

±1,500 to 15,000 SF Available For Lease



Mint Hill Mixed-Use

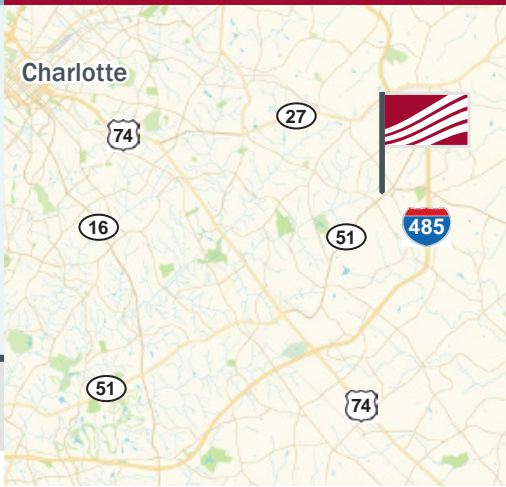
7503, 7505, 7513 Matthews-Mint Hill Rd, Mint Hill, NC 28227



Medical/Service Retail Space

- 1,500 - 8,500 SF of medical, office, retail available
- Rooftop restaurant opportunity available
- Strong demographics in high growth market
- Ground level drive-up parking
- Excellent visibility on main street with a high area traffic count
- Great exposure with building signage available

For Lease



Pricing \$32 PSF

Demographics	1 mile	3 mile	5 mile
2021 Population	4,292	30,983	119,284
2021 - 2026 Growth Rate	1.43%	1.58%	1.68%
2021 Avg. HH Income	\$103,657	\$99,650	\$85,493

Traffic Count	ADT
Matthews-Mint Hill Rd	20,500 (2018)

Contact

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Market Aerial

Mint Hill Mixed-Use

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▶ Renderings

Mint Hill Mixed-Use

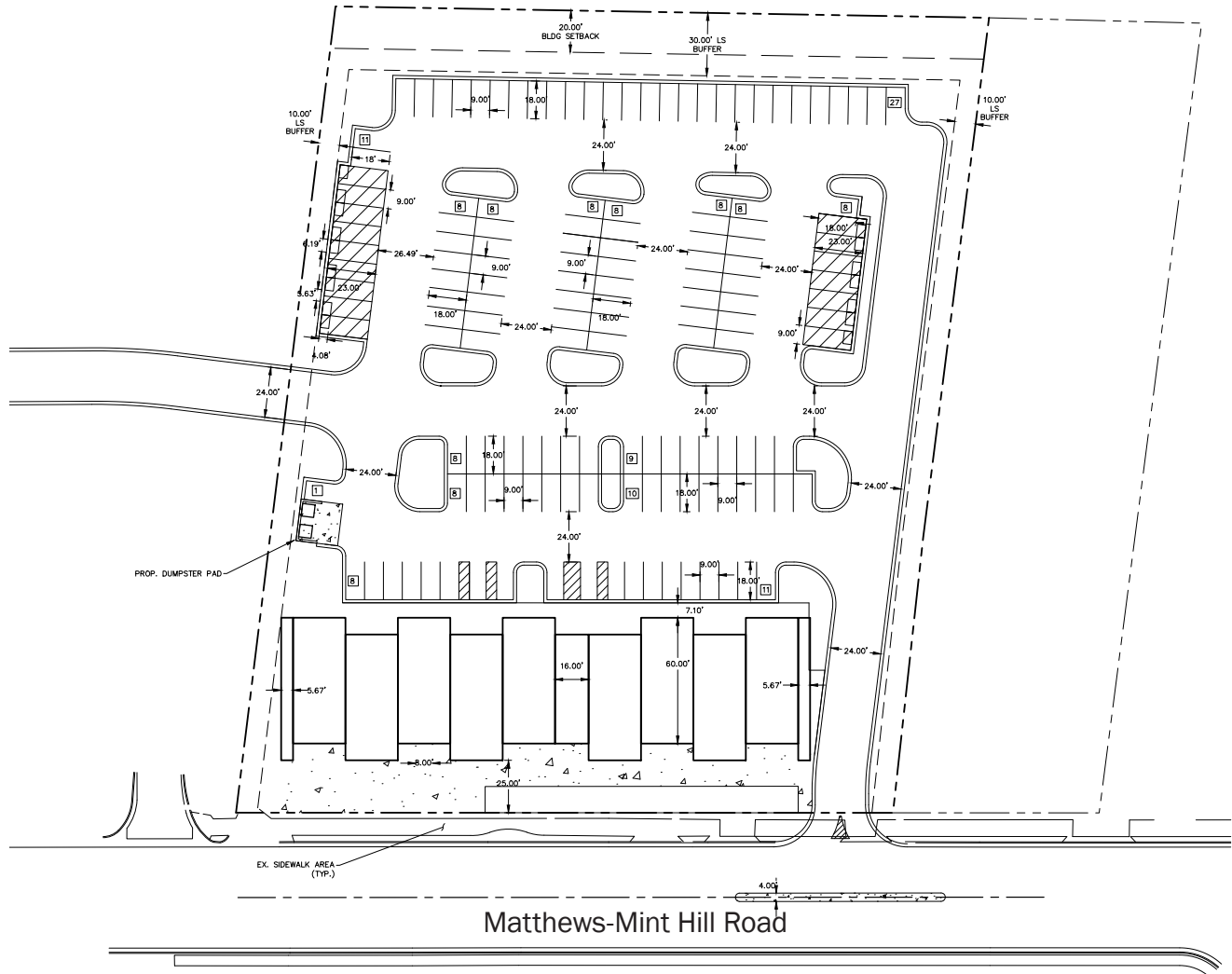
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► Site Plan

Mint Hill Mixed-Use

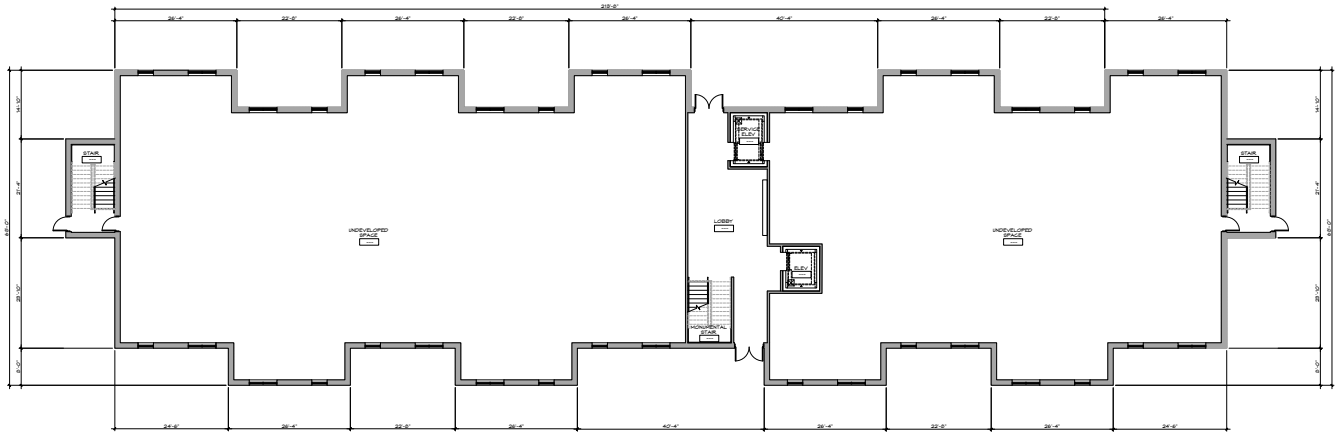
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► Floor Plans

Mint Hill Mixed-Use

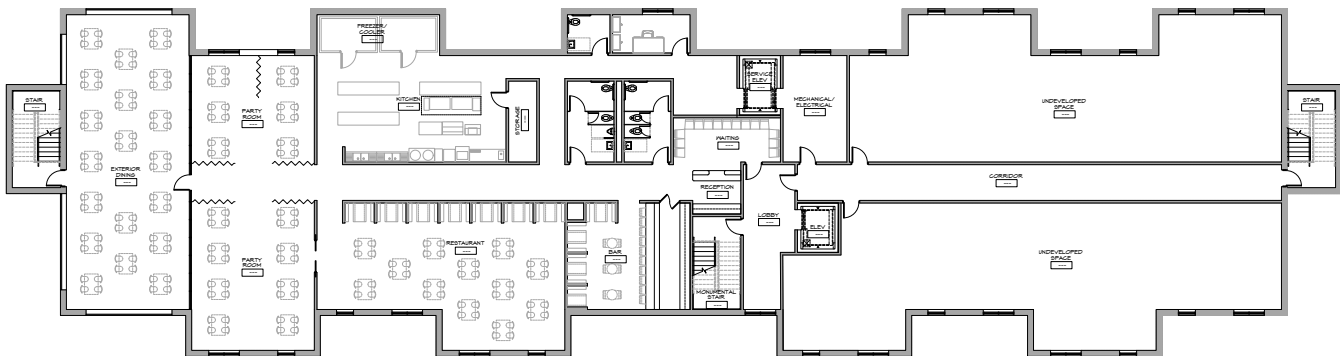
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CONCEPTUAL LOWER FLOOR PLAN
SCALE 1/8"=1'-0"



CONCEPTUAL SECOND FLOOR PLAN
SCALE 1/8"=1'-0"



CONCEPTUAL THIRD FLOOR PLAN
SCALE 1/8"=1'-0"

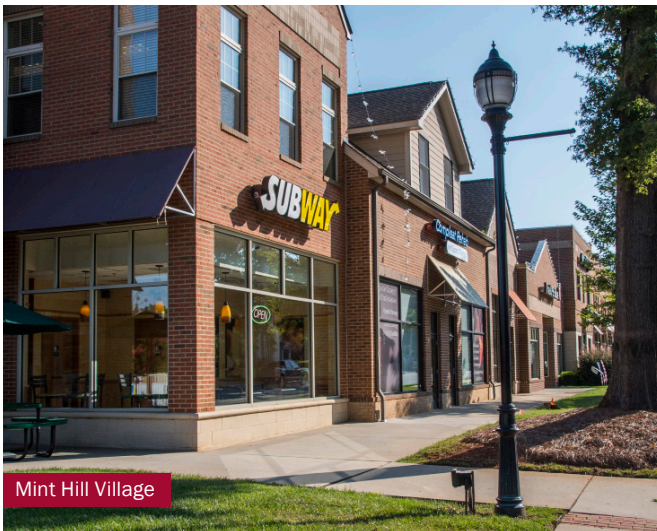
► Area Photos

Mint Hill Mixed-Use

7503, 7505, 7513 Matthews-Mint Hill Rd, Mint Hill, NC 28227



Mint Hill Town Hall



Mint Hill Village



Harris Teeter

Area Photos

Mint Hill Mixed-Use

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Publix



Fifth-Third Bank



Aldi



Nearby Retail



Nearby Townhomes

► Demographics

Mint Hill Mixed-Use

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	1 mile	3 miles	5 miles
Population			
2000 Population	2,253	19,806	75,756
2010 Population	3,404	26,670	101,698
2021 Population	4,292	30,983	119,284
2026 Population	4,607	33,505	129,619
2000-2010 Annual Rate	4.21%	3.02%	2.99%
2010-2021 Annual Rate	2.08%	1.34%	1.43%
2021-2026 Annual Rate	1.43%	1.58%	1.68%
2021 Male Population	49.7%	49.3%	48.7%
2021 Female Population	50.3%	50.7%	51.3%
2021 Median Age	48.0	43.8	37.5

In the identified area, the current year population is 119,284. In 2010, the Census count in the area was 101,698. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 129,619 representing a change of 1.68% annually from 2021 to 2026. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 48.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	78.5%	71.1%	55.1%
2021 Black Alone	10.9%	14.9%	27.0%
2021 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2021 Asian Alone	5.1%	3.9%	4.0%
2021 Pacific Islander Alone	0.0%	0.0%	0.1%
2021 Other Race	2.6%	6.9%	9.7%
2021 Two or More Races	2.3%	2.6%	3.4%
2021 Hispanic Origin (Any Race)	6.7%	12.9%	18.0%

Persons of Hispanic origin represent 18.0% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.4 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	138	130	92
2000 Households	894	7,290	28,797
2010 Households	1,353	9,786	37,496
2021 Total Households	1,704	11,301	43,246
2026 Total Households	1,827	12,192	46,859
2000-2010 Annual Rate	4.23%	2.99%	2.67%
2010-2021 Annual Rate	2.07%	1.29%	1.28%
2021-2026 Annual Rate	1.40%	1.53%	1.62%
2021 Average Household Size	2.52	2.73	2.75

The household count in this area has changed from 37,496 in 2010 to 43,246 in the current year, a change of 1.28% annually. The five-year projection of households is 46,859, a change of 1.62% annually from the current year total. Average household size is currently 2.75, compared to 2.71 in the year 2010. The number of families in the current year is 31,341 in the specified area.

Source: Esri ©2021

► Demographics

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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	17.7%	16.5%	16.0%
Median Household Income			
2021 Median Household Income	\$80,951	\$76,455	\$63,739
2026 Median Household Income	\$89,053	\$85,535	\$72,271
2021-2026 Annual Rate	1.93%	2.27%	2.54%
Average Household Income			
2021 Average Household Income	\$103,657	\$99,650	\$85,493
2026 Average Household Income	\$117,413	\$113,858	\$97,434
2021-2026 Annual Rate	2.52%	2.70%	2.65%
Per Capita Income			
2021 Per Capita Income	\$38,213	\$36,545	\$31,005
2026 Per Capita Income	\$43,230	\$41,670	\$35,235
2021-2026 Annual Rate	2.50%	2.66%	2.59%

Households by Income

Current median household income is \$63,739 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$72,271 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$85,493 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$97,434 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$31,005 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$35,235 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	131	139	142
2000 Total Housing Units	948	7,507	30,172
2000 Owner Occupied Housing Units	812	6,340	21,442
2000 Renter Occupied Housing Units	82	951	7,355
2000 Vacant Housing Units	54	216	1,375
2010 Total Housing Units	1,482	10,405	40,480
2010 Owner Occupied Housing Units	1,209	8,267	26,967
2010 Renter Occupied Housing Units	144	1,519	10,529
2010 Vacant Housing Units	129	619	2,984
2021 Total Housing Units	1,788	11,911	46,383
2021 Owner Occupied Housing Units	1,539	9,658	31,045
2021 Renter Occupied Housing Units	164	1,643	12,201
2021 Vacant Housing Units	84	610	3,137
2026 Total Housing Units	1,921	12,824	50,161
2026 Owner Occupied Housing Units	1,661	10,407	33,549
2026 Renter Occupied Housing Units	166	1,786	13,309
2026 Vacant Housing Units	94	632	3,302

Currently, 66.9% of the 46,383 housing units in the area are owner occupied; 26.3%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 40,480 housing units in the area - 66.6% owner occupied, 26.0% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 6.24%. Median home value in the area is \$243,627, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.65% annually to \$291,435.

Source: Esri ©2021

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