



Available Outparcel and Retail for Lease

Mint Hill Festival

6914 Matthews-Mint Hill Road | Charlotte, NC 28227

ABOUT

+/- 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.

PROPERTY DETAILS

- +/- 1,052 - 3,877 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: \$3.50/SF

PROPERTY FEATURES

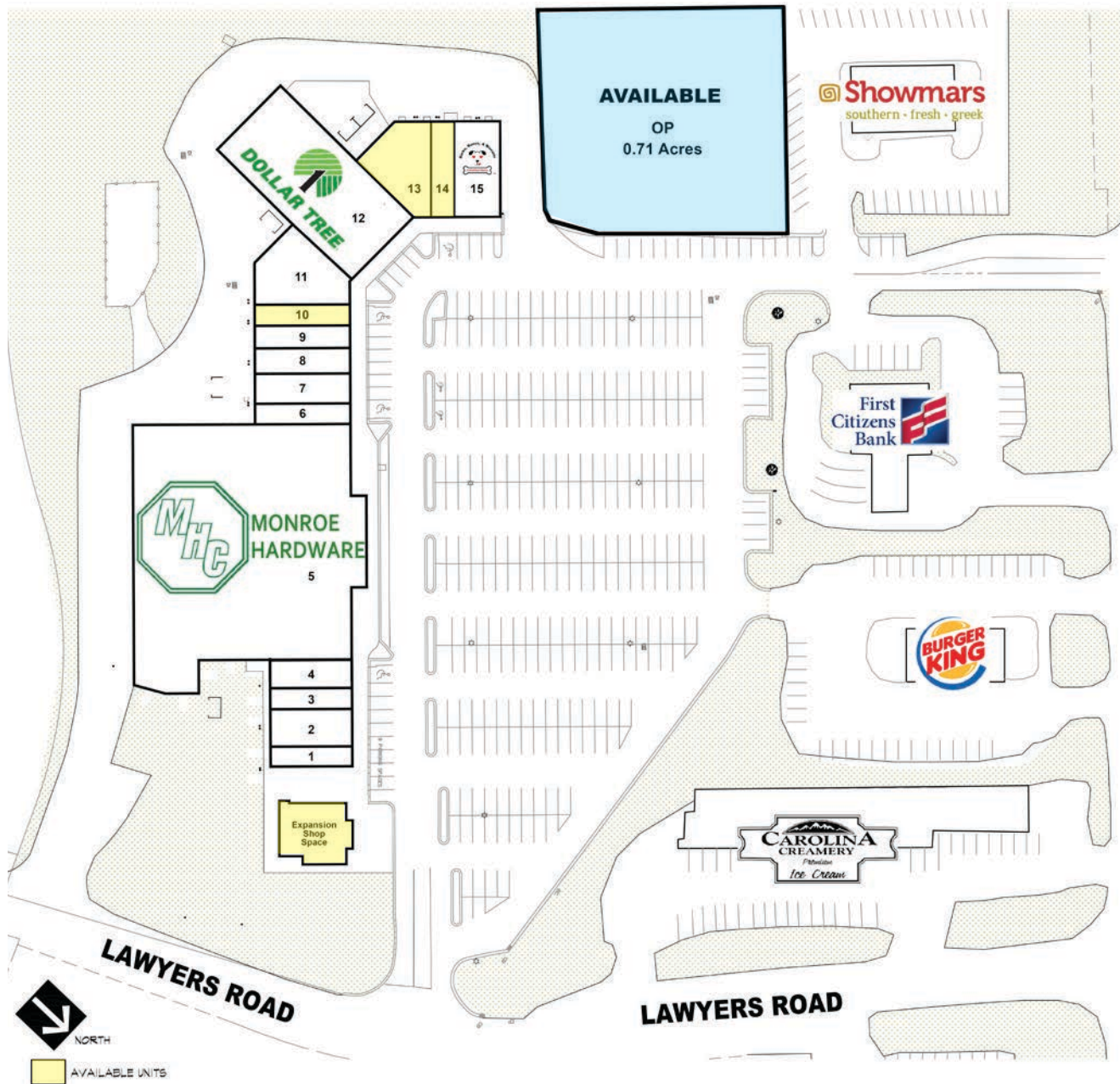
- Premium location in downtown Mint Hill: Matthews-Mint Hill Road at Lawyers Road
- Walking distance to Municipal offices and schools
- Less than 2 miles to I-485



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>

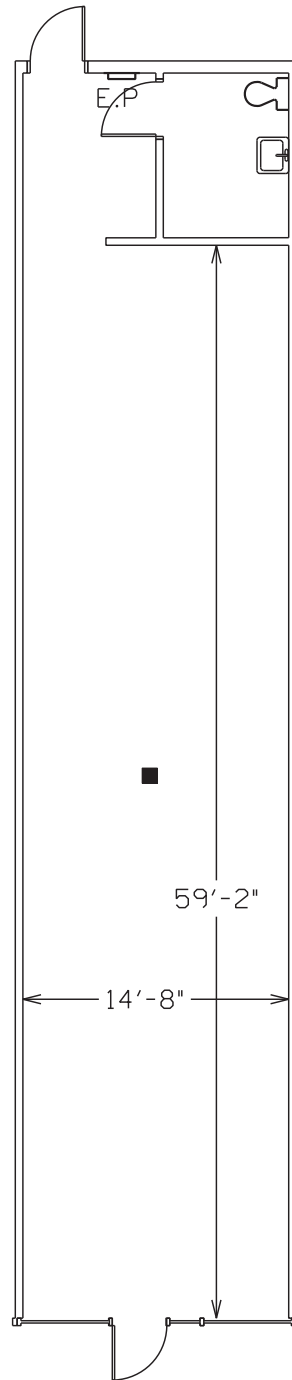


MATTHEWS-MINT HILL ROAD

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	AVAILABLE	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 SHOP SPACE		Up to 2,000 SF
OP AVAILABLE		0.71 AC

AVAILABLE

Unit 10 - 1,052 SF

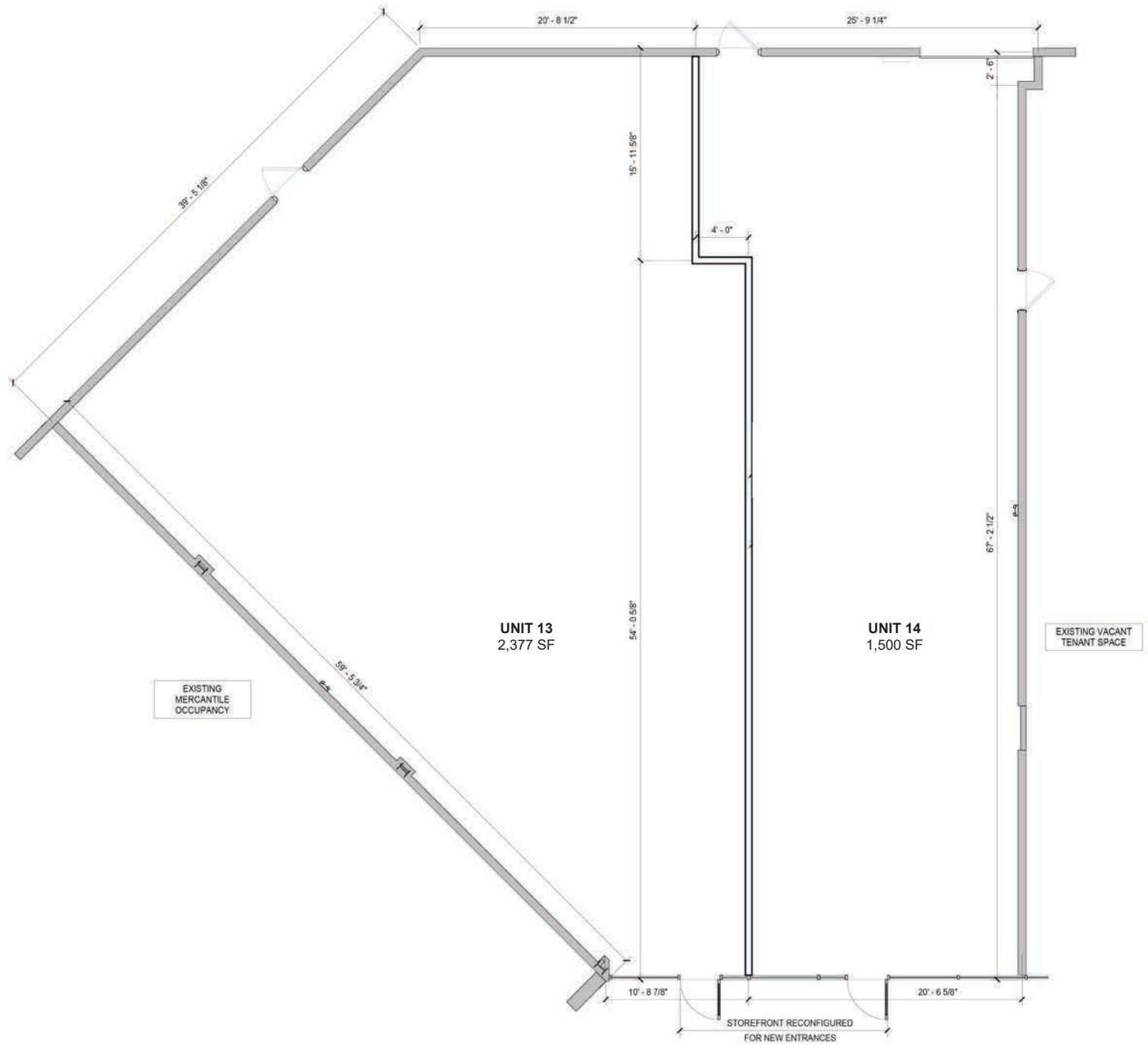


AVAILABLE

Unit 13 - 2,377 SF

Unit 14 - 1,500 SF

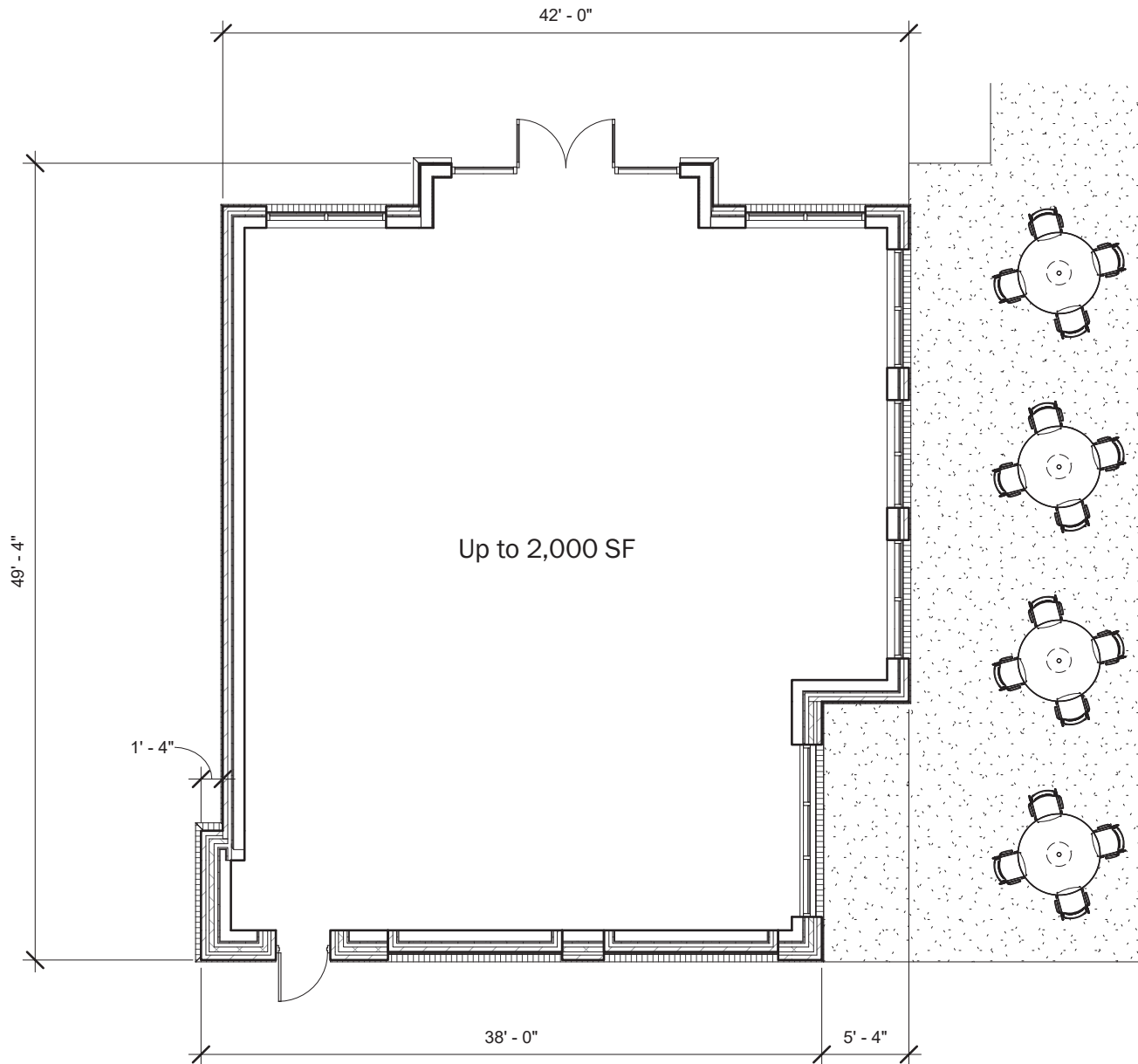
**Can be combined or split*



AVAILABLE

Expansion Shop Space

Up to 2,000 SF







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