LPA

Lat Purser & Associates, Inc.

ALTON RETAIL

6412 MATTHEWS-MINT HILL RD | MATTHEWS, NC 28227



Lat Purser & Associates, Inc.
4530 Park Road, Suite 410, Charlotte, NC 28209

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Property Overview

RETAIL FOR LEASE

±6,600 SF Building Pad

- Signalized corner on HWY 51 in the heart of Mint Hill with Chipotle, Chase, Publix, Harris Teeter & more
- 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

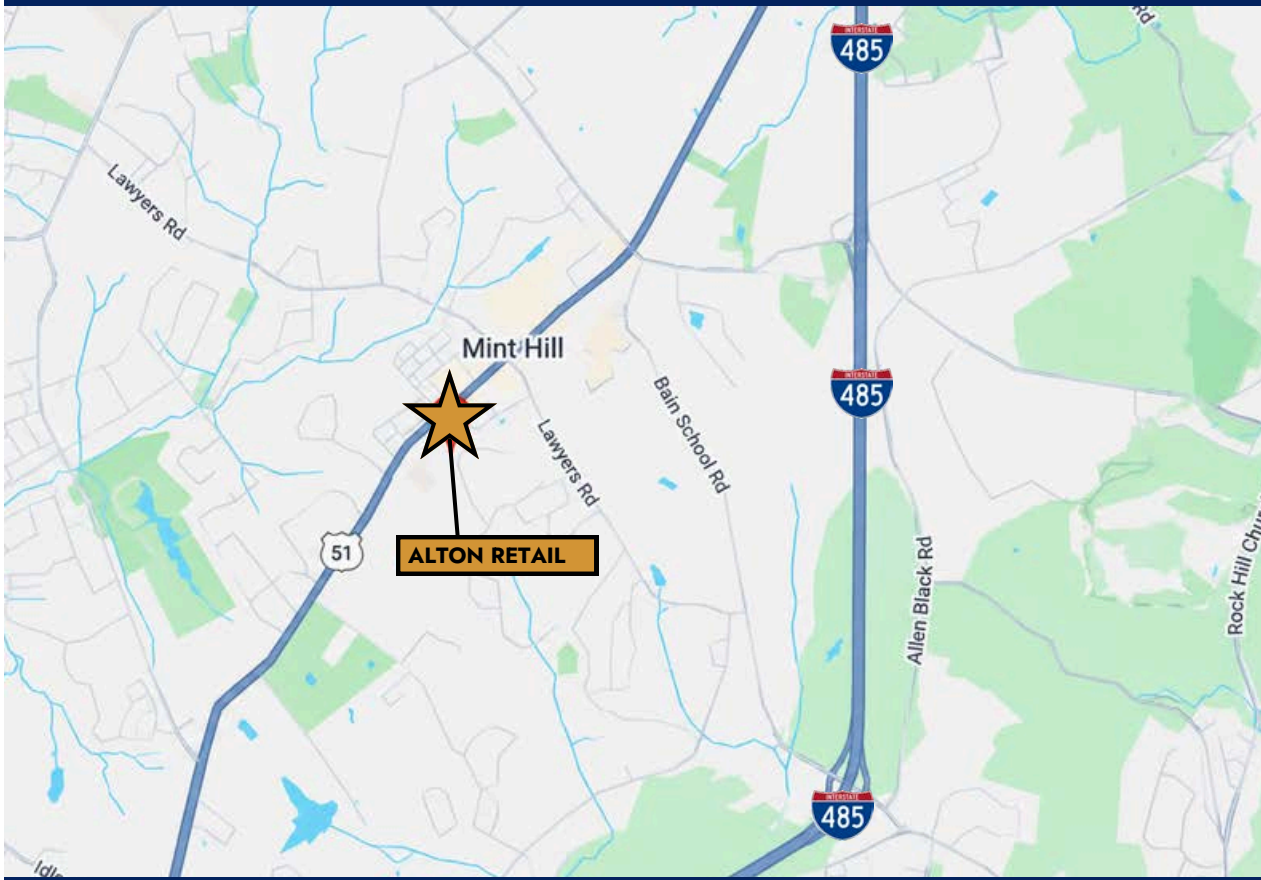
Demographics

	1 Miles	3 Miles	5 Miles
Population	4,833	41,177	144,418
Employees	2,609	8,629	46,812
Avg. HH Income	$126,860	$118,400	$98,993

Traffic Counts

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






19,500 VPD
51
Matthews - Mint Hill Road
CHASE
CHIPOTLE
MEXICAN GRILL
± 6,600 SF BUILDING PAD
Alton Retail
Phyllis Lane
Alton Creek
by Tri Pointe Homes
83 new homes

Site Plan


CHIPOTLE


CHASE

PROP. RI/RO INTERSECTION WITH CONCRETE MEDIAN (TYP.)
PROP. DRIVE-THRU ATM
PROP. PICK UP AREA
PROP. MOBILE ORDER PICK UP LANE
PROP. DECORATIVE KNEE WALL W/ LANDSCAPING (TYP.)
PROP. 25' FRONT SETBACK (TYP.)
PROP. TRAFFIC SIGNAL
PROP. HIGH VISIBILITY CROSSWALK (TYP.)
PROP. TREE SAVE AREA (TYP.)
PROP. DUMPSTER ENCLOSURE LOCATION
PROP. HEDGE ROW TO SERVE AS SCREENING AND BARRIER (TYP.)
PROP. 20' REAR SETBACK (TYP.)
PROP. FULL ACCESS CONNECTION TO HILL CREEK DRIVE
PROP. TREE SAVE AREA (TYP.)
PROP. TIE-IN TO EXISTING SIDEWALK (TYP.)
MATTHEWS MINT HILL ROAD
NC HIGHWAY 51
(100' PUBLIC R/W)
(MB 47 PG 605, MB 54 PG 504)
ROE CREEK DRIVE
(EXIST. 50' PUBLIC R/W)
HILL CREEK DRIVE
(EXIST. 50' PUBLIC R/W)
FRANKLIN TRAIL STREET
(EXIST. 50' PUBLIC R/W)
PHYLISS LANE
(PRIVATE STREET)
CHASE
CHIPOTLE
MEXICAN GRILL
Building
Pad:
±6,600 SF
TAX# 195-182-46
SULLIVAN BURD & ROUPAS LLC
DB 23639 PG 437
LOT 1, MB 50 PG 157
TAX# 195-182-52
MINT HILL PROPERTY LLC
DB 25699 PG 124
GRAPHIC SCALE
(IN FEET)
1 INCH = 40 FT.
NC GRID (NAD 83/2011)
NORTH ORIENTED TO

Area Map


FOOD LION
EXXON
CVS
ALDI
Fairview Rd
51
19,500 VPD
TOWN OF MINT HILL
Chick-fil-A
BAIN ELEMENTARY SCHOOL
FIFTH THIRD
Harris Teeter
TRULIANT
ABC SPIRITS
SHERWIN WILLIAMS
Jersey Mike's SUBS
KUMON
ACE
planet fitness
BURGER KING
Showmars
FIRST CITIZENS BANK
ZAXBY'S
Atrium Health
Publix
Great Clips
9ROUND
THE JOINT chiropractic
AT&T
Marco's Pizza
PENN STATION EAST COAST SUBS
ALTON RETAIL
CHIPOTLE MEXICAN GRILL
CHASE
±6,600 SF Available
Matthews-Mint Hill Rd
Bain School Rd
Lawyers Rd
I-485 Inner
Alen Black Rd
485
485
51


TOWN OF MINT HILL
Chick-fil-A
Harris Teeter
19,500 VPD
ACE
planet fitness
Publix
51
Patriots Hill Rd
Evans Rd
Hove Rd
Whitehawk Hill Rd
Soaring Eagle Ln
Old Magnolia Ln
Matthews Mint Hill Rd
Brighton Park Dr
Lawyers Rd
Hollow Oak Dr
Hollow Dr
Brighton Park
300+ homes
Mint Hill Commons
150+ homes
Whitley Preserve
by DavidWeekley Homes
160 new homes
ALTON RETAIL
CHIPOTLE MEXICAN GRILL
CHASE
±6,600 SF Available
Alton Creek
by Tri Pointe Homes
83 new homes

Project Renderings







