



Available Outparcel and Retail for Lease

# Mint Hill Festival

6914 Matthews-Mint Hill Road | Charlotte, NC 28227

## ABOUT

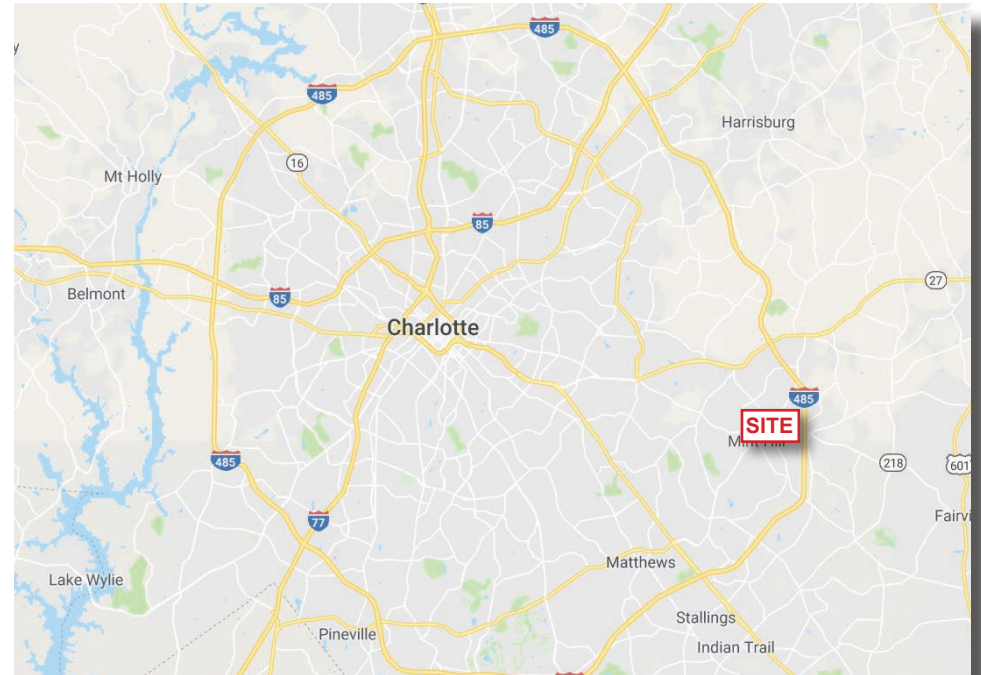
+/- 1,052 - 7,180 SF retail available for lease in a premium location in downtown Mint Hill. +/- 0.71 AC outparcel and up to 2,000 SF Expansion Shop Space also available. The center is highly accessible, less than 2 miles to I-485.

## PROPERTY DETAILS

- +/- 1,052 - 7,180 SF Available for Lease
- Building Size: 59,047 SF
- +/- 0.71 AC Outparcel Available
- Lease Rate: \$16/SF NNN
- Up to 2,000 SF Expansion Shop Space Available
- Expansion Shop Space Lease Rate: \$25/SF NNN
- TICAM: \$3.40/SF

## PROPERTY FEATURES

- Premium location in downtown Mint Hill: Matthews-Mint Hill Road at Lawyers Road
- Walking distance to Municipal offices and schools
- Less than 2 miles to I-485

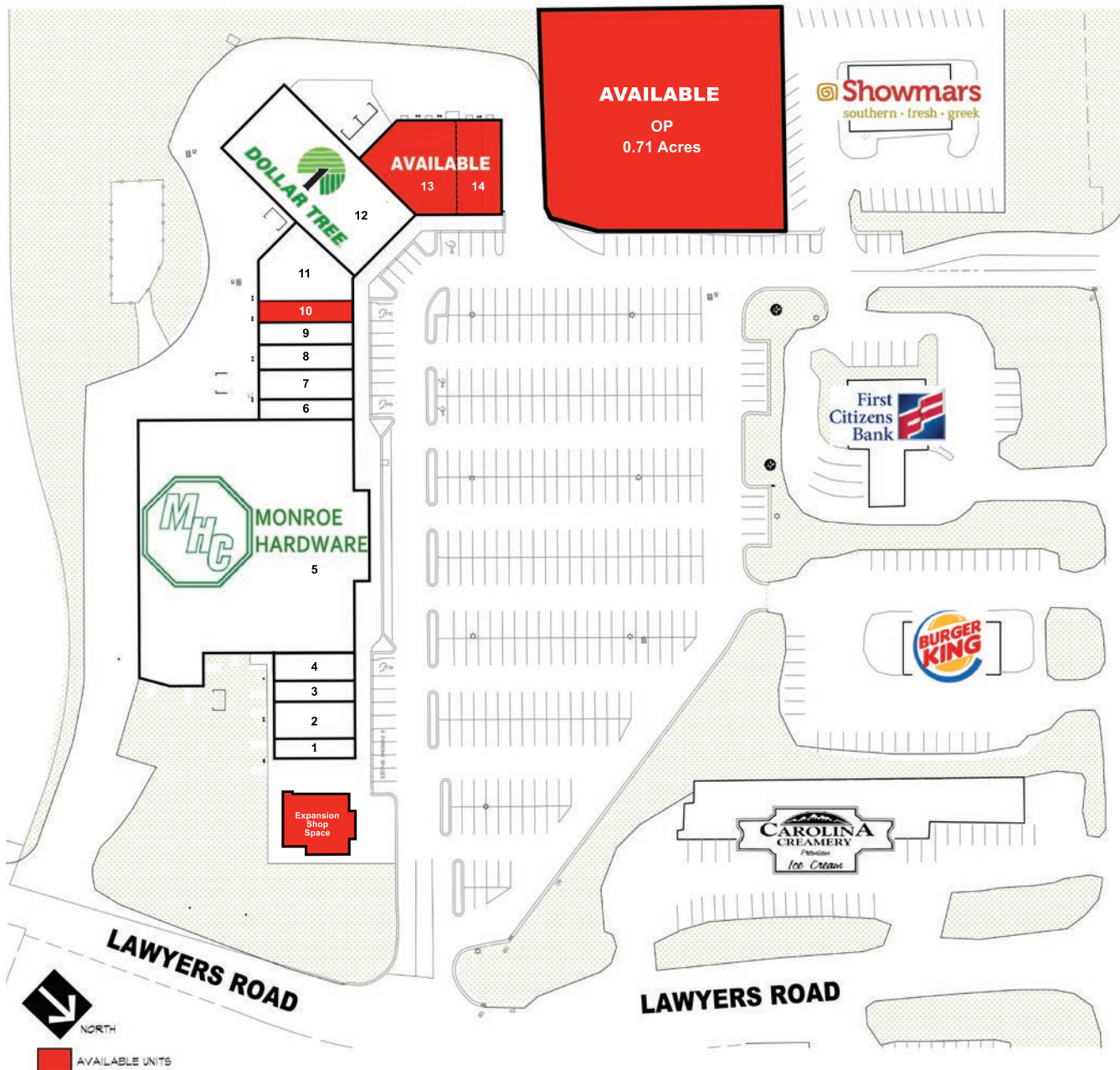


## DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	4,241	34,091	125,550
Average HH Income	\$95,017	\$92,606	\$76,290
Daytime Employees	1,823	6,282	33,535
Traffic Counts: Matthews-Mint Hill Rd 18,000 VPD, Lawyers Rd 9,600 VPD			

Click Here for Drone Video: <https://vimeo.com/289276593>



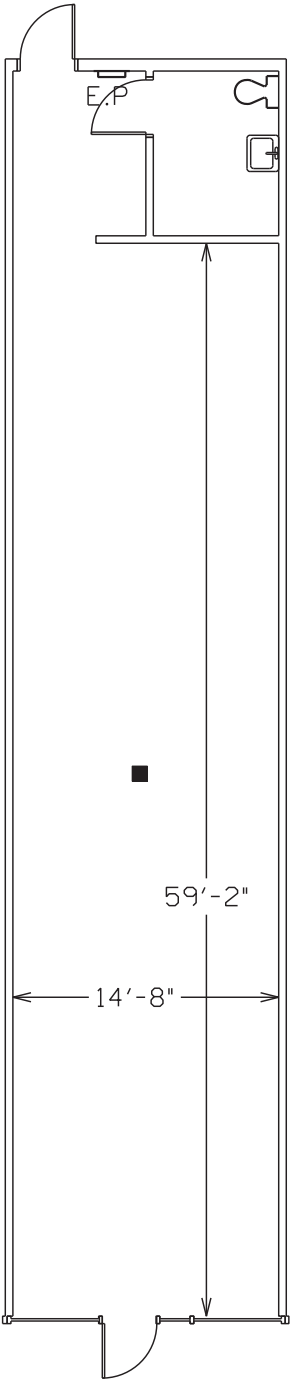


MATTHEWS-MINT HILL ROAD

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 SF
6	Cut and 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	<b>AVAILABLE</b>	<b>1,052 SF</b>
11	Your Local Game Store	3,340 SF
12	Dollar Tree	8,640 SF
13	<b>AVAILABLE</b>	<b>3,860 SF</b>
14	<b>AVAILABLE</b>	<b>2,270 SF</b>
OP	<b>AVAILABLE</b>	<b>0.71 AC</b>
<b>EXPANSION SHOP SPACE</b>		<b>Up to 2,000 SF</b>

AVAILABLE

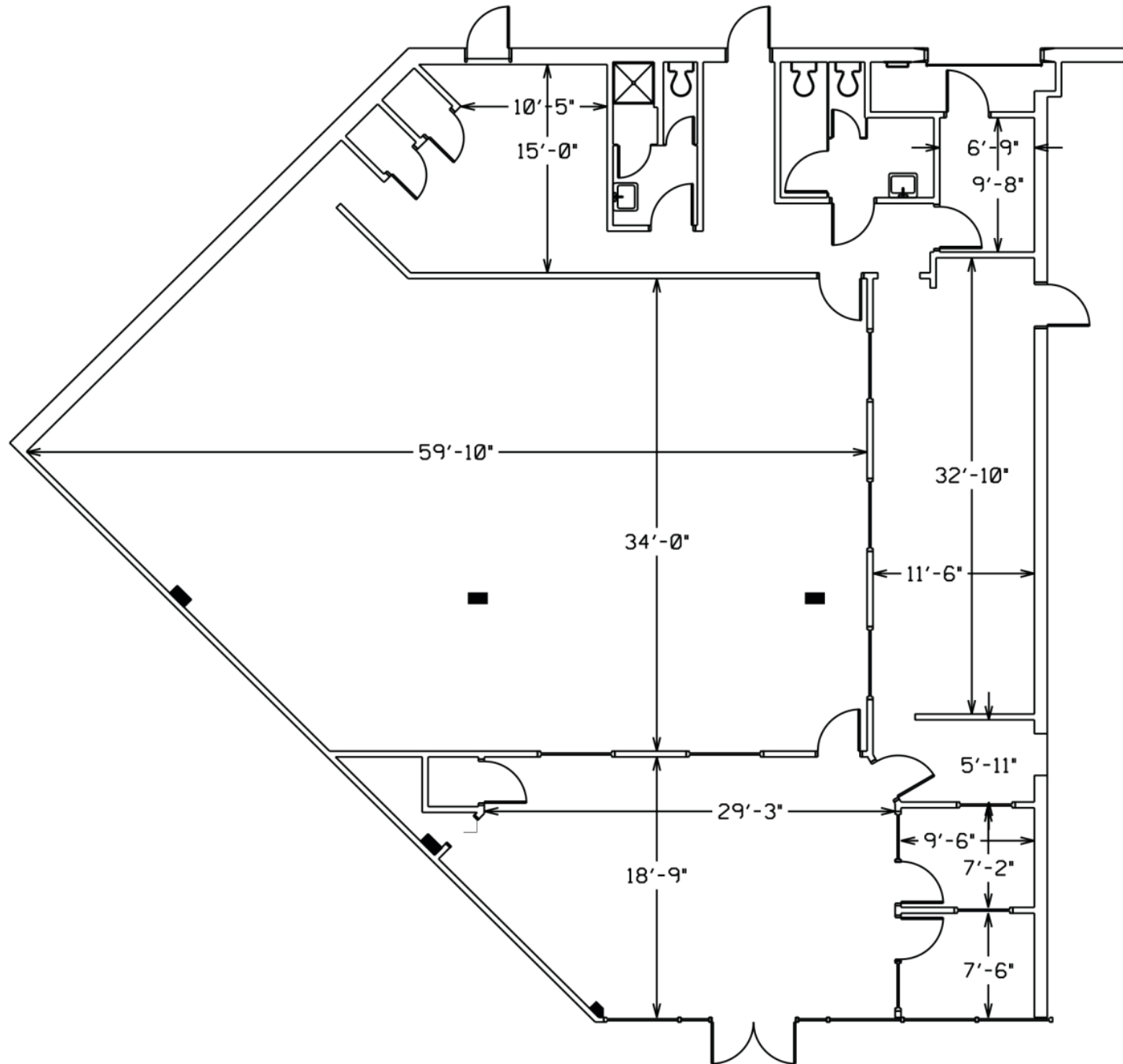
Unit 10  
1,052 SF



**AVAILABLE**

Unit 13

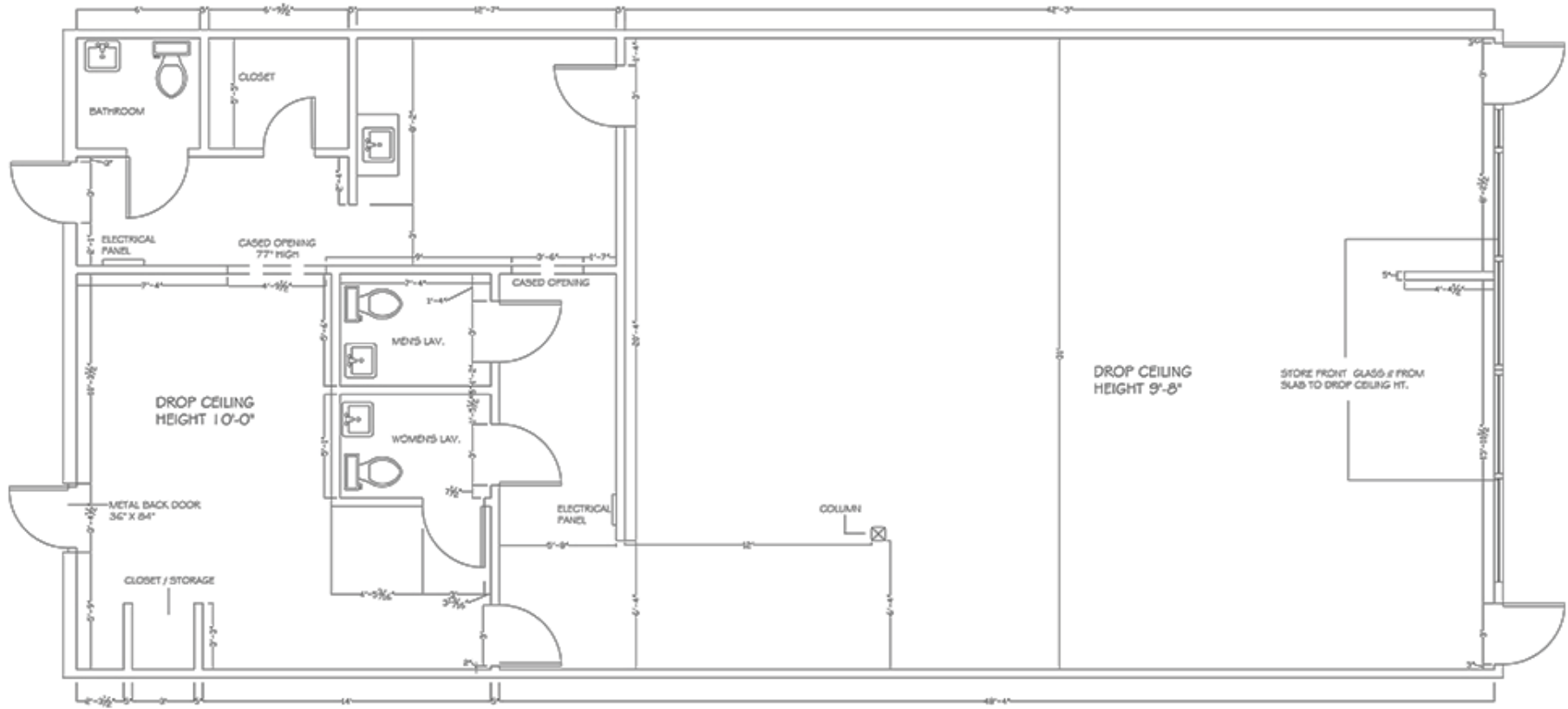
3,860 SF



**AVAILABLE**

Unit 14

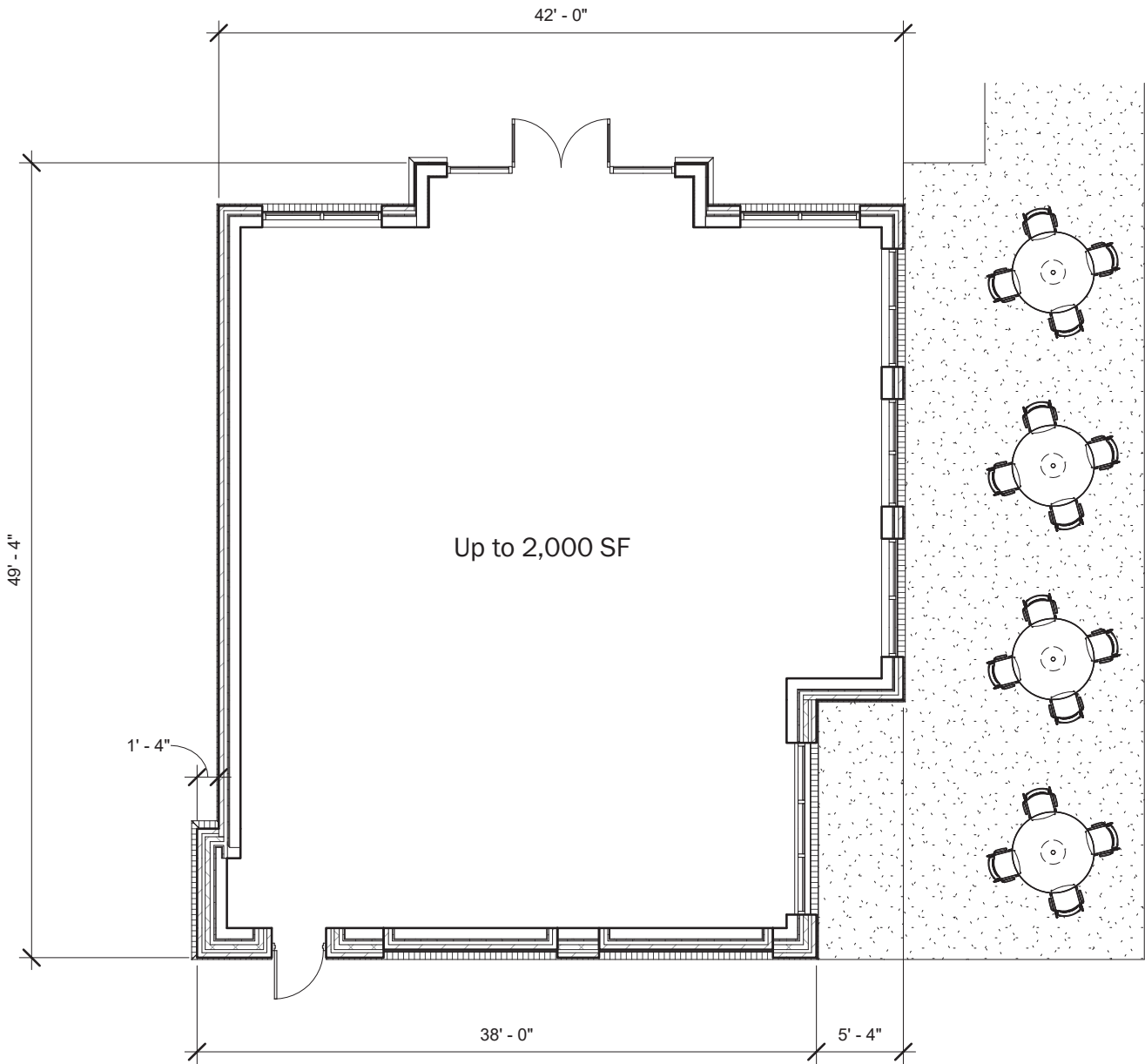
2,270 SF



AVAILABLE

Expansion Shop Space

Up to 2,000 SF











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