



# Development Opportunity

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



Site

7,700 VPD

20,000 VPD

Wilgrove Mint Hill Rd

Sunset Drive

Matthews-Mint Hill Rd



Price Reduced

## Available for Sale

+/- 1.285 AC Commercial Land | Owner Financial Available

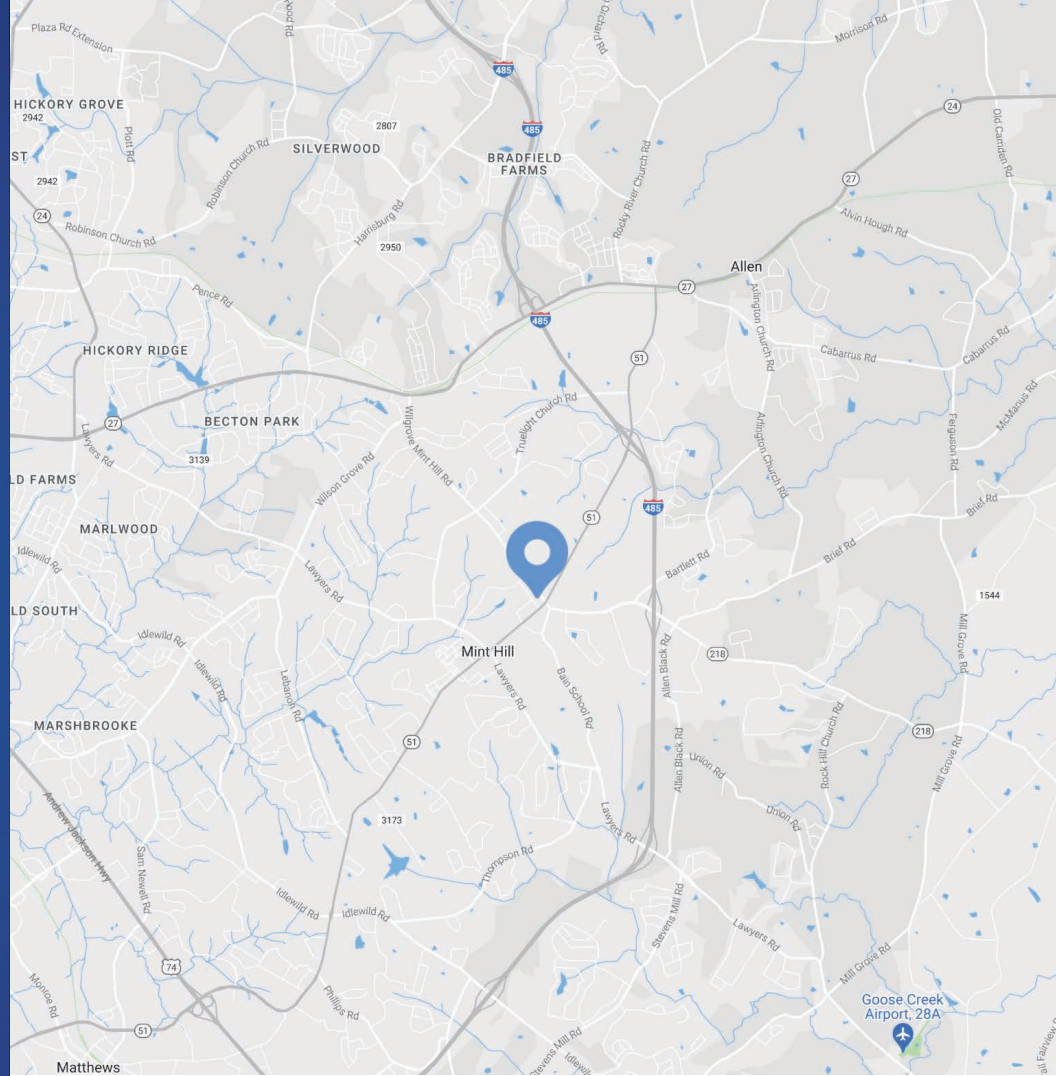
## Property Overview

# 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

<b>Address</b>	4317 Wilgrove Mint Hill Rd & 4332 Sunset Drive Mint Hill, NC 28227
<b>Acreage</b>	+/- 1.285 AC Available for Sale
<b>Use</b>	Ideal for retail or medical
<b>Zoning</b>	Residential, Commercial approved
<b>Frontage</b>	Wilgrove Mint Hill Rd   100 FT Sunset Drive   200 FT
<b>Utilities</b>	All utilities are to the site
<b>Traffic Counts</b>	Wilgrove Mint Hill Rd   7,700 VPD
<b>Sale Price</b>	\$800,000
<b>Additional Details</b>	<b>Owner Financial Available</b> 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
<b>2022 Population</b>	2,510	32,646	121,775
<b>Avg. Household Income</b>	\$105,383	\$113,902	\$100,047
<b>Median Household Income</b>	\$78,711	\$85,792	\$74,227
<b>Households</b>	978	11,540	44,650
<b>Daytime Employees</b>	2,346	7,712	21,551

# Market Overview





Bain Elementary School

Matthews-Mint Hill Rd

20,000 VPD

Sunset Drive

Wilgrove Mint-Hill Rd

Site

Contact for Details

**John Hadley**

(704) 373-9797

[jhadley@thenicholscompany.com](mailto:jhadley@thenicholscompany.com)



**Website**

[www.TheNicholsCompany.com](http://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.