

# Mint Hill Square

7503 MATTHEWS-MINT HILL RD, MINT HILL, NC 28227



Retail

FOR

Lease

SIZE

1,000 SF - 27,500 SF

PRICE

Call for Pricing



## Overview

±27,500 SF of retail/medical spaces for lease

2 new single-story buildings to be constructed

Great exposure in highly sought after market

Signage on buildings available

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

Excellent demographics

## Downtown Mint Hill Retail/Medical/Office Spaces For Lease



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## Property Overview

### Demographics

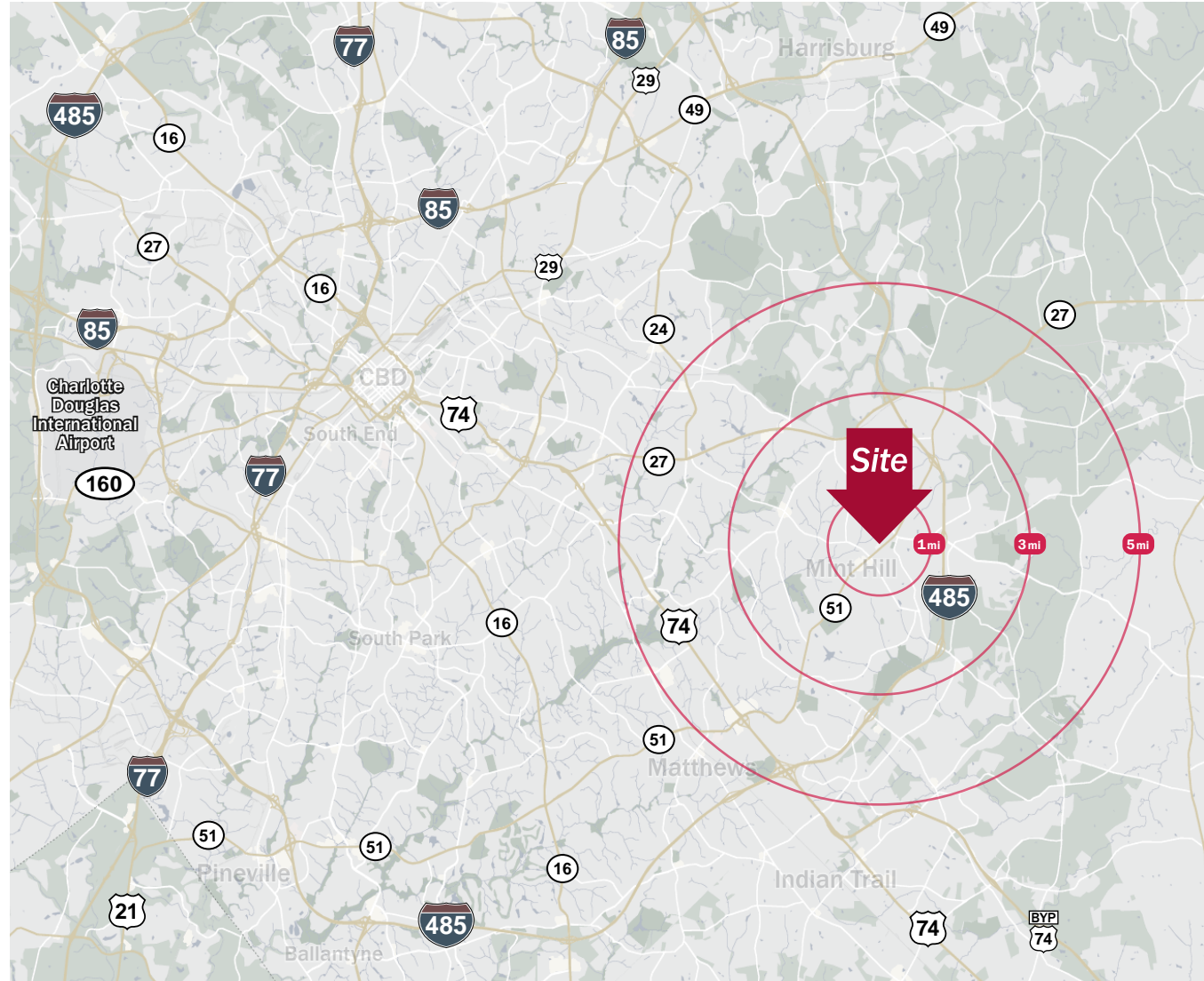
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	3,469	35,685	125,525
Growth Rate	3.52%	1.85%	1.55%
Avg. HH Income	\$112,965	\$120,697	\$104,848

### Traffic Count

Source: NCDOT

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



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## Site Plan



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## Conceptual Rendering: Bldg 1



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# Mint Hill Square

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## Conceptual Rendering: Bldg 2



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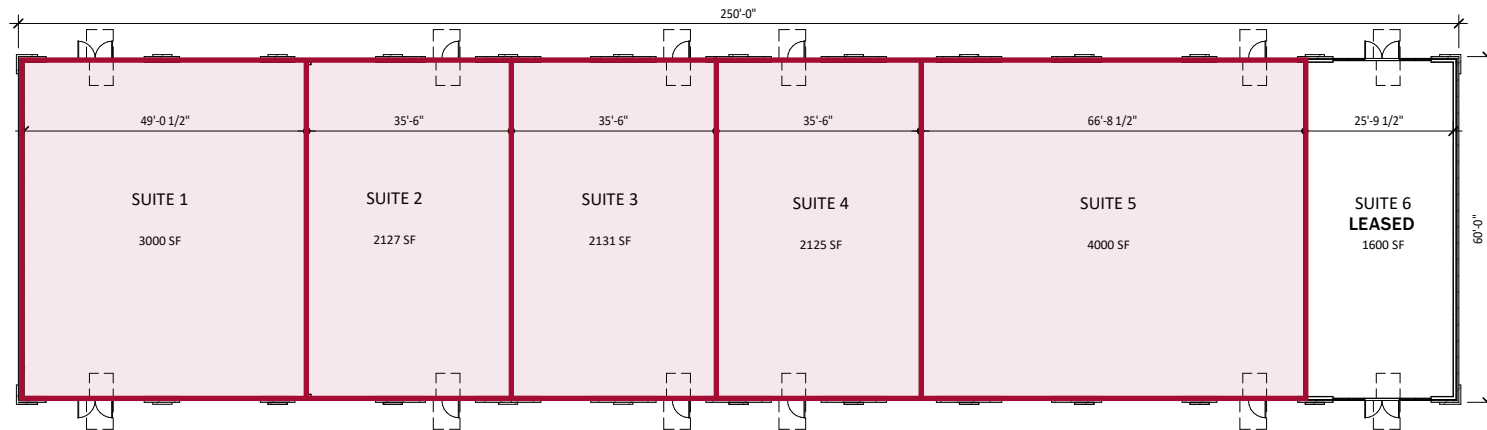
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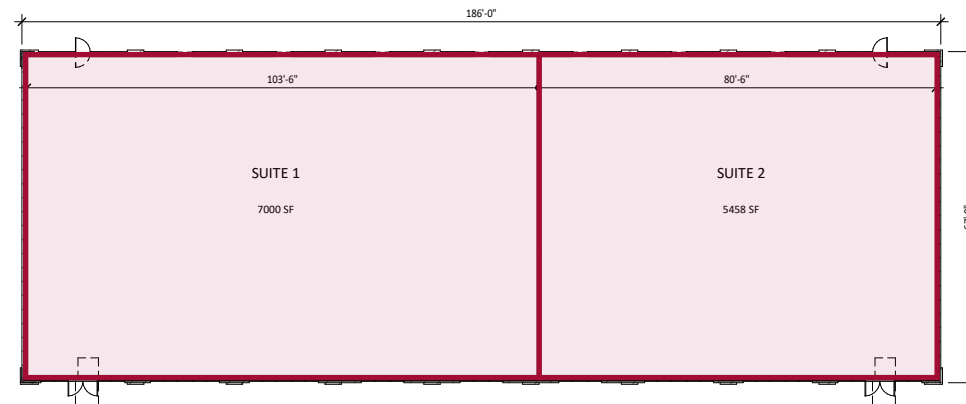
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## Property LODs



AVAILABLE

LEASED



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## Market Aerial



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## Residential Activity

### 3 Mile Residential Report

Key: ● Active/Developing ● Future/Planned ● Recently Built Out

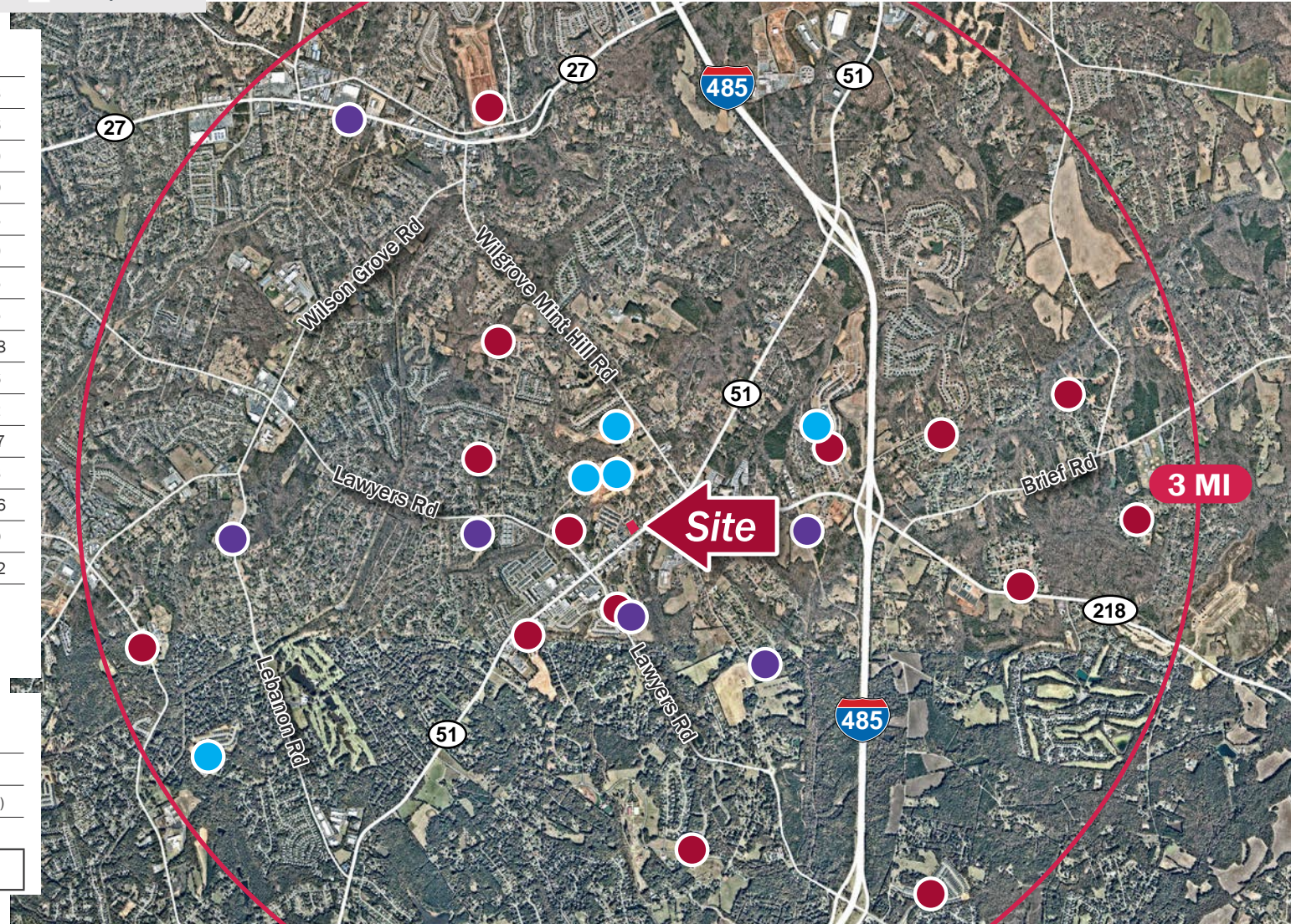
#### Developments

Alton Creek (Active)	83
Courtyards at Quail Park (Future)	66
Evergreen Woods (Future)	19
9600 Albermarle Rd TH (Future)	60
Pleasant Valley (Active)	28
Stonebridge at Mint Hill (Active)	99
Plantation Falls Estates (Active)	65
Arlington Hills (Active)	35
Cheval (Active)	228
Ardley (Active)	46
Kara at Mint Hill (Future)	12
Sonata at Mint Hill (Active)	247
Magnolia Ranch (Active)	13
Whitley Preserve (Active)	166
Alexander Landing SF (Future)	50
McKee Creek Village (Active)	292

#### Total Units Within 3 Miles

Future	344 units (Zonda® 2025)
Active	1,165 units (Zonda® 2025)
Existing	12,488 (Esri® 2025)
<b>TOTAL</b>	<b>13,997 units</b>

Sources: Zonda 2025, Esri 2025



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# Mint Hill Square

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Photos



First-Third Bank



Mint Hill Town Hall



Mint Hill Village



Aldi



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## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	2,958	28,292	102,076
2020 Population	2,995	33,008	117,588
2024 Population	3,469	35,685	125,525
2029 Population	3,556	36,225	126,905
2010-2020 Annual Rate	0.12%	1.55%	1.42%
2020-2024 Annual Rate	3.52%	1.85%	1.55%
2024-2029 Annual Rate	0.50%	0.30%	0.22%
2020 Male Population	49.6%	48.6%	48.2%
2020 Female Population	50.4%	51.4%	51.8%
2020 Median Age	46.8	41.6	37.5
2024 Male Population	50.4%	49.3%	49.0%
2024 Female Population	49.6%	50.7%	51.0%
2024 Median Age	46.2	41.6	38.4

In the identified area, the current year population is 125,525. In 2020, the Census count in the area was 117,588. The rate of change since 2020 was 1.55% annually. The five-year projection for the population in the area is 126,905 representing a change of 0.22% annually from 2024 to 2029. Currently, the population is 49.0% male and 51.0% female.

### Median Age

The median age in this area is 38.4, compared to U.S. median age of 39.3.

### Race and Ethnicity

2024 White Alone	73.4%	57.4%	45.6%
2024 Black Alone	12.2%	18.6%	26.5%
2024 American Indian/Alaska Native Alone	0.4%	0.7%	0.9%
2024 Asian Alone	3.7%	4.2%	5.2%
2024 Pacific Islander Alone	0.0%	0.1%	0.1%
2024 Other Race	3.3%	10.2%	12.2%
2024 Two or More Races	7.0%	8.7%	9.5%
2024 Hispanic Origin (Any Race)	7.1%	16.9%	20.3%

Persons of Hispanic origin represent 20.3% of the population in the identified area compared to 19.6% 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 72.5 for the U.S. as a whole.

### Households

2024 Wealth Index	117	122	92
2010 Households	1,167	10,456	37,560
2020 Households	1,183	11,930	43,082
2024 Households	1,352	12,924	46,305
2029 Households	1,388	13,154	47,033
2010-2020 Annual Rate	0.14%	1.33%	1.38%
2020-2024 Annual Rate	3.19%	1.90%	1.71%
2024-2029 Annual Rate	0.53%	0.35%	0.31%



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<b>Mortgage Income</b>			
2024 Percent of Income for Mortgage	30.1%	28.7%	30.1%
<b>Median Household Income</b>			
2024 Median Household Income	\$89,476	\$91,083	\$78,794
2029 Median Household Income	\$111,164	\$110,281	\$98,513
2024-2029 Annual Rate	4.44%	3.90%	4.57%
<b>Average Household Income</b>			
2024 Average Household Income	\$112,965	\$120,697	\$104,848
2029 Average Household Income	\$136,949	\$145,288	\$126,082
2024-2029 Annual Rate	3.93%	3.78%	3.76%
<b>Per Capita Income</b>			
2024 Per Capita Income	\$42,202	\$43,814	\$38,628
2029 Per Capita Income	\$51,436	\$52,874	\$46,670
2024-2029 Annual Rate	4.04%	3.83%	3.85%
<b>GINI Index</b>			
2024 Gini Index	39.3	37.3	37.4
<b>Households by Income</b>			

Current median household income is \$78,794 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$98,513 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$104,848 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$126,082 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$38,628 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$46,670 in five years, compared to \$51,203 for all U.S. households.

<b>Housing</b>			
2024 Housing Affordability Index	83	87	83
2010 Total Housing Units	1,243	11,175	40,554
2010 Owner Occupied Housing Units	1,041	8,567	27,220
2010 Renter Occupied Housing Units	125	1,890	10,340
2010 Vacant Housing Units	76	719	2,994
2020 Total Housing Units	1,232	12,488	45,060
2020 Owner Occupied Housing Units	1,065	9,612	30,247
2020 Renter Occupied Housing Units	118	2,318	12,835
2020 Vacant Housing Units	44	559	1,985
2024 Total Housing Units	1,387	13,402	48,022
2024 Owner Occupied Housing Units	1,235	10,527	33,166
2024 Renter Occupied Housing Units	117	2,397	13,139
2024 Vacant Housing Units	35	478	1,717
2029 Total Housing Units	1,424	13,644	49,017
2029 Owner Occupied Housing Units	1,278	10,911	34,334



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Medical | Industrial | Retail | Land | Investment | Office

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