at Mint Hill Festival, a premium location in downtown Mint Hill. 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

**Availability** Up to +/- 1,934 SF Expansion Shop Space Available

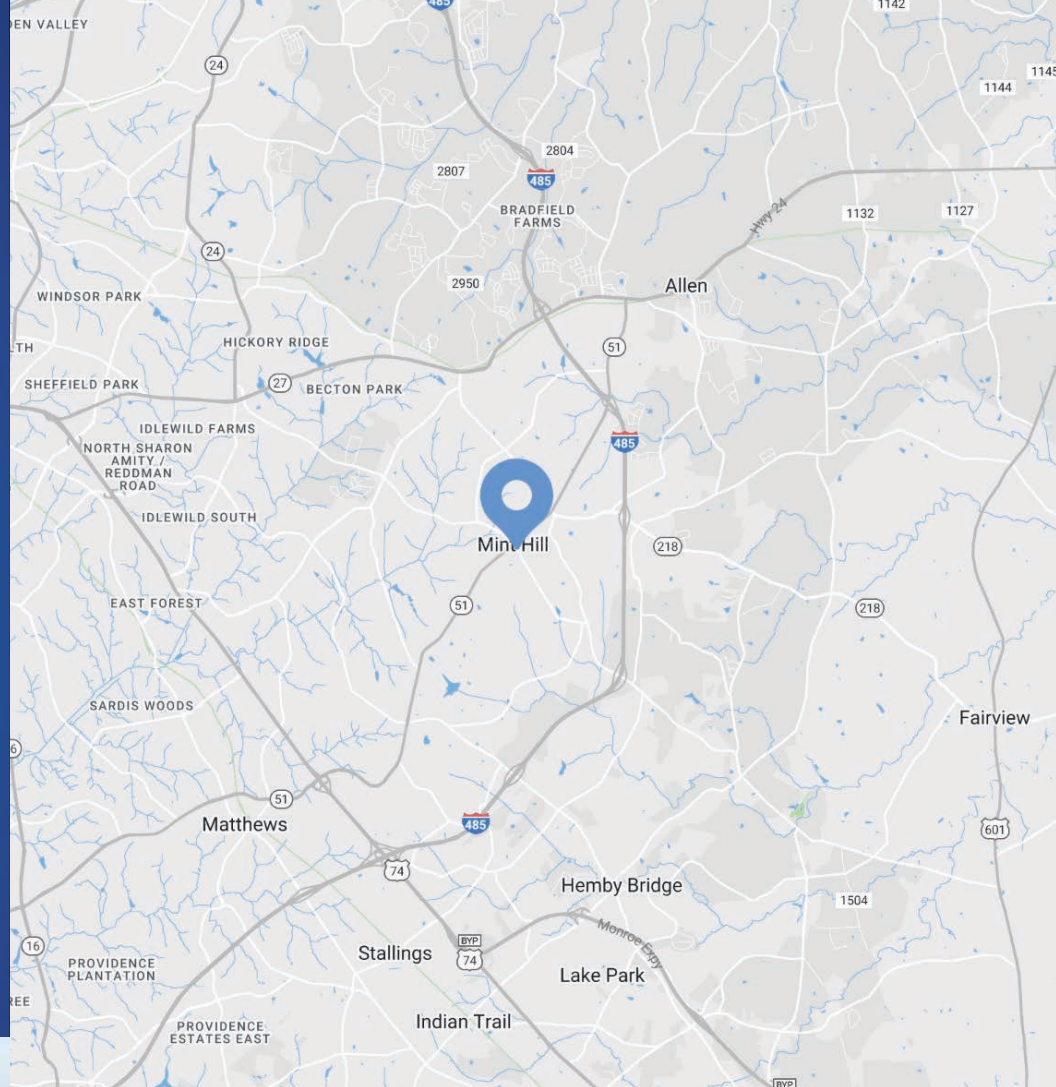
**GLA** +/- 59,047 SF

**Parking** Ample parking

**Traffic Counts** Matthews-Mint Hill Road | 19,000 VPD  
Lawyers Road | 9,800 VPD

**Lease Rate** Call for Leasing Details

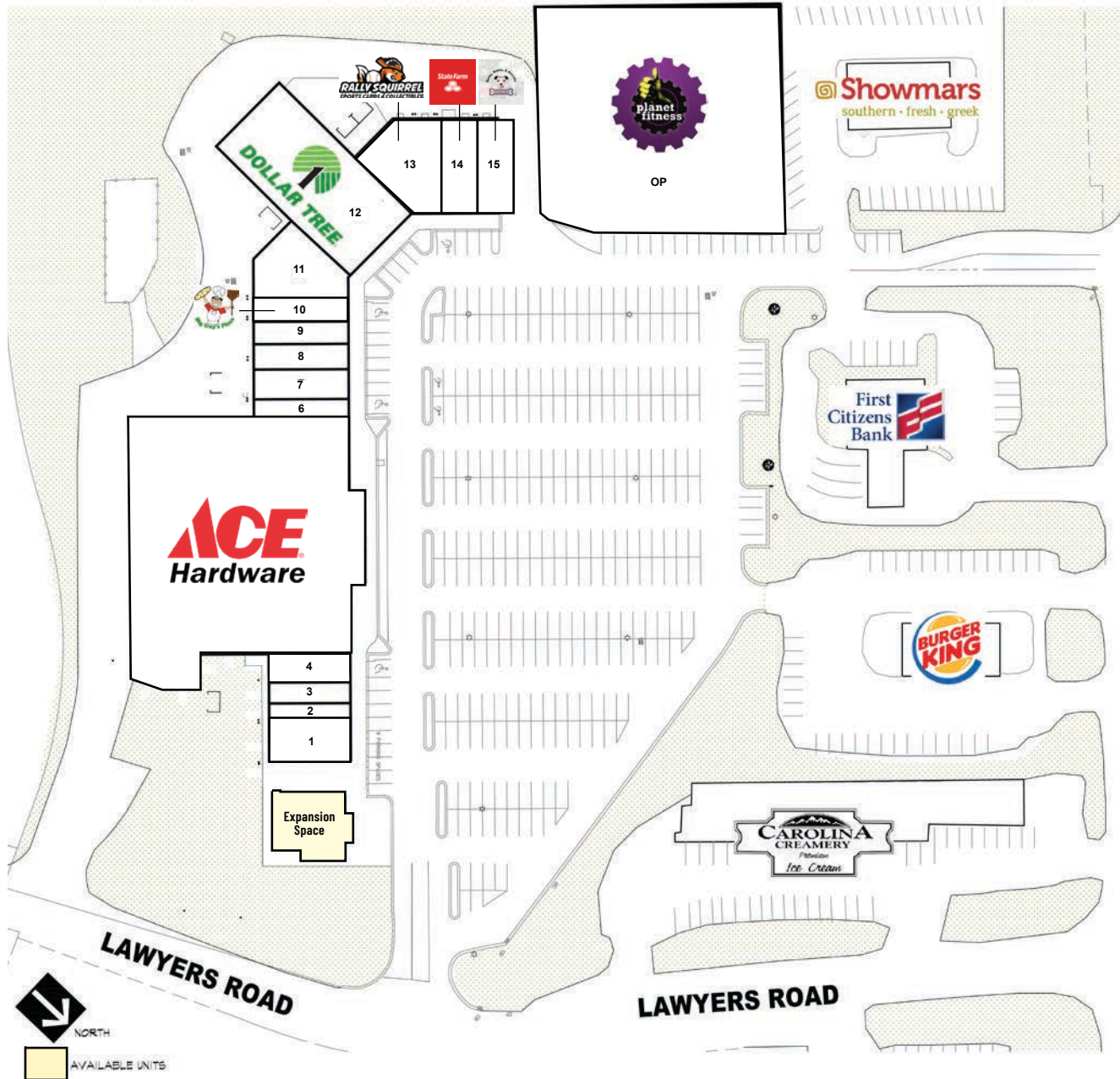
**Additional Details** \*\*DO NOT DISTURB TENANT



 [Drone Video](#)

## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	3,631	33,222	124,282
<b>Avg. Household Income</b>	\$116,504	\$115,836	\$97,969
<b>Median Household Income</b>	\$90,236	\$86,214	\$71,599
<b>Households</b>	1,437	12,257	45,910
<b>Daytime Employees</b>	2,578	7,620	33,276

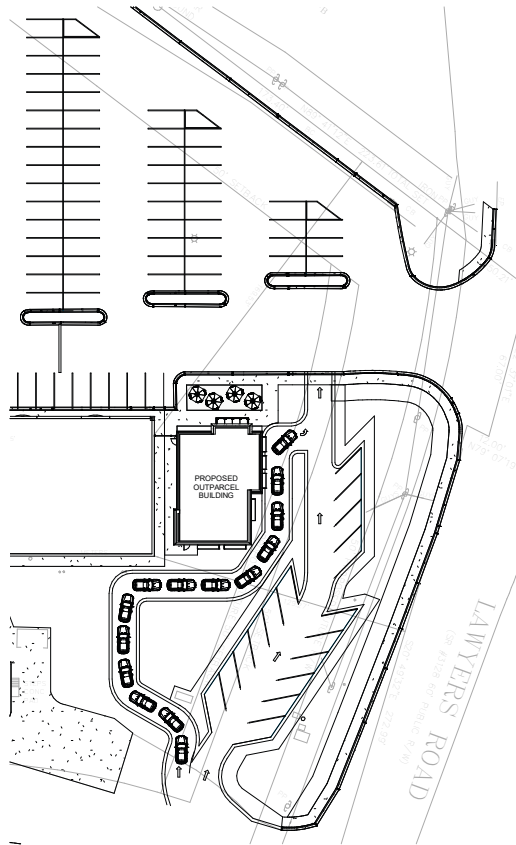


MATTHEWS-MINT HILL ROAD

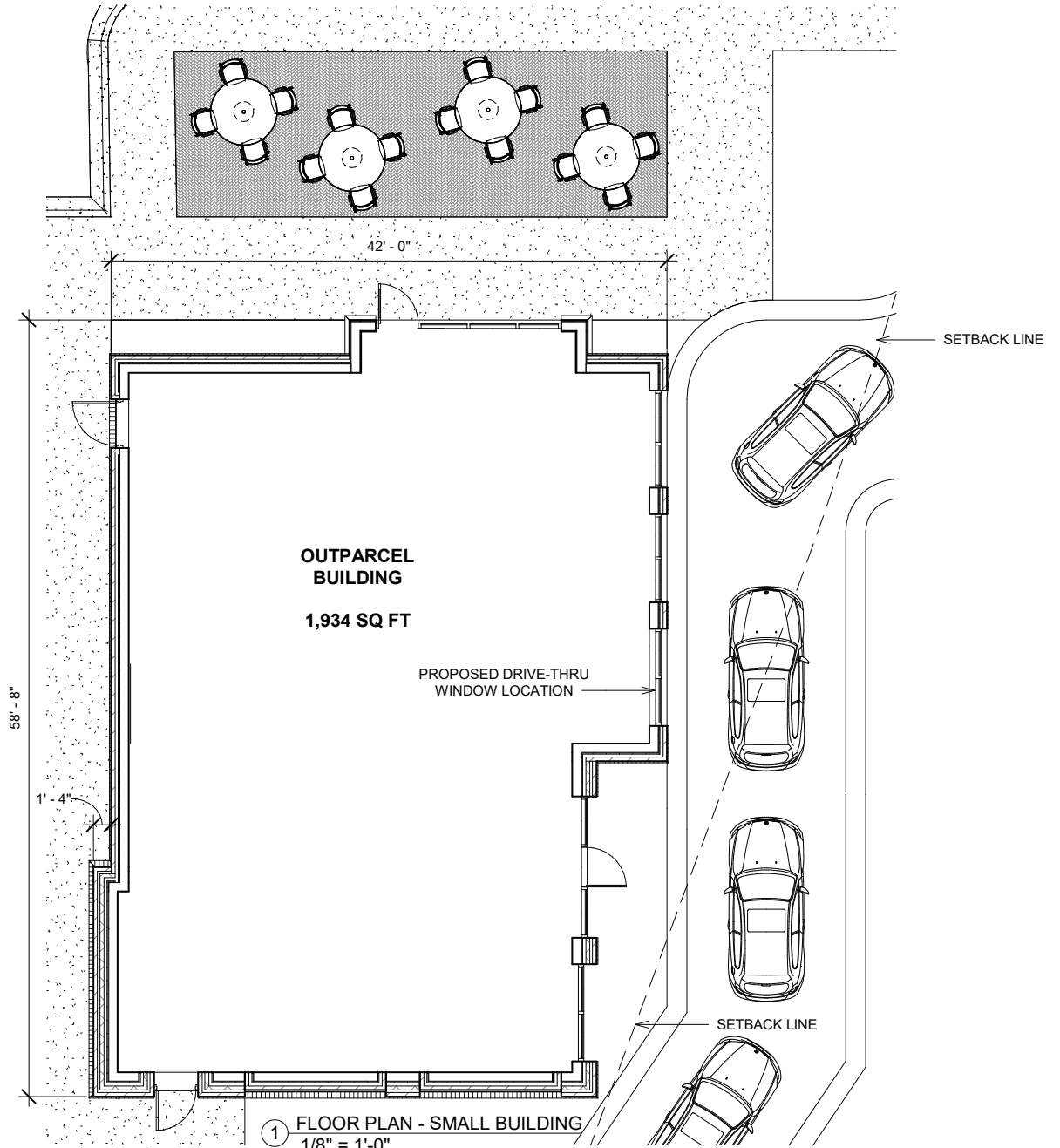
Tenant Roster		
1	Vida Mexican Restaurant	2,646 SF
2	Gold and Silver Mint	840 SF
3	Cut & Company 2	1,170 SF
4	Superior Insurance	1,080 SF
5	Ace Hardware	29,781 SF
6	Cut & Company	800 SF
7	Daebak Korean Restaurant	1,500 SF
8	Mint Hill Carpets	1,260 SF
9	Perfectly Polished Nails	1,050 SF
10	Big Guy's Pizza	1,052 SF
11	Your Local Game Store	3,340 SF
12	Dollar Tree	8,640 SF
13	Rally Squirrel Sports Cards & Collectibles	2,377 SF
14	State Farm	1,500 SF
15	Barks, Bones & Biscuits	2,270 SF
	Expansion Space	Up to 1,934 SF
OP	Planet Fitness	0.71 AC

# Available

Expansion Shop Space  
Up to 1,934 SF

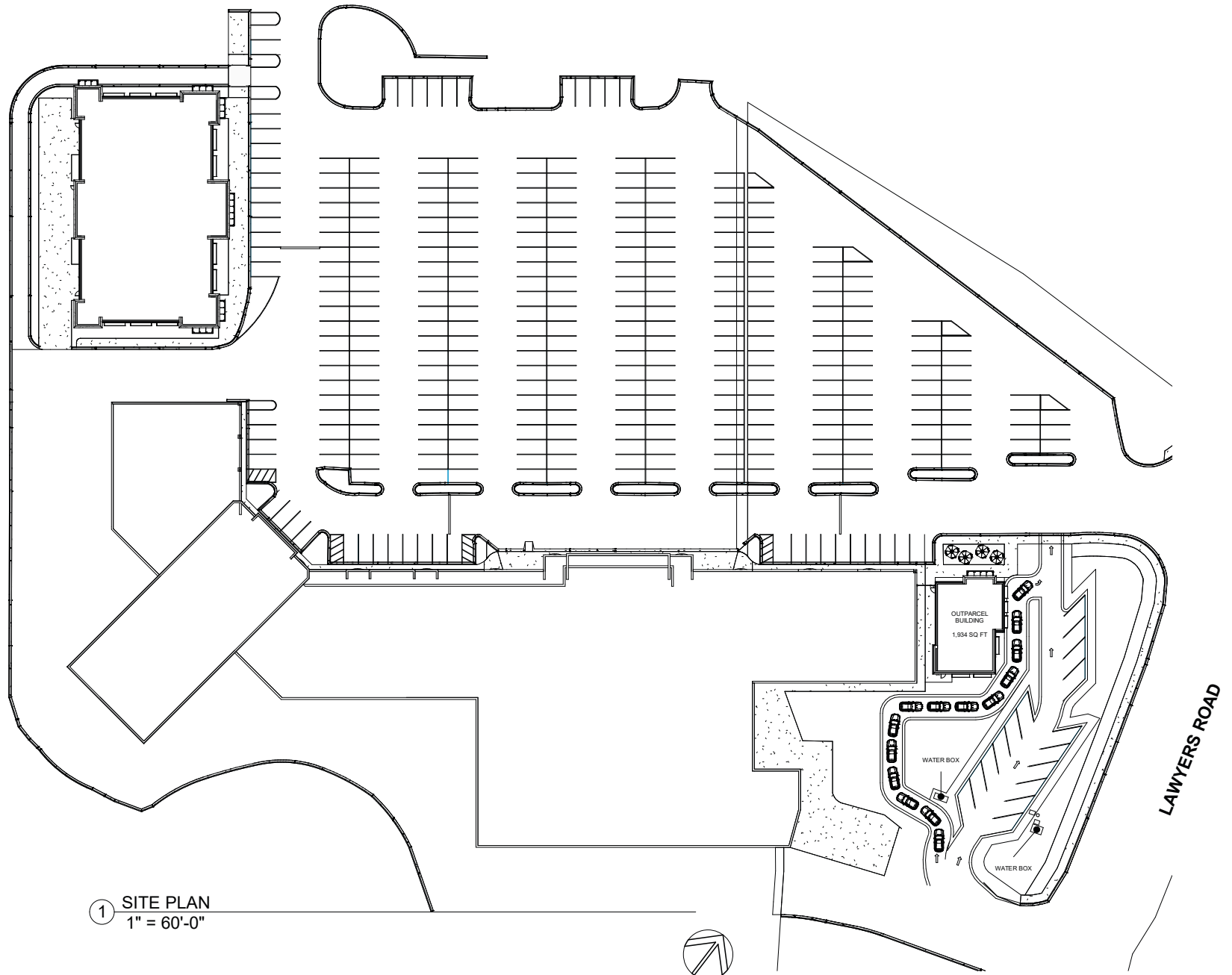


② KEY PLAN  
1" = 60'-0"



① FLOOR PLAN - SMALL BUILDING  
1/8" = 1'-0"

# Floor Plan - Expansion Shop Space



# Expansion Shop Space - Renderings



# Market Overview



McEwan Village by Century Communities  
Single Family & Townhomes

Mint Hill Village by Meritage Homes  
74 Single Family Homes

Gatsby Homes by Century Communities  
Townhomes

Brighton Park by Meeting Street  
233 Single Family Homes  
154 Townhomes

Ryan Homes Development  
Single Family & Townhomes

Logos for: Blarrie Diner, Papa John's, Sherwin Williams, Jersey Mike's Subs, Truliant, Fantastic Sams, TACO, Dunwell, ABC, Empire Pizza.

Logos for: Wendy's, The Hill, Dunkin' Donuts, Wayback Burgers.

Logos for: Panzu, Char 7 Bar, The UPS Store, Subway, Pour 64.

Mint Hill Police Dept.

Logo for: Chick-fil-ee

Logos for: Fifth Third Bank, First Citizens Bank, Burger King, Carolina.

Logos for: Urgent Care, Truist.

Logo for: Showmars

Mint Hill Commons  
Logos for: Publix, AT&T, edible, Great Clips, Macys.

Mint Hill Festival  
Logos for: Dollar Tree, Rally Squirrel, ACE Hardware, State Farm.

Logos for: ALDI, Dollar General, Bank of America.

Logo for: CVS pharmacy

Logo for: O'Reilly Auto Parts

Bain Elementary School

Logos for: Urgent Care, Zaxby's.

Logo for: Truist

Lawyers Road

21,000 VPD

9,800 VPD

19,000 VPD

Matthews-Mint Hill Road



Contact for Details

## Josh Beaver

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### 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.