

# 7503 Matthews-Mint Hill Rd



MINT HILL, NC 28227

**Retail/Medical**

**FOR**

| Lease

**SIZE**

| 1,500 SF - 27,500 SF

**PRICE**

| Call for Pricing



## Overview

27,500 SF retail or medical space for lease

2 new single-story buildings to be constructed

Great exposure in highly sought after market

Signage on buildings available

Retail and medical spaces available

Parking ratio at 5/1,000 SF (139 Spaces)

Excellent demographics

## Downtown Mint Hill Retail/Medical/Office Space for Lease



**Mark Newell**  
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**Josh Suggs**  
Broker

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## Property Overview

### Demographics

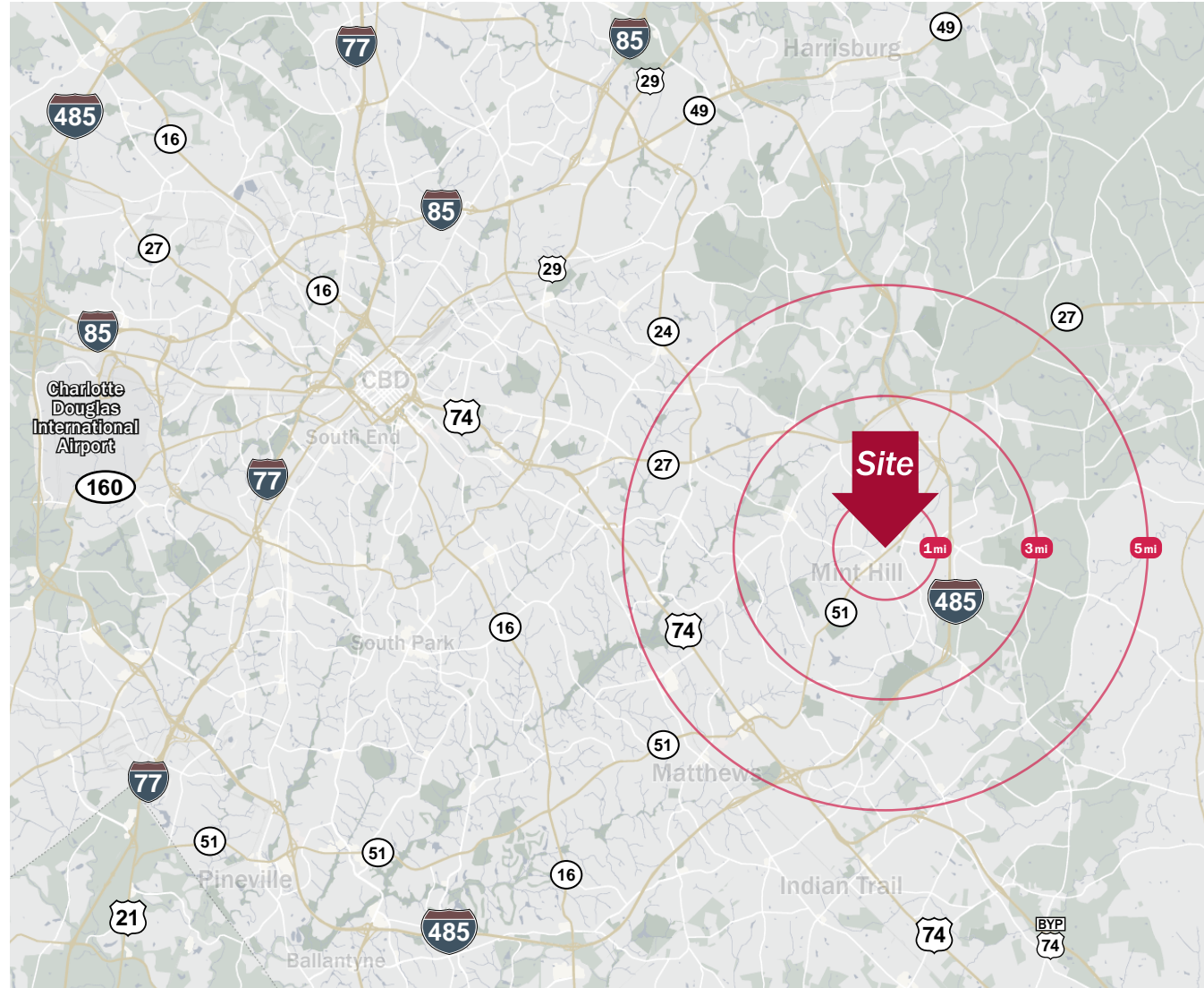
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	3,164	33,124	124,307
Growth Rate	1.70%	1.65%	1.74%
Avg. HH Income	\$108,488	\$114,809	\$99,121

### Traffic Count

Source: NCDOT

	AADT
Matthews-Mint Hill Rd	18,500 (2022)



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## Site Plan



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Conceptual Rendering



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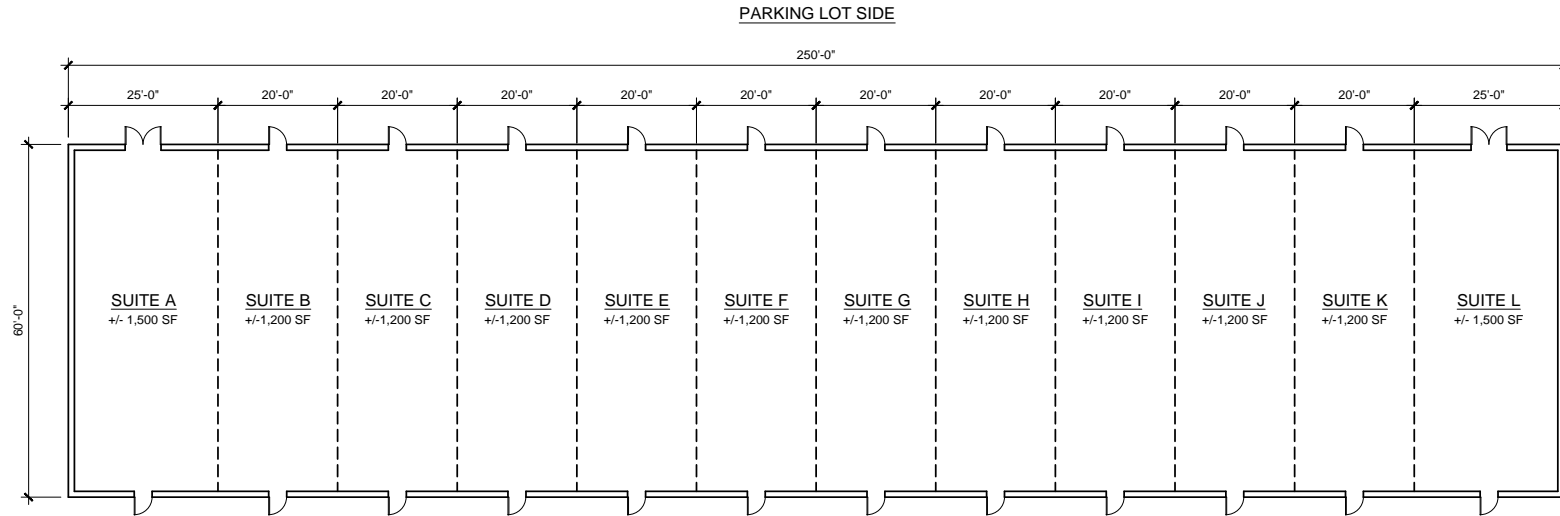
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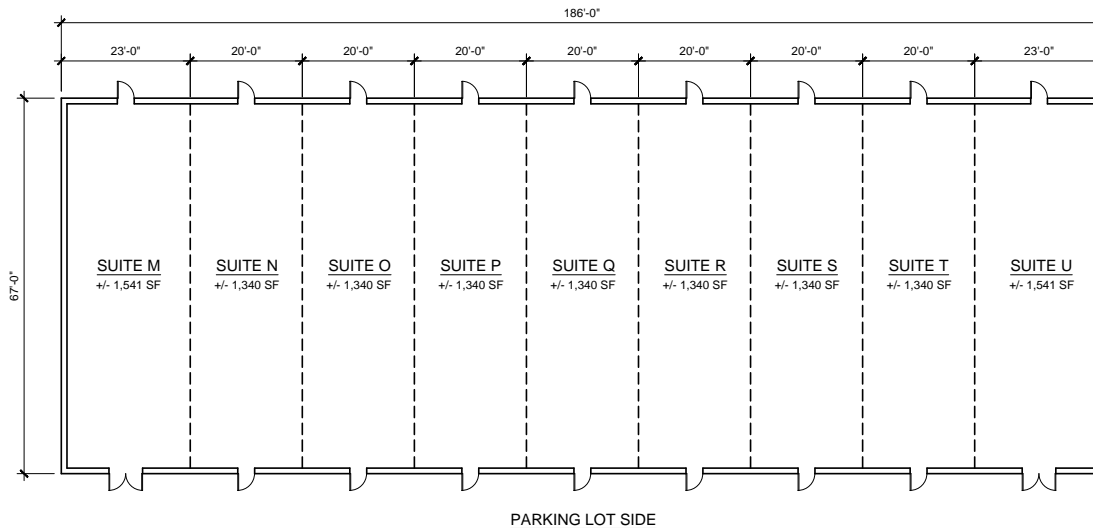
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## Property LODs



OVERALL SQUARE FOOTAGE: +/- 15,000 SF



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## Market Aerial



This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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## Market Overview

### 3 Mile Residential Report

Key: ■ Active/Developing ■ Future/Planned

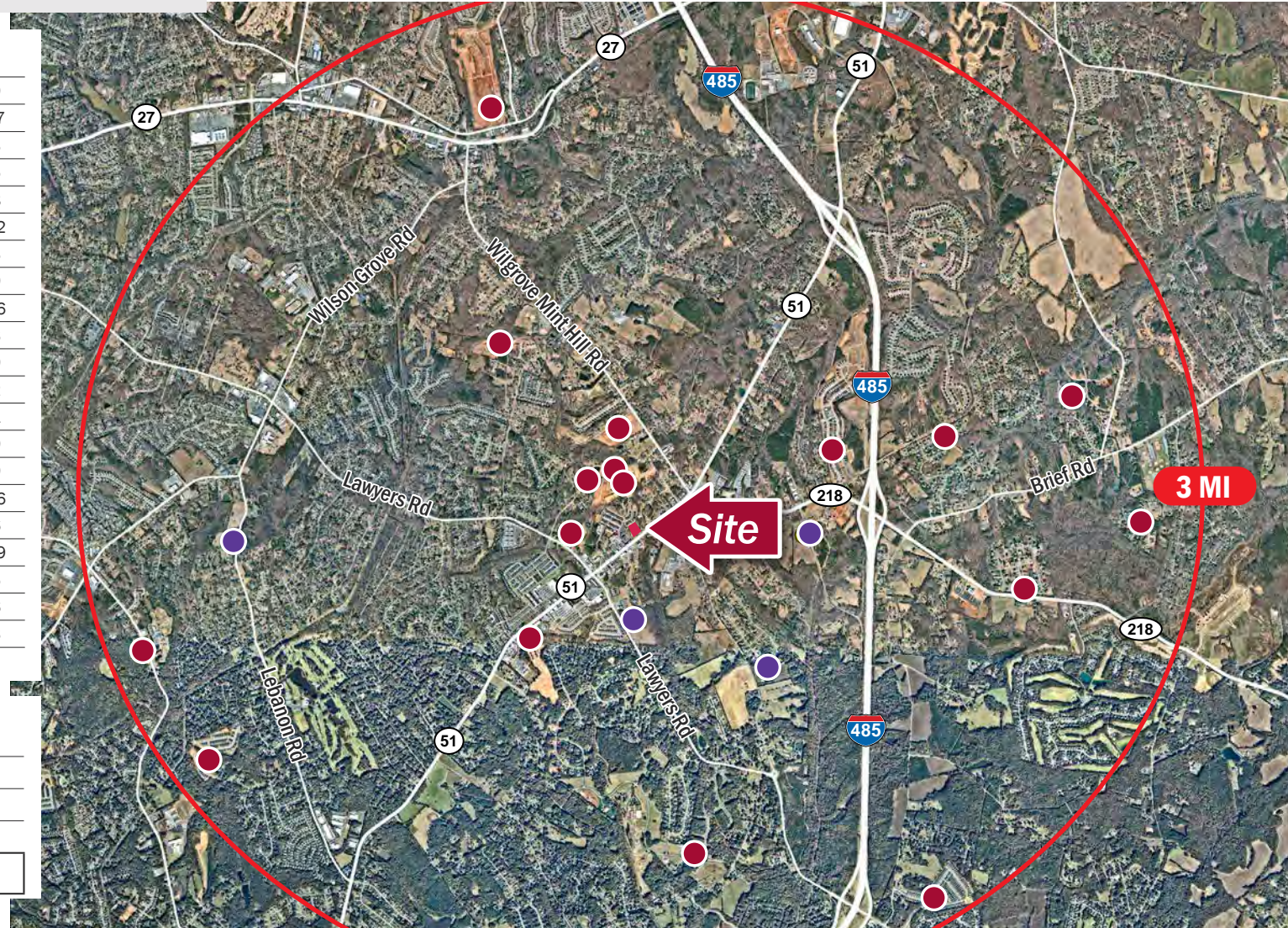
#### Developments

Stonebridge at Mint Hill (Active)	99
Sonata at Mint Hill (Active)	247
Pleasant Valley (Active)	28
Plantation Falls Estates (Active)	65
Meadow Vista (Active)	58
McKee Creek Village (Active)	292
McEwen Village/Townes (Active)	78
McEwen Village/SF (Active)	69
McEwen Manor (Future)	166
Magnolia Ranch (Active)	13
Luna Abode TH (Active)	29
Kara at Mint Hill (Future)	12
Heron Creek (Active)	81
Gatsby TH (Active)	49
Evergreen Woods (Future)	19
Courtyards on Lawyers (Active)	146
Courtyards at Quail Park (Future)	66
Cheval (Active)	229
Arlington Hills (Active)	35
Ardley (Active)	46
Alton Creek (Active)	83

#### Total Units Within 3 Miles

Future	305 units (Zonda® 2023)
Active	176 units (Zonda® 2023)
Existing	12,425 (Esri® 2023)
<b>TOTAL</b>	<b>12,909 units</b>

Sources: Zonda 2023, Esri 2023



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## Property Photos



First-Third Bank



Mint Hill Town Hall



Mint Hill Village



Aldi



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## Property Photos



Nearby Townhomes



Publix



Nearby Retail



Harris Teeter



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## Demographics

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<b>Population</b>			
2010 Population	2,958	27,152	102,026
2020 Population	2,995	31,407	117,528
2023 Population	3,164	33,124	124,307
2028 Population	3,237	33,417	125,858
2010-2020 Annual Rate	0.12%	1.47%	1.42%
2020-2023 Annual Rate	1.70%	1.65%	1.74%
2023-2028 Annual Rate	0.46%	0.18%	0.25%
2023 Male Population	49.9%	49.5%	48.8%
2023 Female Population	50.1%	50.5%	51.2%
2023 Median Age	48.1	43.3	37.9

In the identified area, the current year population is 124,307. In 2020, the Census count in the area was 117,528. The rate of change since 2020 was 1.74% annually. The five-year projection for the population in the area is 125,858 representing a change of 0.25% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 37.9, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	74.0%	59.6%	45.7%
2023 Black Alone	11.7%	17.3%	26.3%
2023 American Indian/Alaska Native Alone	0.3%	0.7%	0.9%
2023 Asian Alone	3.7%	4.6%	5.4%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	3.3%	9.3%	12.2%
2023 Two or More Races	7.0%	8.5%	9.4%
2023 Hispanic Origin (Any Race)	7.0%	15.8%	20.3%

Persons of Hispanic origin represent 20.3% of the population in the identified area compared to 19.4% 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 79.4 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	110	119	87
2010 Households	1,167	9,958	37,538
2020 Households	1,183	11,304	43,056
2023 Households	1,235	11,926	45,679
2028 Households	1,257	11,990	46,151
2010-2020 Annual Rate	0.14%	1.28%	1.38%
2020-2023 Annual Rate	1.33%	1.66%	1.84%
2023-2028 Annual Rate	0.35%	0.11%	0.21%
2023 Average Household Size	2.56	2.76	2.71



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<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	25.5%	24.8%	25.2%
<b>Median Household Income</b>			
2023 Median Household Income	\$85,668	\$85,860	\$72,872
2028 Median Household Income	\$107,169	\$103,116	\$86,448
2023-2028 Annual Rate	4.58%	3.73%	3.48%
<b>Average Household Income</b>			
2023 Average Household Income	\$108,488	\$114,809	\$99,121
2028 Average Household Income	\$130,877	\$136,608	\$117,623
2023-2028 Annual Rate	3.82%	3.54%	3.48%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$40,392	\$41,537	\$36,370
2028 Per Capita Income	\$48,614	\$49,256	\$43,070
2023-2028 Annual Rate	3.78%	3.47%	3.44%
<b>GINI Index</b>			
2023 Gini Index	37.3	37.0	37.6

### Households by Income

Current median household income is \$72,872 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$86,448 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$99,121 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$117,623 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$36,370 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,070 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	97	99	97
2010 Total Housing Units	1,243	10,628	40,532
2010 Owner Occupied Housing Units	1,041	8,415	27,201
2010 Renter Occupied Housing Units	125	1,543	10,338
2010 Vacant Housing Units	76	670	2,994
2020 Total Housing Units	1,232	11,787	45,034
2020 Vacant Housing Units	49	483	1,978
2023 Total Housing Units	1,288	12,428	47,700
2023 Owner Occupied Housing Units	1,046	9,373	31,904
2023 Renter Occupied Housing Units	189	2,553	13,775
2023 Vacant Housing Units	53	502	2,021
2028 Total Housing Units	1,305	12,534	48,475
2028 Owner Occupied Housing Units	1,076	9,583	32,807
2028 Renter Occupied Housing Units	181	2,407	13,344



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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