

11131, 11207, 11203 BLAIR ROAD

MINT HILL, NORTH CAROLINA 28227

AVAILABLE FOR SALE

24,000 VPD

Hwy 24

Blair Rd

13,500 VPD

13715311

13715319

13715310



PROPERTY DETAILS

PARCELS FOR SALE

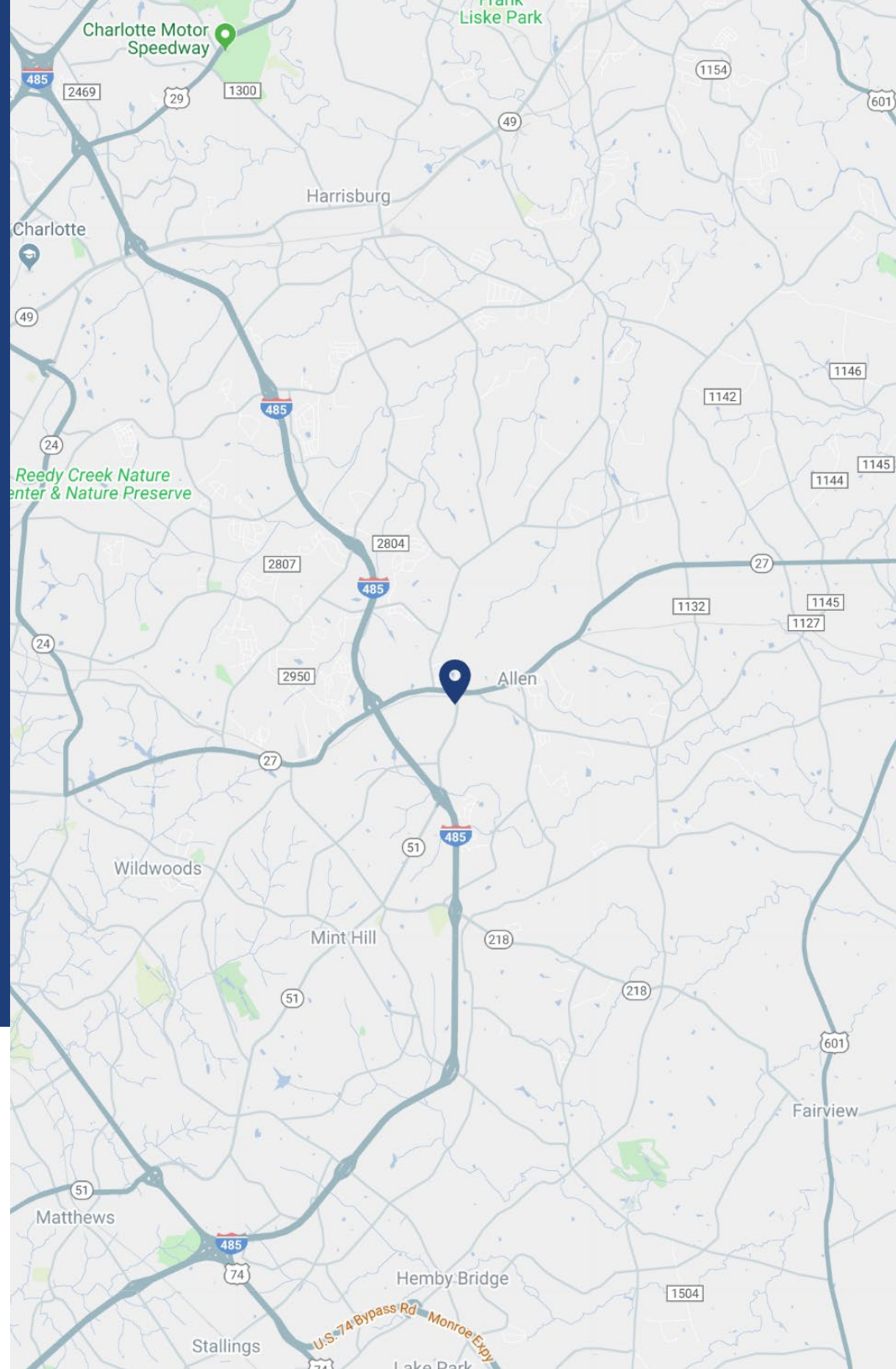
+/- 10 Acres available for sale along Blair Rd (Hwy 51). The site is currently operating as a storage and U-Haul facility with 11203 as a residential rental with income. The three parcels (11131, 11207, 11203) are being sold together and a rent roll is available. Located less than 1 mile from the new Novant Hospital and near Clear Creek and Mint Hill Business Parks, the site is a great opportunity in Mint Hill.

PROPERTY DETAILS

Address	11131, 11207, 11203 Blair Road Mint Hill, NC 28227
Available AC	+/- 10 Acres Available for Sale
Available SF	Up to 60,000 SF of Storage approved for the site
Parcel ID	13715310, 13715311, 13715319
Zoning	I-G (CD)
Frontage	400 FT of frontage on Blair Rd (Hwy51)
Sale Price	Call for Pricing
Traffic Counts	Blair Rd 13,500 VPD
Additional Notes	Level lots 11203 is a residential rental with income Rent roll available

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	1,219	17,090	66,486
Avg. Household Income	\$101,953	\$86,195	\$82,910
Households	457	6,005	23,691



MARKET OVERVIEW

MINT HILL NORTH CAROLINA

Still surrounded by farmland and heavily wooded neighborhoods, Mint Hill offers homegrown entertainment in a quiet community.

Part of the Charlotte metropolitan, the hopping suburb of Mint Hill is settled just outside of the city in the southeastern portion of Mecklenburg County. Here, families pack picnic tables outside local dessert destination Carolina Creamery, which serves homemade goodness. And Tuesday through Sunday, Barking Duck Brewing Company beckons with tasty bites and cold, homegrown small-batch brews. Among the most creative pours are the Chinese Chicken Sriracha pale ale and Juice is Loose New England IPA. The brewery even hosts Food Truck Fridays once a month.



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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.

