



Development Opportunity

4317 Wilgrove Mint Hill Rd & 4332 Sunset Drive | Mint Hill, NC 28227

7,700 VPD

Wilgrove Mint Hill Rd

20,000 VPD

Site

Sunset Drive



Matthews-Mint Hill Rd

Price Reduced

Available for Sale

+/- 1.285 AC Commercial Land | Owner Financial Available

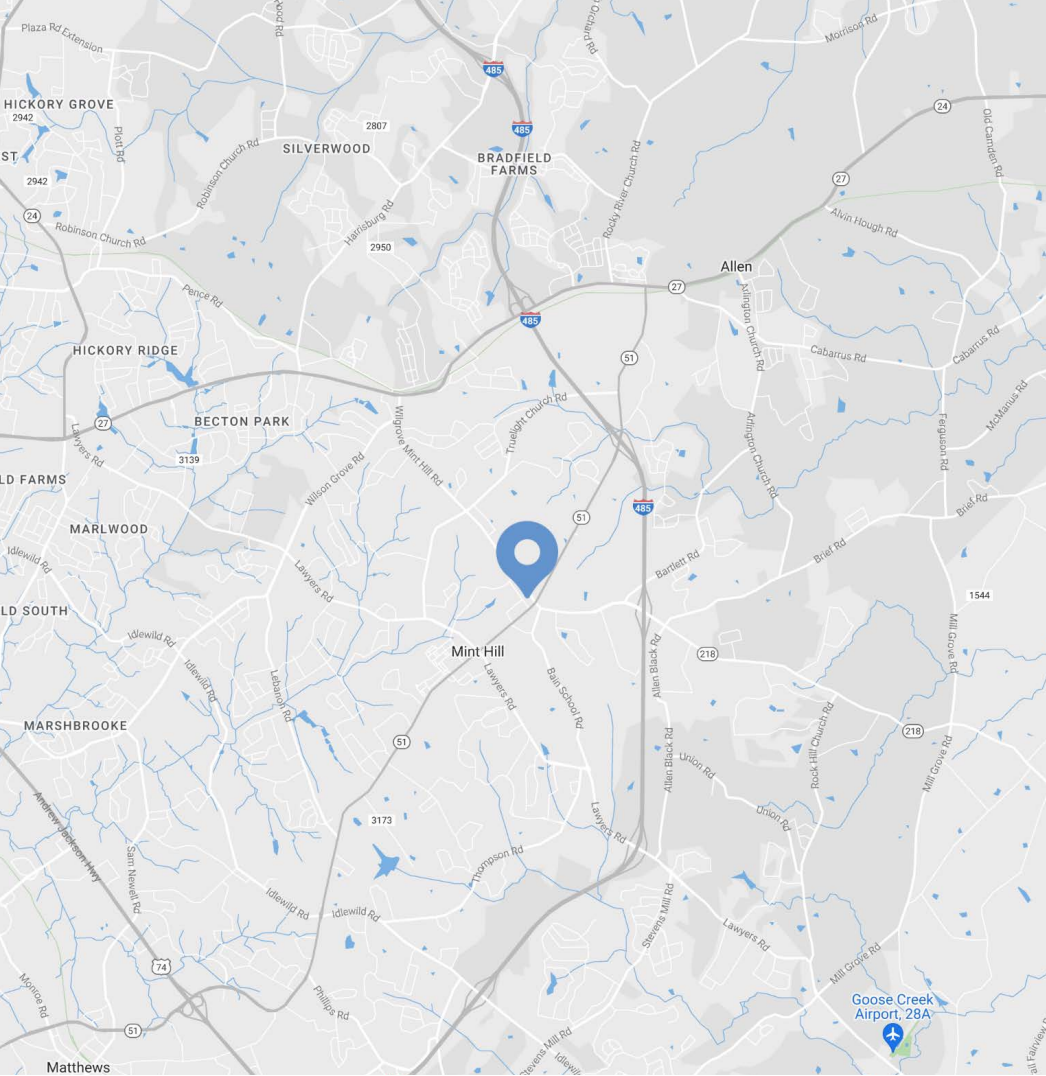
Property Overview

Development Opportunity Available for Sale

+/- 1.285 AC development opportunity available in Charlotte, NC. Currently zoned as Residential, the land has been approved by the city for Commercial zoning and would be a great opportunity for retail or medical uses.

Property Details

Address	4317 Wilgrove Mint Hill Rd & 4332 Sunset Drive Mint Hill, NC 28227
Acreage	+/- 1.285 AC Available for Sale
Use	Ideal for retail or medical
Zoning	Residential, Commercial approved
Frontage	Wilgrove Mint Hill Rd 100 FT Sunset Drive 200 FT
Utilities	All utilities are to the site
Traffic Counts	Wilgrove Mint Hill Rd 7,700 VPD
Sale Price	\$775,000
Additional Details	Owner Financial Available Potential to add +/- 0.416 AC to the assemblage, an additional 100 FT of frontage on Wilgrove Mint-Hill Rd (200 FT total)



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,711	33,154	121,312
Avg. Household Income	\$120,510	\$121,206	\$105,744
Median Household Income	\$92,551	\$91,746	\$79,647
Households	1,447	11,770	44,635
Daytime Employees	2,731	7,619	21,534

Market Overview





Bain Elementary School

20,000 VPD

Matthews-Mint Hill Rd

Sunset Drive

Wilgrove Mint-Hill Rd

Site

Contact for Details

John Hadley

(704) 373-9797

jhadley@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.