



6412 MATTHEWS-MINT HILL RD MINT HILL, NC 28227

6,000 SF Building Pad

- Signalized corner on HWY 51 in the heart of Mint Hill with Chipotle, Chase, Publix, Harris Teeter & more
- ♦ 19,500 VPD
- ♦ Co-tenancy with Chase & Chipotle
- ♦ Pad delivered with site entirely complete to include parking lot, landscaping, utilities, irrigation, stormwater detention, etc.
- ♦ Will consider key shop tenants to kickstart multi-tenant building

DEMOGRAPHICS

MILES (RADIUS)	One Mile	THREE MILES	FIVE MILES
POPULATION	2,991	42,329	145,301
EMPLOYEES	1,070	15,453	52,615
AVG. HH INCOME	\$116,886	\$104,873	\$91,171

TRAFFIC COUNTS

19,500 VPD MATTHEWS-MINT HILL RD (51)





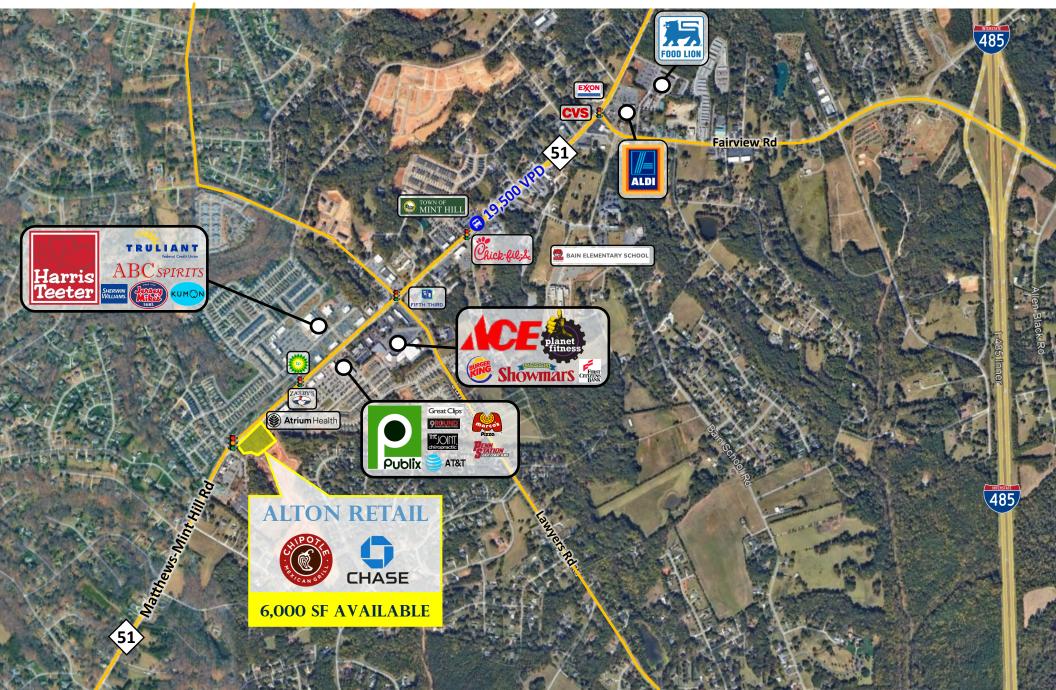


Northwest Elevation





AREA MAP



AERIAL



SITE PLAN

