



4504 Morris Park Dr

Suites 100-103 | Mint Hill, NC, 28227



Available for Lease
(4) Flex Suites - 3,238 SF each

Property Overview

4504 Morris Park Dr

Available for Lease

Four newly constructed flex spaces located near downtown Mint Hill. Multiple spaces can be combined to accommodate larger users. Each space includes a heated warehouse with an 18' x 12' drive-in door. Spaces are delivered in turnkey condition and ready for occupancy.

Property Details

Address 4504 Morris Park Dr, Suites 100, 101, 102, and 103
Charlotte, NC, 28227

Availability +/- 12,952 Total SF | Four +/- 3,238 SF Units

- Heated warehouse space: 1,995 SF
- Office/Reception/Toilet: 461 SF
- Break Room: 134 SF
- Business Area Upstairs: 648 SF

Acreage +/- 4.0 AC

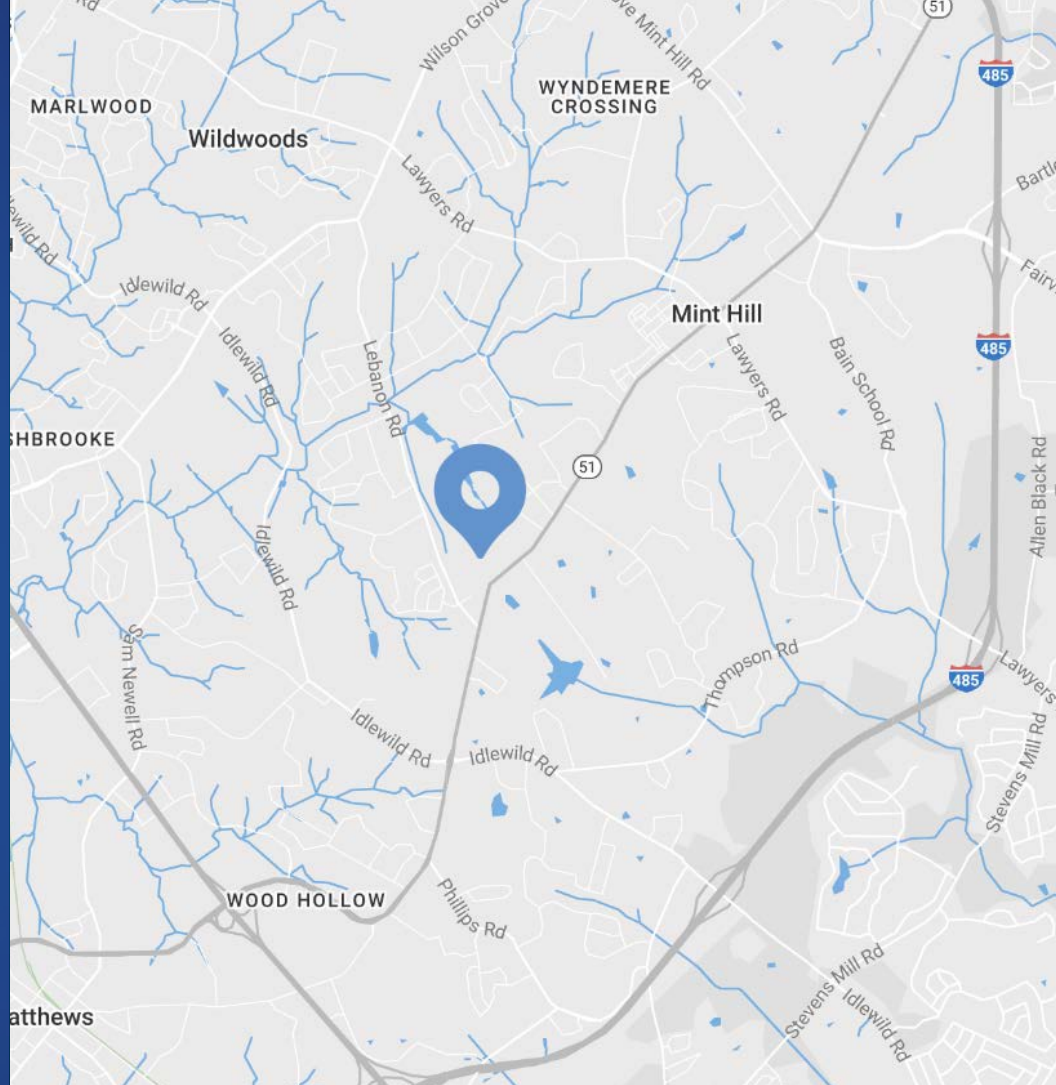
Use Industrial

Zoning B-D(CD)

Parcel 13530104

Traffic Counts Matthews-Mint Hill Road | 19,500 VPD
Lebanon Rd | 7,800 VPD

Lease Rate \$20/SF NNN



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	4,029	48,294	156,342
Avg. Household Income	\$150,131	\$129,742	\$123,370
Median Household Income	\$117,316	\$103,657	\$90,400
Households	1,634	19,335	61,080
Daytime Employees	1,336	21,517	55,110

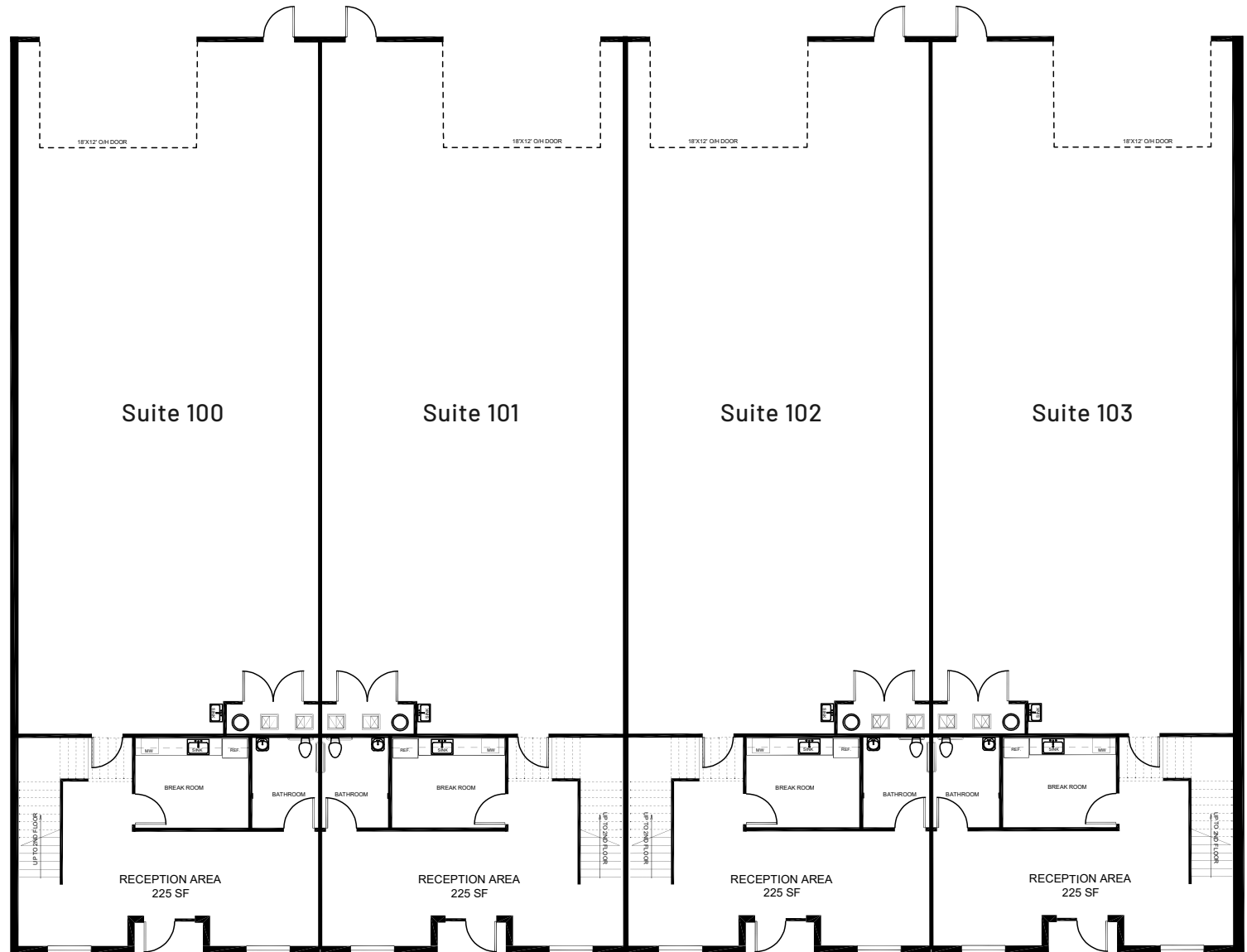
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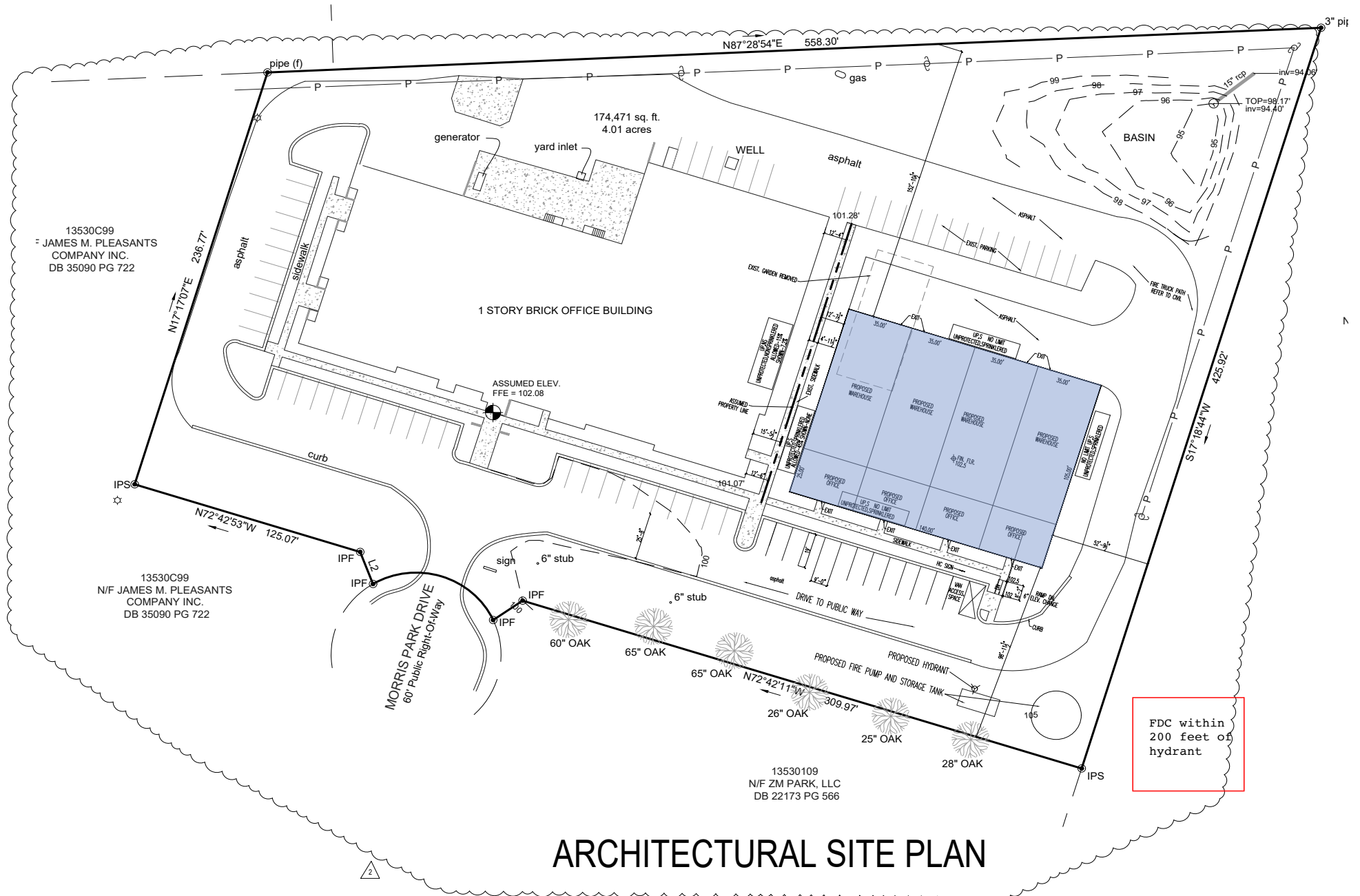
+/- 12,952 SF Total

Four +/- 3,238 SF Suites

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 Virtual Tour

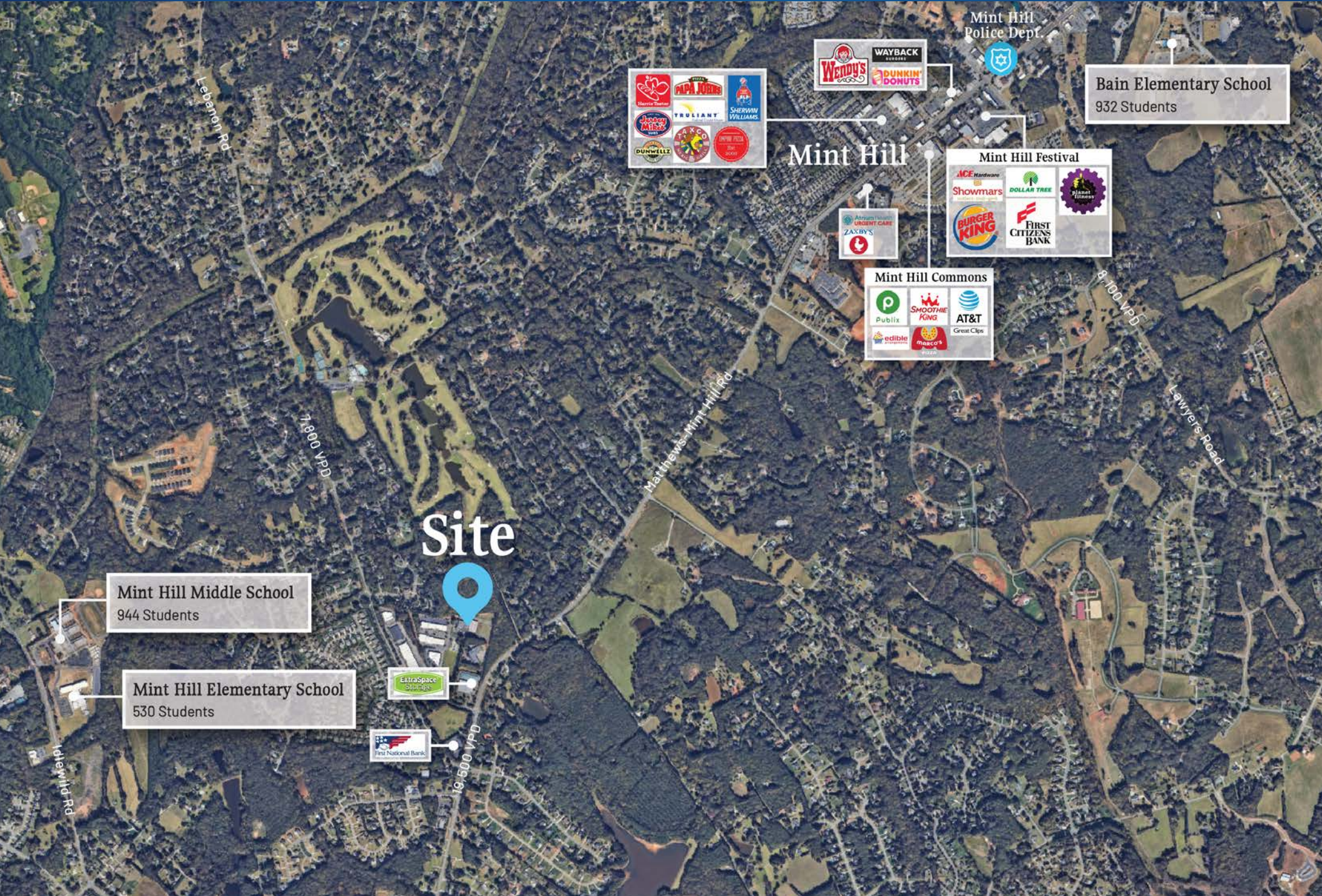




Interior Photos



Market Overview





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.