



Available Outparcel and Retail for Lease

Mint Hill Festival

6914 Matthews-Mint Hill Road | Charlotte, NC 28227

ABOUT

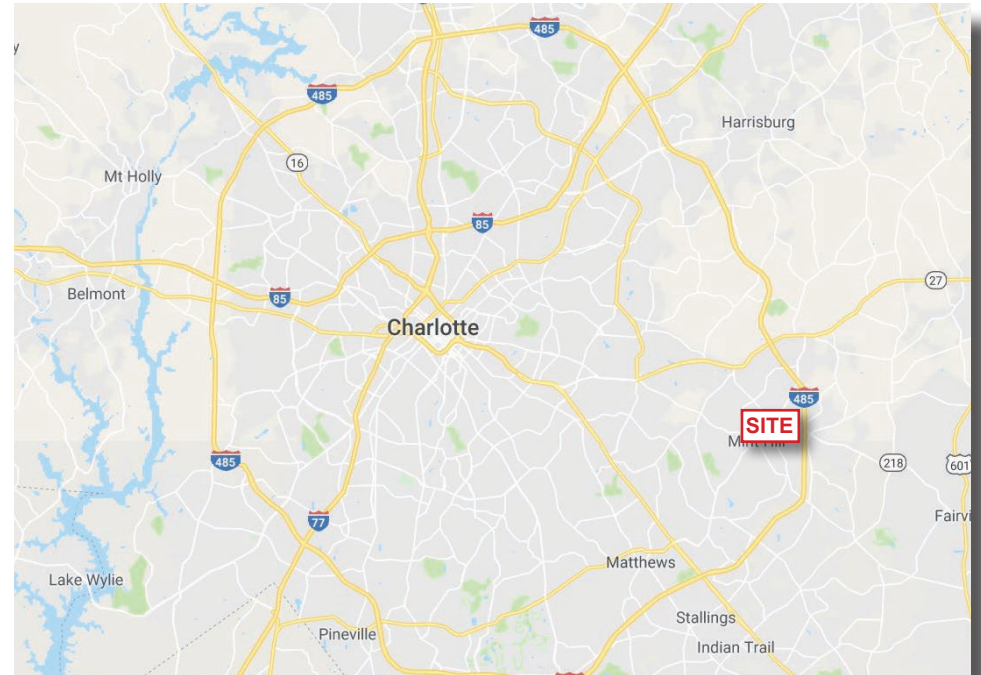
+/- 1,052 - 6,147 SF retail available for lease in a premium location in downtown Mint Hill. +/- 0.71 AC outparcel and up to 2,000 SF Expansion Shop Space also available. The center is highly accessible, less than 2 miles to I-485.

PROPERTY DETAILS

- +/- 1,052 - 6,147 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

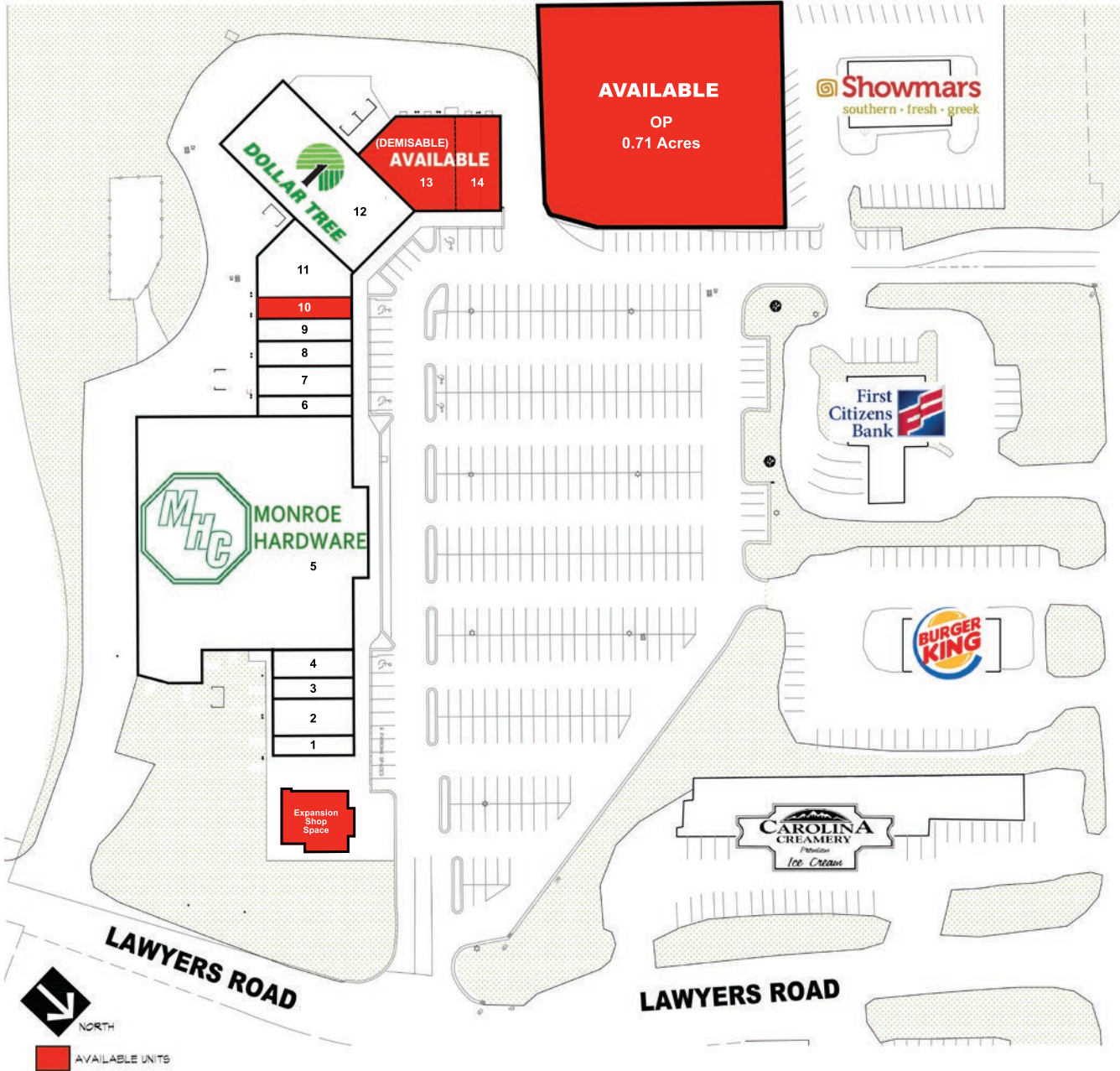
- Premium location in downtown Mint Hill: Matthews-Mint Hill Road at Lawyers Road
- Walking distance to Municipal offices and schools
- Less than 2 miles to I-485



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>



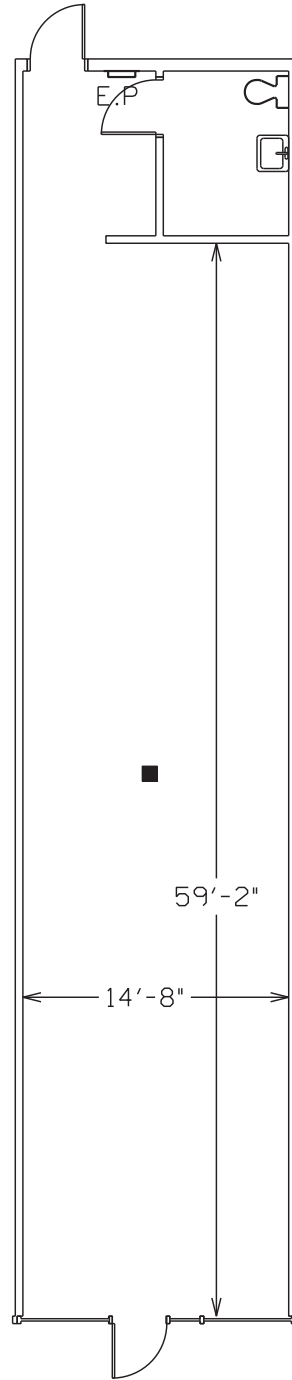
MATTHEWS-MINT HILL ROAD

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 (DEMISABLE)	3,877 SF
14 AVAILABLE	2,270 SF
OP AVAILABLE	0.71 AC
EXPANSION SHOP SPACE	Up to 2,000 SF

AVAILABLE

Unit 10

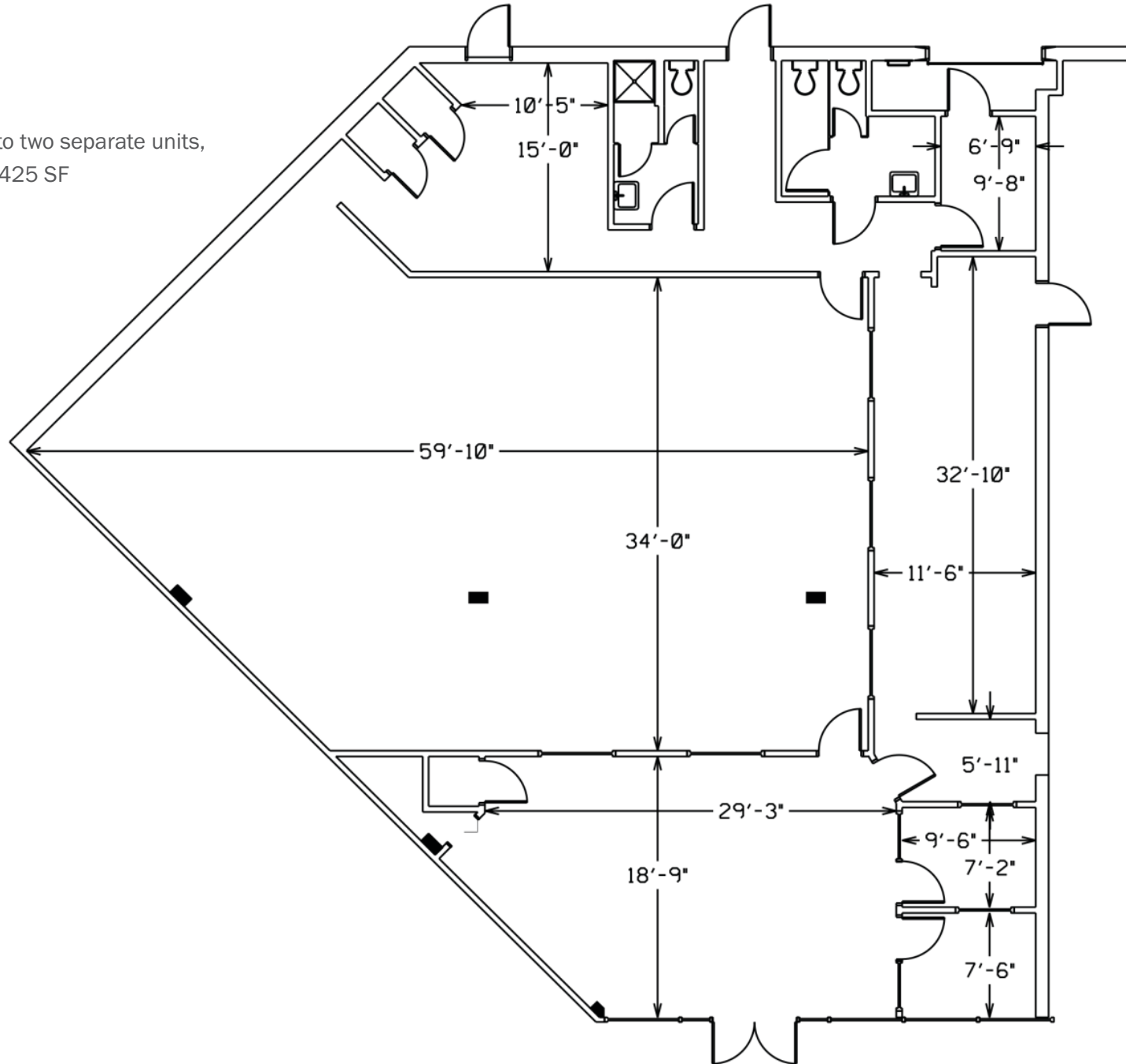
1,052 SF



AVAILABLE

Unit 13
3,877 SF

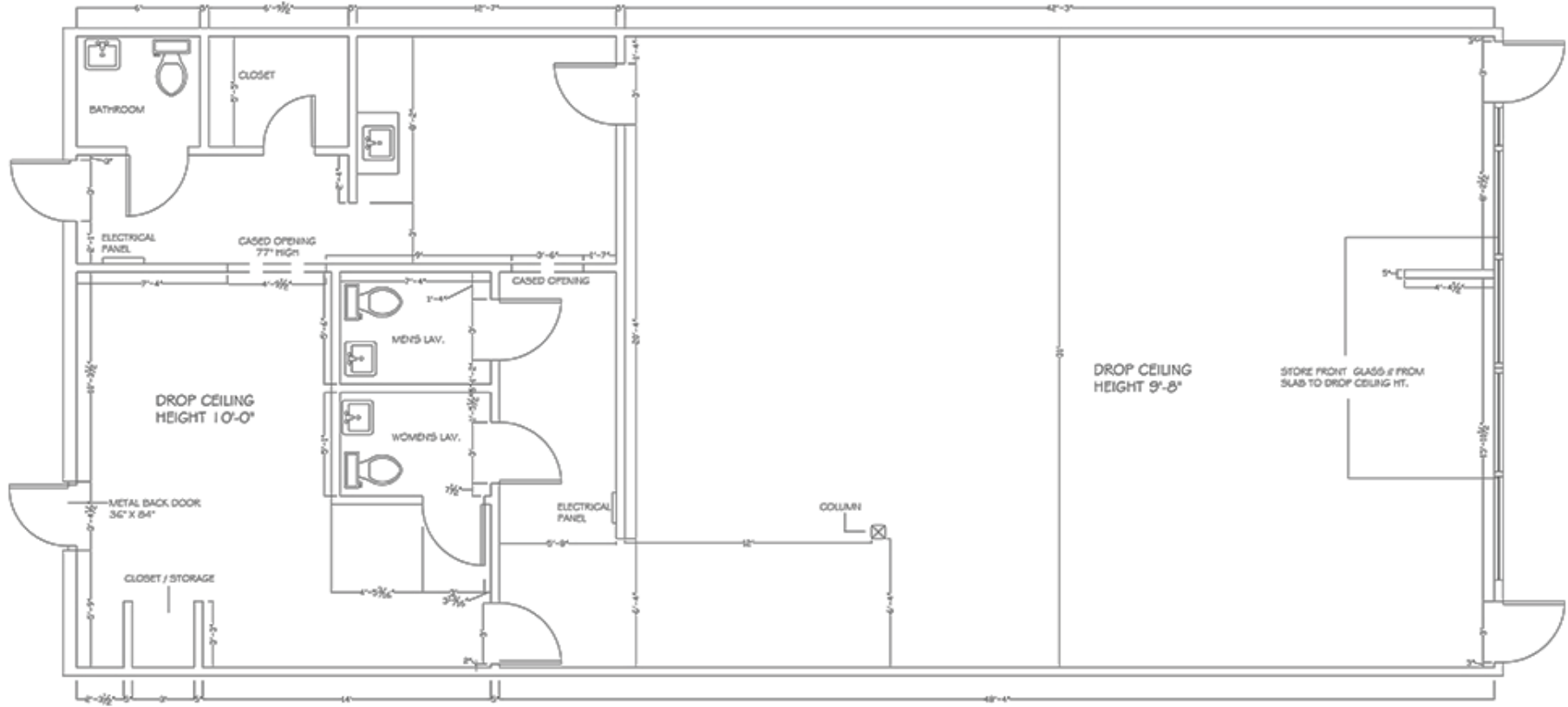
Unit is demisable into two separate units,
+/- 1,452 SF and 2,425 SF



AVAILABLE

Unit 14

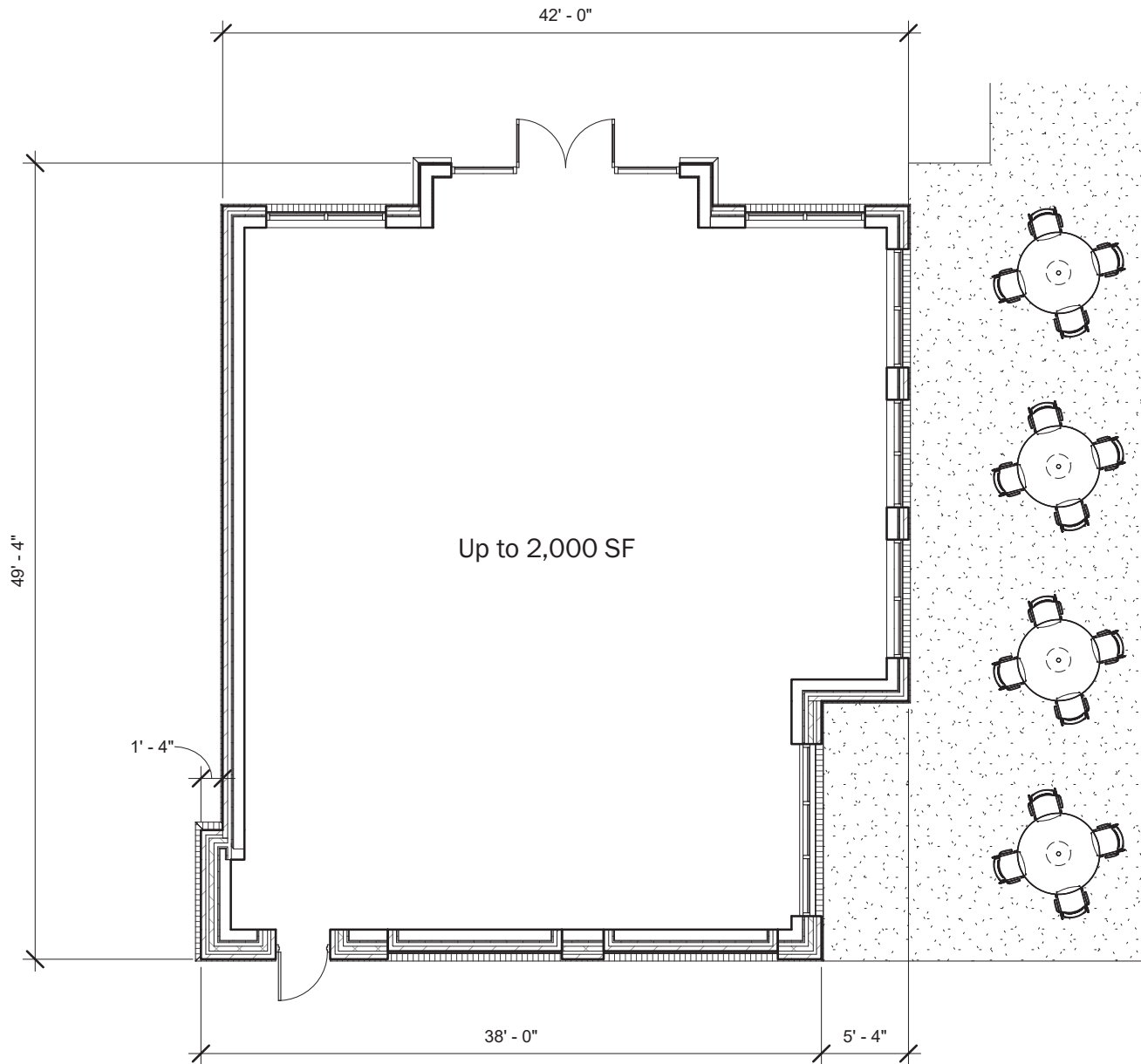
2,270 SF



AVAILABLE

Expansion Shop Space

Up to 2,000 SF







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