

7201 Matthews-Mint Hill Rd



Working Together

MINT HILL, NC 28227

Meadow Vista
Housing
Complex



Site

Alton Creek
\$435's - \$480's
83 Units

±0.95 Acres For Sale

Wilgrove Mint-Hill Rd

Fairview Rd

Nelson Rd

Lawyers Rd

Bain School Rd

Matthews-Mint Hill Rd (18,500 ADT)



BAIN
ELEMENTARY
SCHOOL



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7201 MATTHEWS-MINT HILL RD, MINT HILL, NC 28227

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Property Overview | Details

Property Details

Address	7201 Matthews-Mint Hill Road Mint Hill, NC 28227
PID	13730123
Land Area	±0.95 AC (±43,952 SF)
Zoning	B-G (General Business)
Pricing	Call for Pricing
Access	via Matthews-Mint Hill Rd
County	Mecklenburg
Year Built	1931
Existing Building	±2,330 SF

Highlights

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

Call for Pricing



MINT HILL REDEVELOPMENT OPPORTUNITY

Property Overview

Location

Demographics

	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

Source: Esri® 2025

MINT HILL REDEVELOPMENT OPPORTUNITY

Property Overview | Market Aerial



MINT HILL REDEVELOPMENT OPPORTUNITY

Property Overview | Property Photos



MINT HILL REDEVELOPMENT OPPORTUNITY

Property Overview | Nearby Attractions



First-Third Bank



Mint Hill Town Hall



Mint Hill Village



Aldi

MINT HILL REDEVELOPMENT OPPORTUNITY

Property Overview | Nearby Attractions



MINT HILL REDEVELOPMENT OPPORTUNITY

Market Overview | Economic Growth

Charlotte Market

People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

COMPANIES HEADQUARTERED IN CHARLOTTE



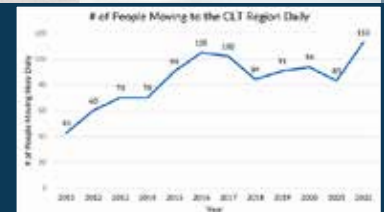
Charlotte Douglas International Airport is now ranked the 5th busiest airport in the world.

113

People moving to Charlotte daily

#4

Fastest growing city for young professional



Source: Charlotte Regional Business Alliance

Charlotte, North Carolina

- Average home sale price: \$420,000
- Average apartment rent: \$1,500 per month
- Average cost living: 2% lower than the national average
- Unemployment rate: 3.4%, as of June 2023
- Diversity grade: A-plus



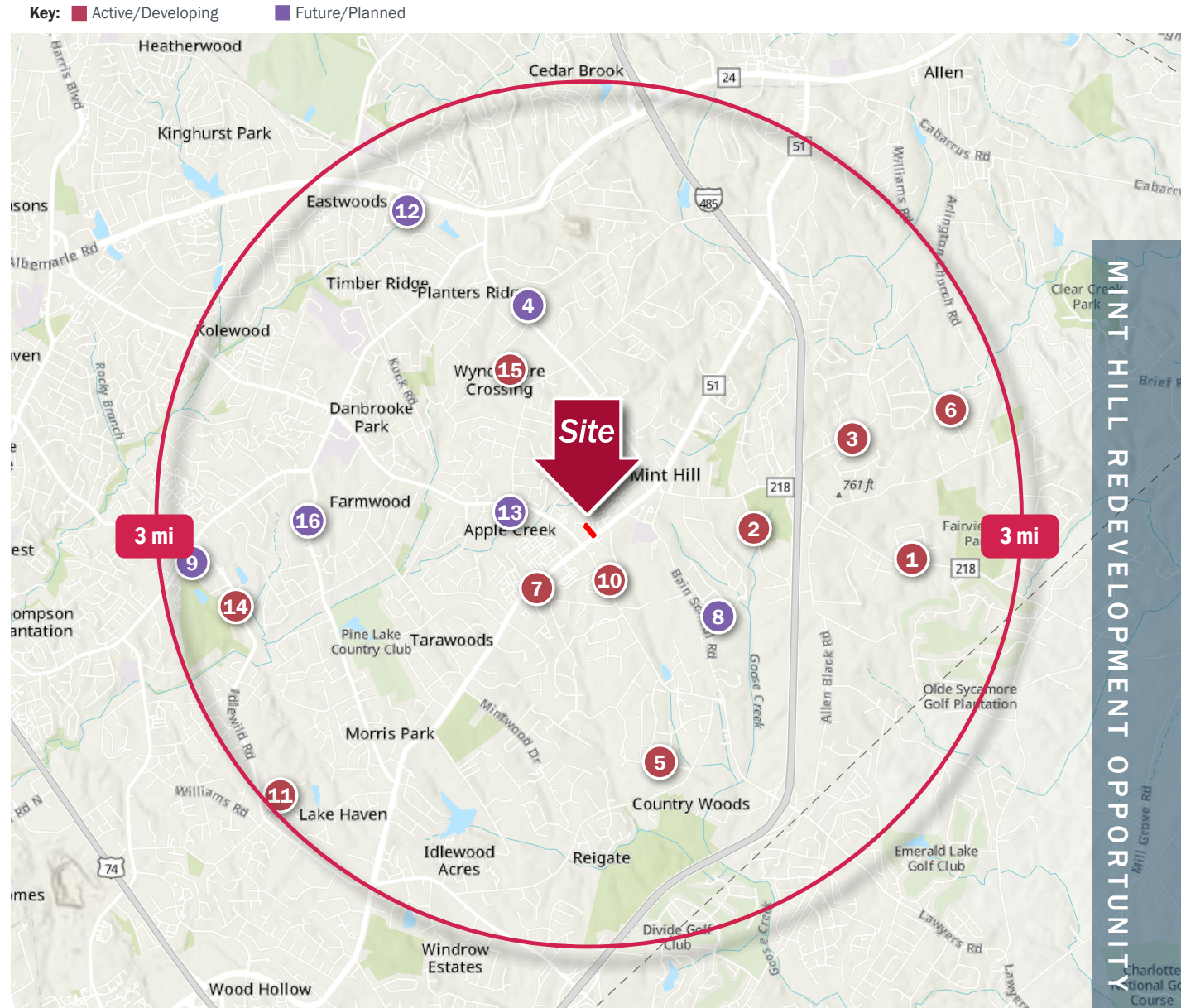
Market Overview

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



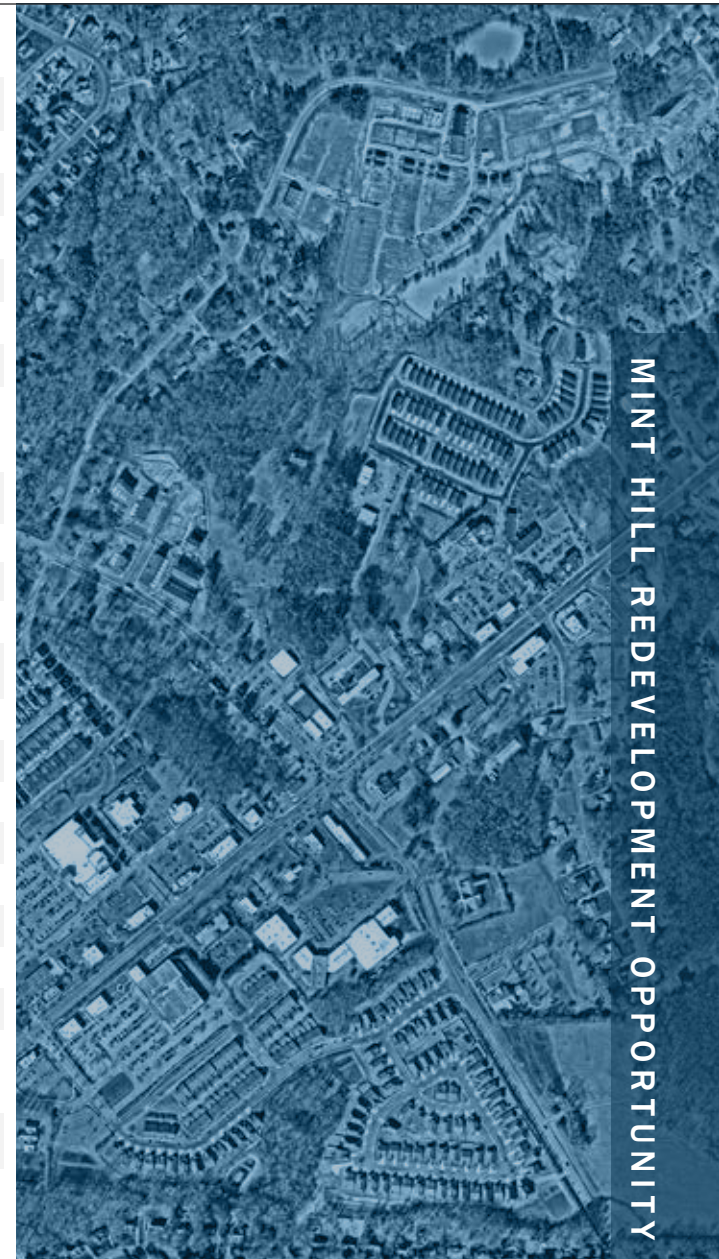
Demographics | Executive Summary

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			
2025 Median Age	46.0	41.7	38.4
U.S. median age is 39.1			

Race and Ethnicity			
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

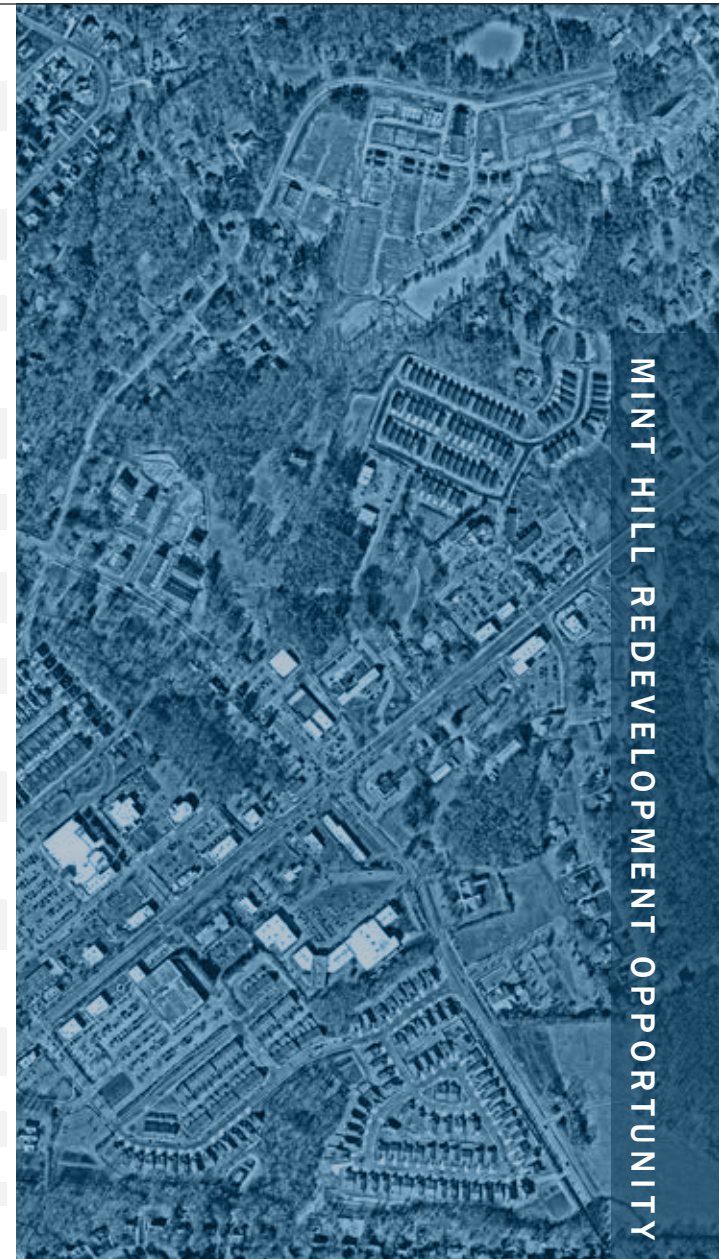
Households			
2010 Total Households	1,143	10,992	39,190



MINT HILL REDEVELOPMENT OPPORTUNITY

Demographics | Executive Summary

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%
2010 Renter Occupied Hus (%)		10.7%	18.2%	30.0%





Office | Medical | Industrial | Retail | Land | Investment

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