



## 5716 WYALONG DRIVE

### Charlotte, North Carolina 28227

## Lease Information

### Mintworth Commons

Available Suite:	Suite J
Space Available:	±1,005 SF
Date Available:	Within 30 days
Amenities:	Signage
Lease Rate:	\$25.00/SF + CAM
Service Type:	NNN



Located at the corner of Idlewild Road and Margaret Wallace Road, this Harris Teeter-anchored shopping center is positioned to take advantage of the current and future growth in the south Charlotte metro area.

## Property Details

### BUILDING INFORMATION

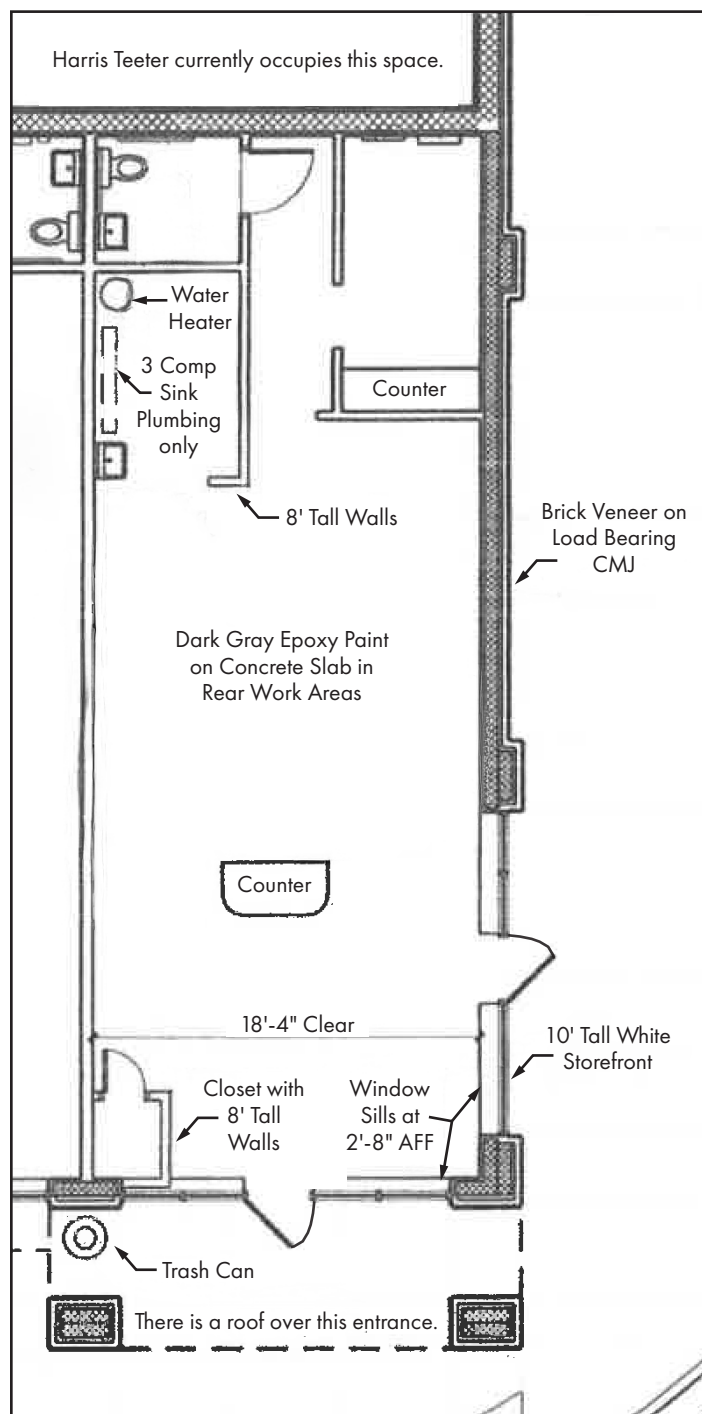
Building SF:	±58,636 RSF
Stories:	1
Typical Floor SF:	SF
Building Class:	A
Year Built:	2006
Parking:	5.00 spaces/1,000 SF Surface
Vehicle Charging Station:	No



### AMENITIES

- Anchored by Harris Teeter
- Prominent signage available
- Highly-visible end-cap location
- Close proximity to numerous retailers, restaurants and businesses on Independence Highway
- Co-tenants include China Fun, Vann Family Dental, Elite Nail Spa and Cyn's Customs & More.

### FLOOR PLAN





## Location Map



## NEARBY ATTRACTIONS

Idelwild Road Park  
 Urban Air Trampoline and Adventure Park  
 McAlpine Creek Park  
 Pine Lake Country Club

## EASE OF ACCESS

US Highway 74 ±2.3 miles  
 I-485 ±7.4 miles  
 Downtown Charlotte ±9.5 miles  
 I-277 ±11.6 miles  
 Charlotte Douglas Int'l Airport ±17.2 miles

## LINKS

[Charlotte Bus Routes](#)  
[Charlotte Regional Business Alliance](#)

	3-Mile	5-Mile
Population	82,833	198,773
Households	33,362	79,510
Median Household Income	\$76,815	\$92,359
Walk Score	<a href="#">Somewhat Walkable (50)</a>	



Visit our website for more information.



Property Photos





## Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	10,421	84,171	195,595
2025 Population	10,648	82,833	198,773
2020-2025 Annual Rate	0.43%	-0.32%	0.32%
2025 Median Age	37.9	37.5	38.6
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,113	33,542	77,675
2025 Total Households	4,238	33,362	79,510
2020-2025 Annual Rate	0.60%	-0.11%	0.47%
2025 Average Household Size	2.51	2.48	2.48
HOUSING	1-MILE	3-MILE	5-MILE
2025 Total Housing Units	4,454	35,520	83,981
2025 Owner Occupied Housing Units	63.6%	51.6%	54.3%
2025 Renter Occupied Housing Units	31.5%	42.3%	40.4%
2025 Vacant Housing Units	4.8%	6.1%	5.3%

EMPLOYEE POPULATION	1-MILE	3-MILE	5-MILE
2020 Civilian Pop. 16+ / Labor Force	5,757	47,287	107,727
MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Median Household Income	\$91,985	\$76,815	\$92,359
AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$108,499	\$103,041	\$124,020
PER CAPITA INCOME	1-MILE	3-MILE	5-MILE
2025 Per Capita Income	\$42,162	\$41,240	\$49,581
EDUCATION	1-MILE	3-MILE	5-MILE
Associate's Degree	10.3%	9.3%	9.0%
Bachelor's Degree	24.1%	22.1%	27.6%
Graduate/Professional Degree	12.7%	10.6%	13.1%
AGE	1-MILE	3-MILE	5-MILE
25-34	16.4%	15.0%	13.9%
35-54	27.2%	27.2%	27.3%
55+	18.1%	21.8%	21.8%

