



7221 Matthews-Mint Hill Rd.

Charlotte, North Carolina 28227

CENTURY
COMMUNITIES®

Residential Development
Townhomes

Meritage
Homes

Single Family
Residential Development

+/- 3.21 AC

Available for Sale

+/- 3.21 AC in the Heart of Mint Hill

HAWTHORNE'S
NEW YORK PIZZA & BAR

Property Overview

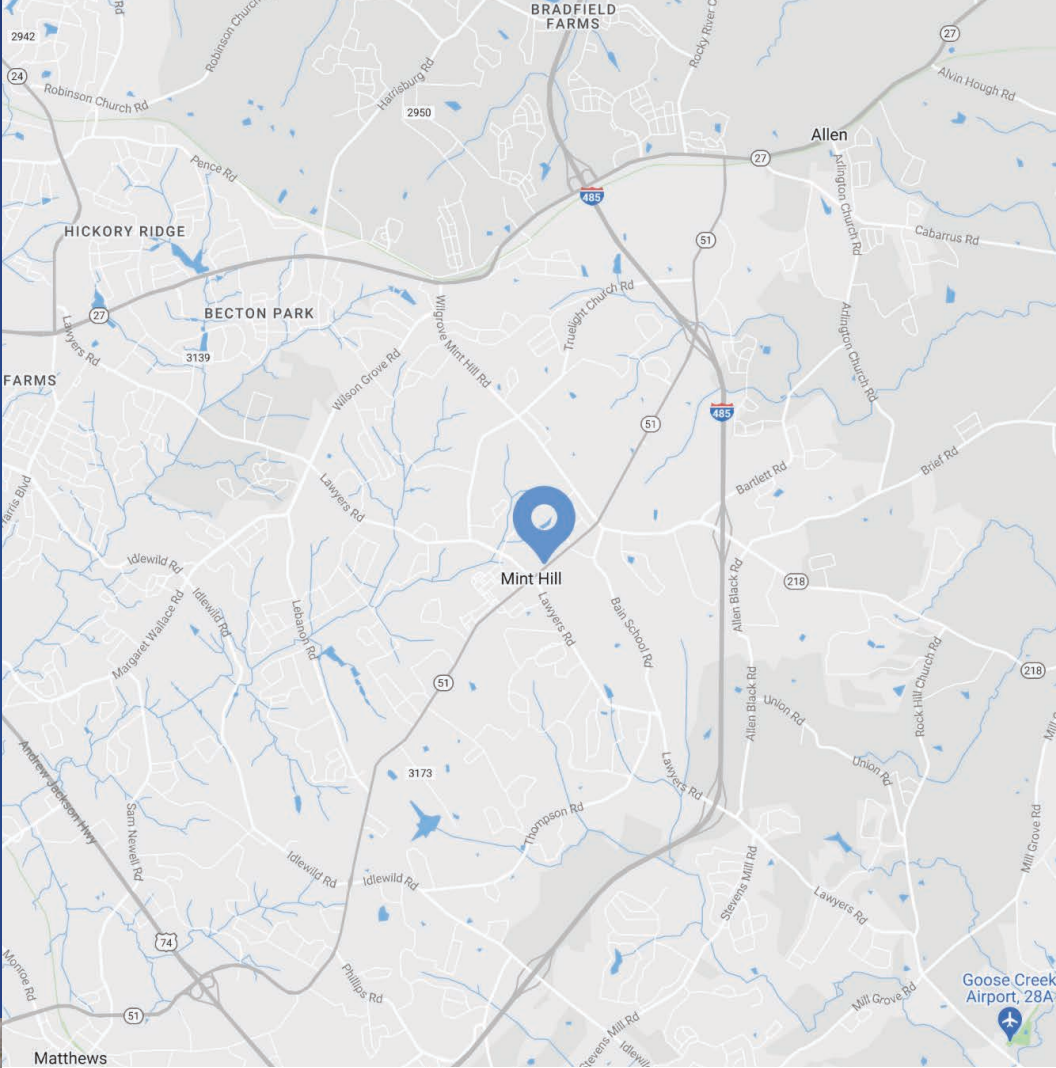
7221 Matthews-Mint Hill Rd.

Available for Sale

3.2 AC in the heart of Mint Hill located in the DO-B District, also referred to as "Town Center." This site's zoning allows for dense development opportunities for business, service, or institutional uses. Great site for a developer looking for a mixed-use project near established retailers and numerous residential neighborhoods.

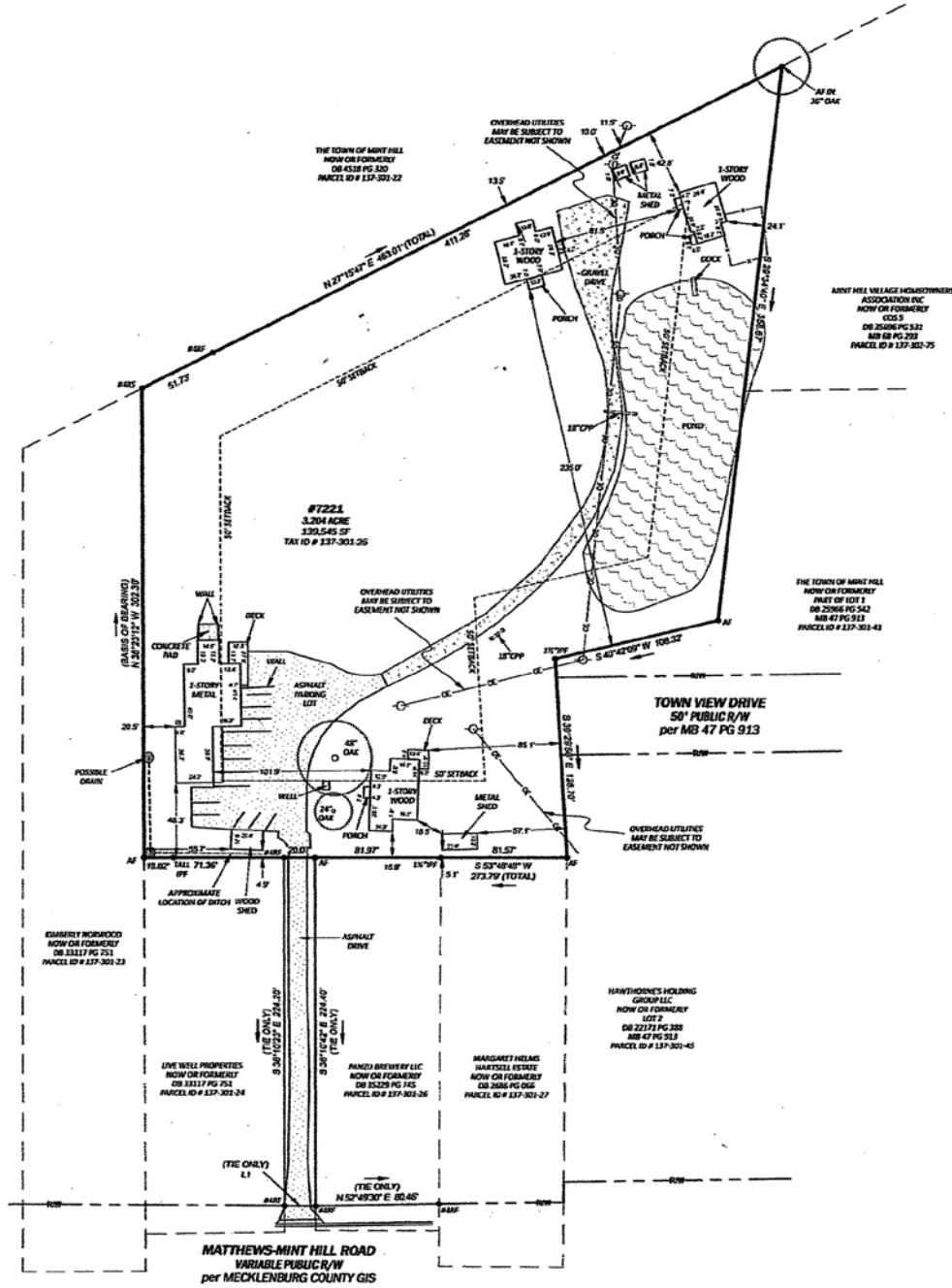
Property Details

Address	7221 Matthews-Mint Hill Road Charlotte, NC 28227
Availability	+/- 3.21 AC Available for Sale
Zoning	B-D (DO-B District, "Town Center")
Parcel ID	13730125
Traffic Counts	Matthews-Mint Hill Rd 20,000 VPD
Sale Price	Call for Pricing

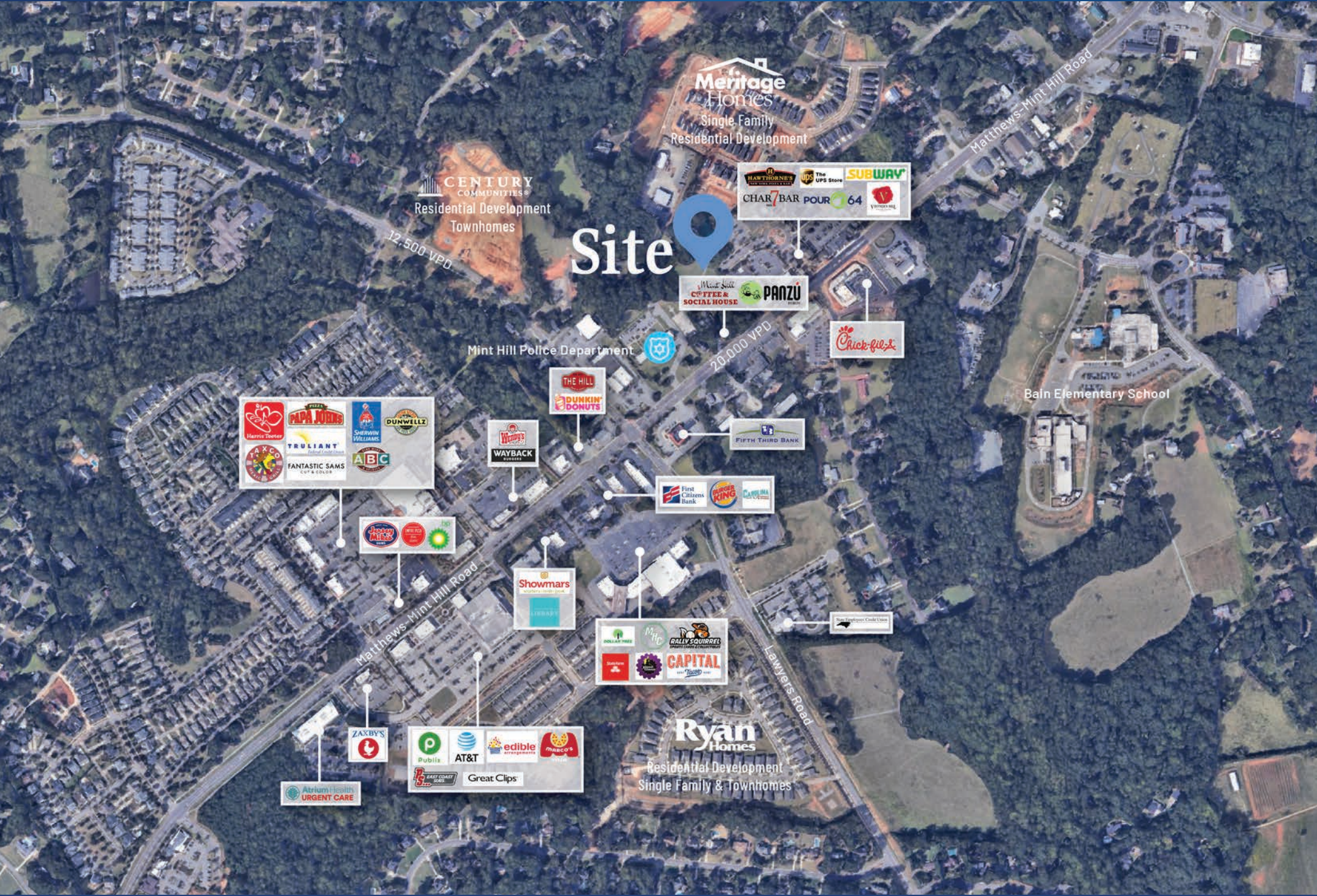


Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2022 Population	3,017	34,196	126,909
Avg. Household Income	\$117,811	\$109,944	\$95,569
Median Household Income	\$86,932	\$79,478	\$68,840
Households	1,226	12,435	46,889
Daytime Employees	2,360	7,664	29,238



Market Overview



Mint Hill

North Carolina

Mint Hill is a suburban town in southeastern Mecklenburg and northwestern Union counties, a major suburb on the outskirts of Charlotte and near the Cabarrus County line. Mint Hill was ranked among America's Top 12 Power Suburbs and 13th in The Safest Places in North Carolina. It is the perfect setting for business owners and professionals seeking a prosperous, vibrant, thriving community for doing business.





**Meritage
Homes**
Single Family
Residential Development

+/- 3.21 AC

CVS
pharmacy



POUR 64

SUBWAY

CHAR 7 BAR

HAWTHORNE'S
OLD FASHIONED BURGERS

Chick-fil-A



Brewery Coming Soon

**MOUNTAIN
COFFEE &
SOCIAL HOUSE**

Contact for Details

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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.