



8101 and 8117 Blair Rd

Mint Hill, North Carolina 28227

Site

Woodland Ave

Blair St

19,500 VPD

Available for Sale

+/- 2.0 AC Prime Redevelopment Opportunity

Property Overview

8101 and 8117 Blair Rd Available for Sale

This rare +/- 2.0 AC redevelopment opportunity is located along the growing Blair Road (NC-51) corridor in the heart of Mint Hill, NC. The dual-parcel assemblage at 8101 and 8117 Blair Rd sits on a highly visible corner with direct frontage on both NC-51 and Woodland Avenue, just minutes from downtown Mint Hill and I-485.

Currently zoned for residential use, the seller is open to providing time for a rezoning, making it a compelling opportunity for commercial, office, medical, or mixed-use redevelopment. With multiple access points and high daily traffic along NC-51, the property is well-positioned for transformation. It is also surrounded by multiple sites with DO-B zoning, which allows a wider variety of commercial and pedestrian-oriented development along Mint Hill's downtown corridors.

Property Details

Address 8101 and 8117 Blair Rd | Mint Hill, NC, 28227

Availability +/- 2.0 AC Available for Sale

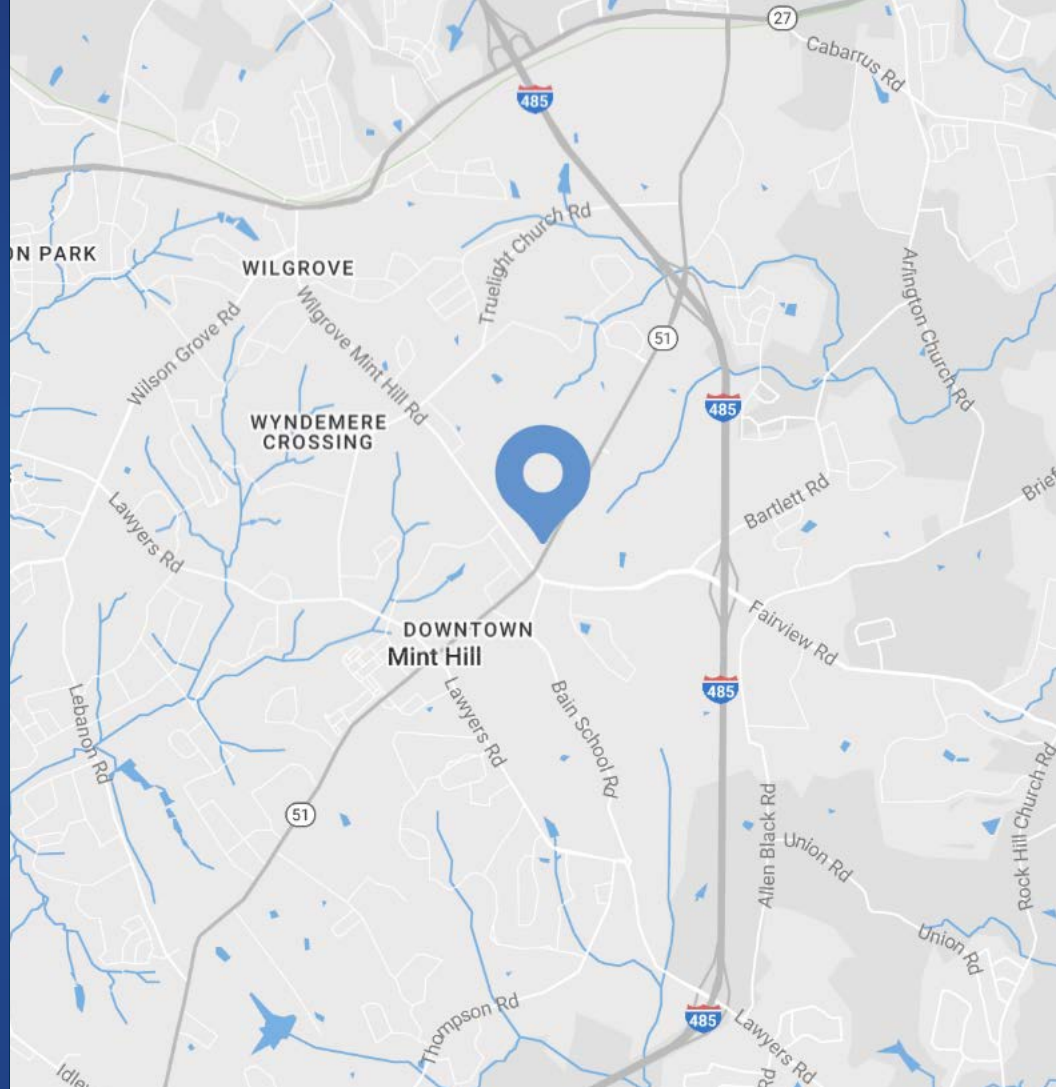
Parcels 13711101, 13711102

Use Land

Zoning Res

Traffic Counts
Blair Rd | 11,500 VPD
Matthews-Mint Hill Road | 19,500 VPD

Sale Price Call for Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	3,169	32,687	117,892
Avg. Household Income	\$145,360	\$128,676	\$113,599
Median Household Income	\$117,045	\$102,602	\$89,650
Households	1,203	11,667	43,797
Daytime Employees	2,086	7,528	19,233

Site Overview



Woodland Ave

8101 Blair Rd
13711101

8117 Blair Rd
13711102

Blair St

11,500 VPD



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.