

7201 Matthews Mint Hill Rd



MINT HILL, NC 28227

Retail

FOR
| Sale

SIZE
| ±2,330 SF

PRICE
| Call for Pricing



Overview

Excellent visibility on Matthews-Mint Hill Road corridor near complementary retail uses

Redevelopment or expansion opportunity for an owner-user

Existing 2,330 SF building can be expanded and updated by an owner-user or redeveloped

Zoned general business in the downtown area provides flexibility in uses

Limited completing supply in a highly desirable market

Mint Hill is one of Charlotte's most sought-after suburban communities offering a rare combination of small-town character, strong household incomes, and easy access to Uptown

Mint Hill Redevelopment Opportunity



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Property Overview

Demographics

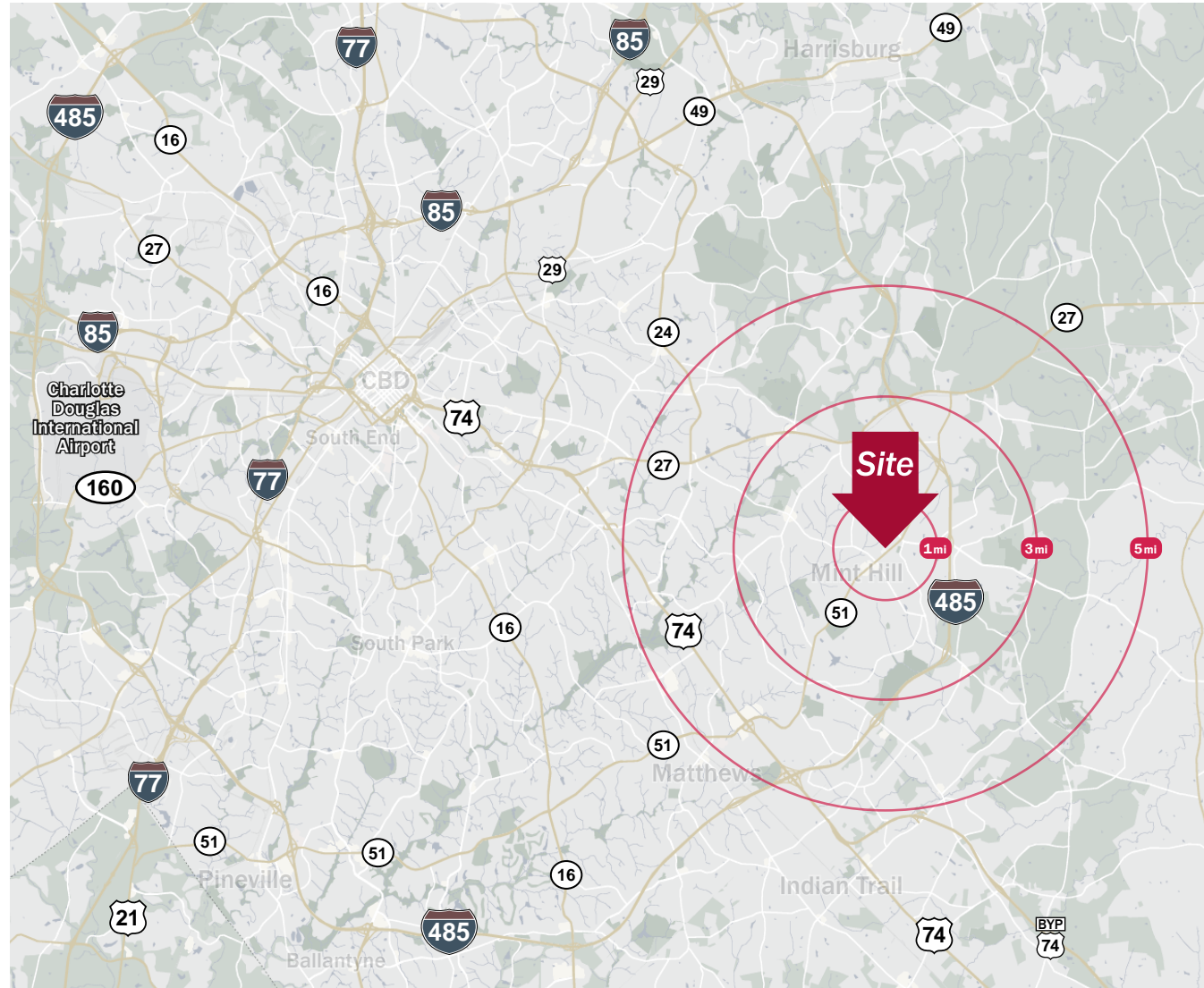
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	3,976	37,002	131,173
Growth Rate	5.05%	1.52%	1.50%
Avg. HH Income	\$138,020	\$128,775	\$109,744

Traffic Count

Source: NCDOT

	AADT
Matthews-Mint Hill Rd	19,500 (2023)



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Market Aerial



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Residential Activity

Marker	Subdivision	Units Planned
1	Plantation Falls Estates	65
2	Courtyards at Quail Park	84
3	Stonebridge at Mint Hill	99
4	Wilgrove-Mint Hill Rd SF (P)	41
5	Cheval	224
6	Arlington Hills	35
7	Alton Creek	83
8	Kara at Mint Hill	12
9	Lilly Townhouses (P)	129
10	Whitley Preserve	166
11	Williamson Woods	38
12	9600 Albermarle Rd TH (P)	60
13	Alexander Landing SF	48
14	Magnolia Ranch	13
15	Ardley	46
16	Evergreen Woods	19

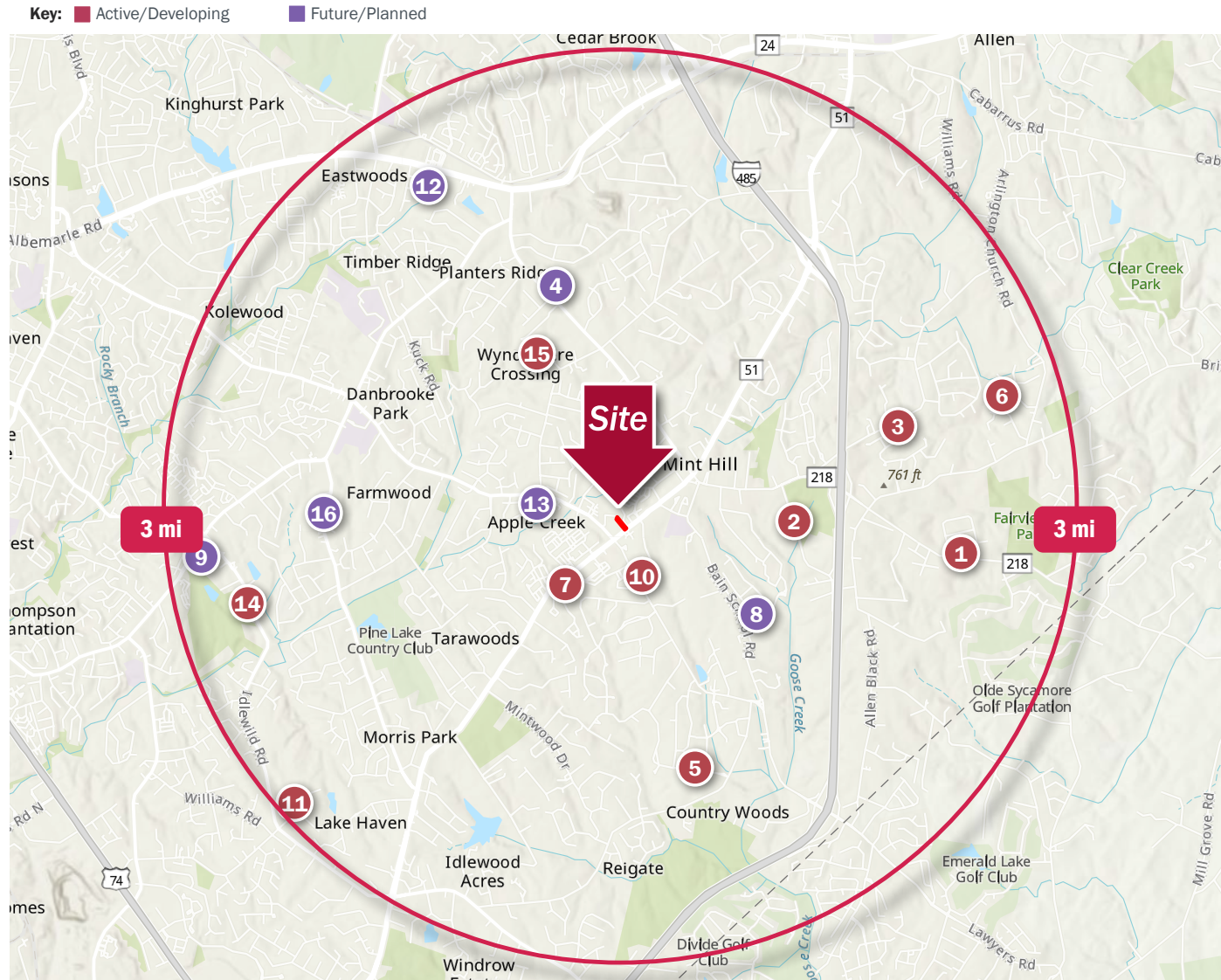
Total Units Within 3 Miles

Future 309 units planned (Zonda® 2026)

Active 853 units planned (Zonda® 2026)

Existing 14,190 (Esri® 2025)

TOTAL 15,352 units



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Property Photos



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Photos



Nearby Townhomes



Publix



Nearby Retail



Harris Teeter



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Population	1 mile	3 miles	5 miles
2010 Population	2,864	29,582	105,668
2020 Population	3,070	34,184	121,294
2025 Population	3,976	37,002	131,173
2030 Population	4,324	38,061	134,994
2010-2020 Annual Rate	0.70%	1.46%	1.39%
2020-2025 Annual Rate	5.05%	1.52%	1.50%
2025-2030 Annual Rate	1.69%	0.57%	0.58%

Age	1 mile	3 miles	5 miles
2025 Median Age	46.0	41.7	38.4
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	73.0%	57.5%	45.2%
Black Alone	12.3%	17.8%	26.3%
American Indian Alone	0.4%	0.8%	0.9%
Asian Alone	3.8%	4.4%	5.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.4%	10.6%	12.4%
Two or More Races	7.1%	8.9%	9.6%
Hispanic Origin	7.7%	17.5%	20.7%
Diversity Index	52.3	72.7	79.8

Households	1 mile	3 miles	5 miles
2010 Total Households	1,143	10,992	39,190



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Mortgage Income	1 mile	3 miles	5 miles
2025 Percent of Income for Mortgage	26.5%	27.4%	29.8%

Median Household Income			
2025 Median Household Income	\$110,622	\$102,380	\$85,290
2030 Median Household Income	\$137,260	\$119,546	\$102,602
2025-2030 Annual Rate	4.41%	3.15%	3.77%

Average Household Income			
2025 Average Household Income	\$138,020	\$128,775	\$109,744
2030 Average Household Income	\$159,496	\$148,455	\$126,252

Per Capita Income			
2025 Per Capita Income	\$52,268	\$47,566	\$41,282
2030 Per Capita Income	\$60,935	\$55,260	\$47,897
2025-2030 Annual Rate	3.12%	3.04%	3.02%

Income Equality			
2025 Gini Index	42.3	41.6	41.9

Socioeconomic Status			
2025 Socioeconomic Status Index	58.5	50.9	49.0

Housing Unit Summary			
Housing Affordability Index	90	87	80
2010 Total Housing Units	1,223	11,756	42,276
2010 Owner Occupied Hus (%)	89.3%	81.8%	70.0%



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

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