



**MINTWORTH COMMONS - LOT A**  
Charlotte, NC 28227



## SALE INFORMATION

### Mintworth Commons

Available: ±1.648 AC  
 Address: 5706 Wyalong Drive  
 Charlotte, NC 28227  
 County: Mecklenburg County  
 Parcel Number: 193-043-71  
 Zoning: B-2 (CD). Approved for car wash only.  
 Utilities: Municipal water and sewer  
 Frontage: Margaret Wallace Road and Wyalong Drive  
 Price: \$1,300,000

## HIGHLIGHTS

- Existing shopping center ±64,079 SF Mintworth Commons, anchored by Harris Teeter
- Co-tenants China Fun, Elite Nail Spa, & Angela's Italian Restaurant
- Close proximity to numerous retailers, restaurants, and businesses on Independence Expressway

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

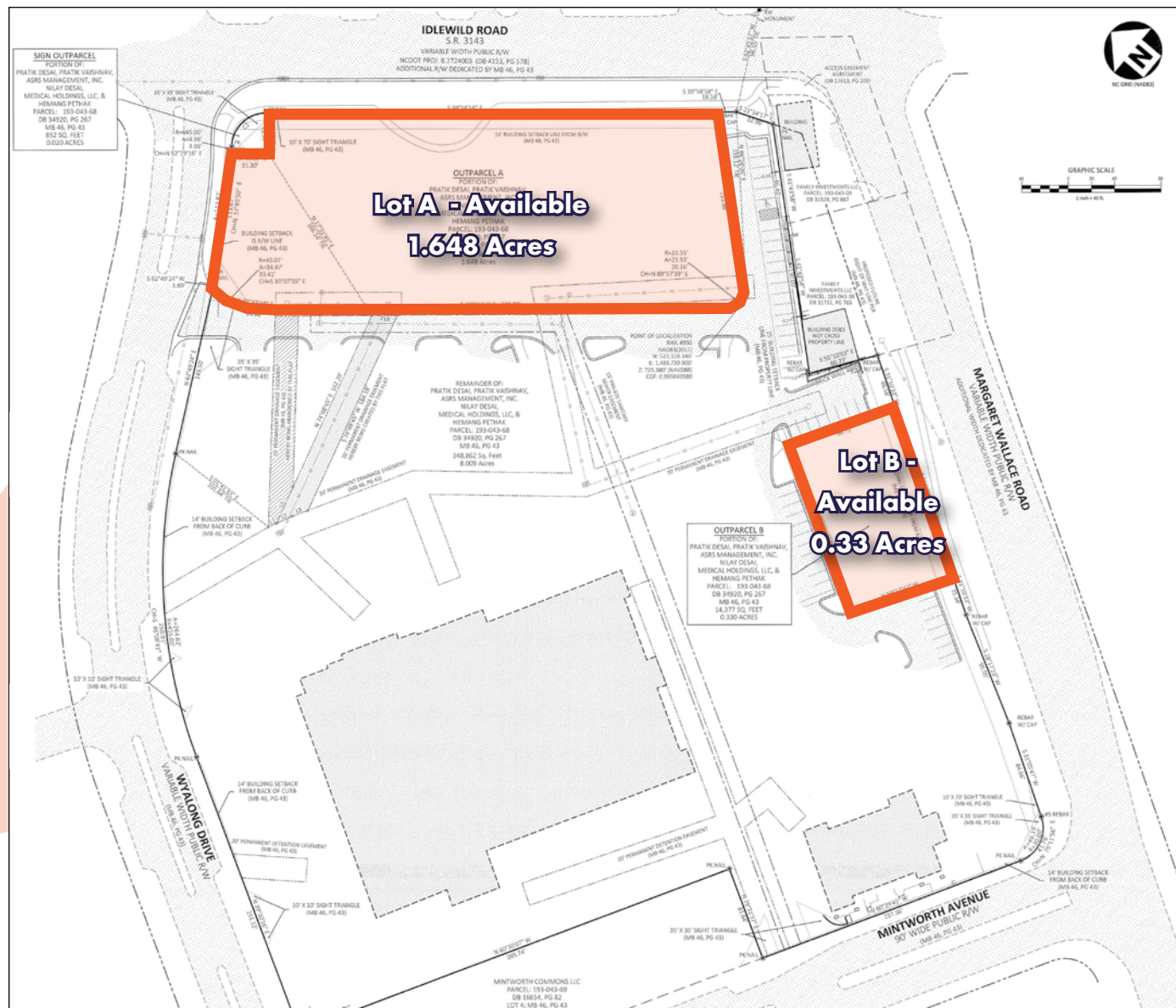


Located at the intersection of Margaret Wallace Road and Idlewild Road, Mintworth Commons is a Harris Teeter-anchored shopping center within close proximity to numerous businesses via Independence Expressway.





## SITE PLAN



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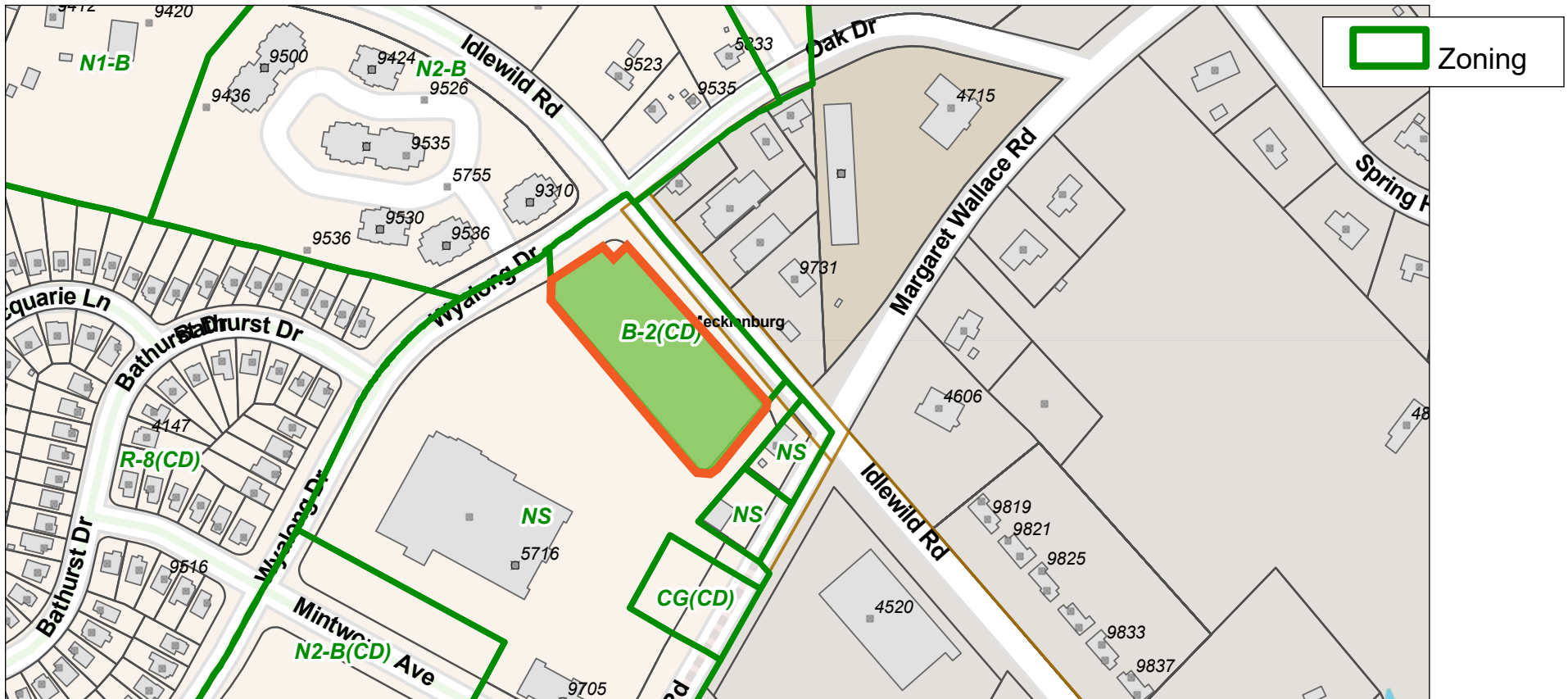
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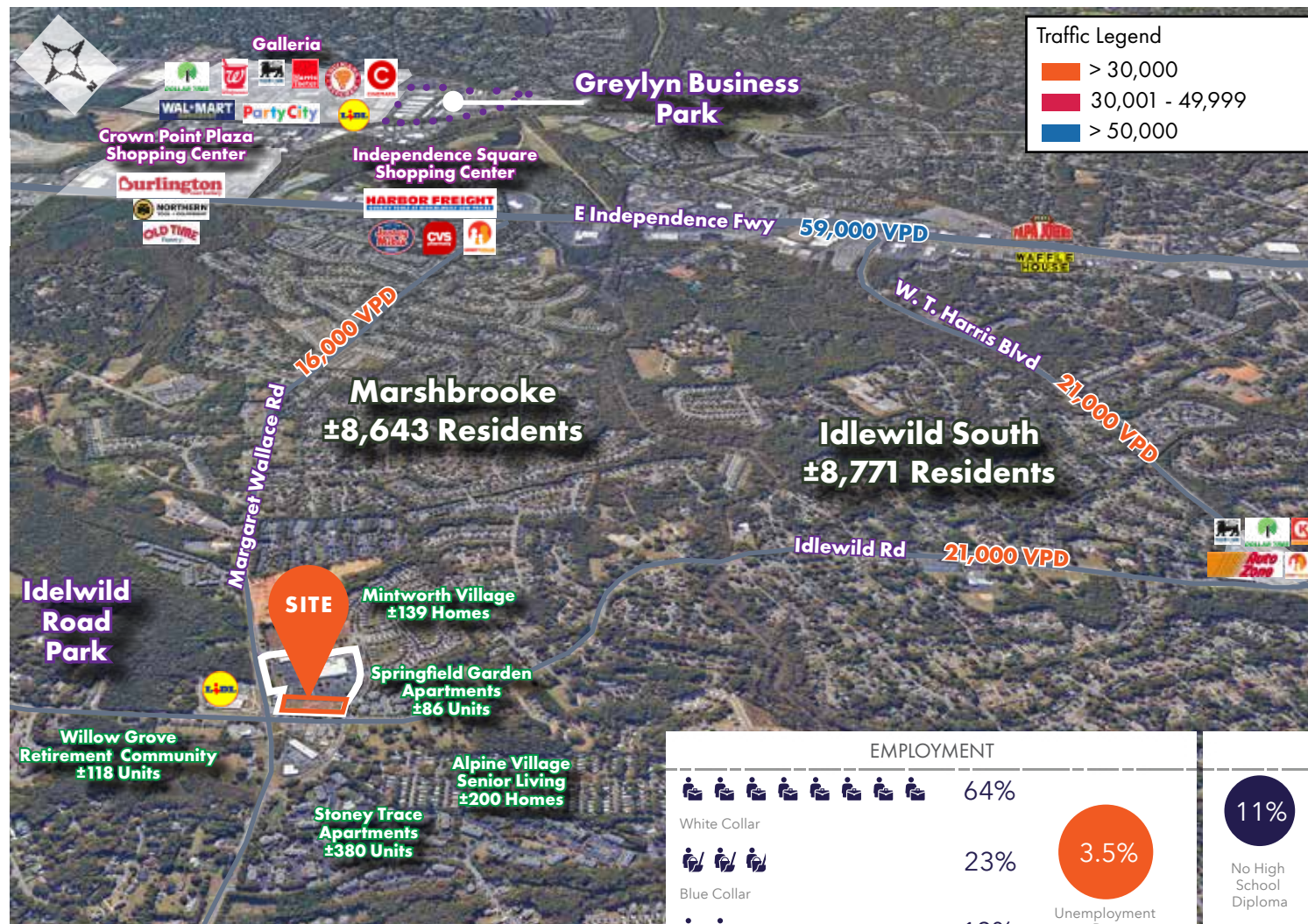
## ZONING MAP



### **B-2 (CD)- Business District (Conditional District)**

The purpose of the B-2 (General Business) district is to create and protect business areas for the retailing of merchandise, the provision of professional and business services and, in some cases, wholesaling services to serve a large population. This district will generally be located adjacent to major thoroughfares, because establishments within this district are more likely to serve a larger trade area than establishments within the B-1 district. [Click Here](#) for further information on Zoning Ordinances.





## 5 Mile Demographics

195,619

Population

37.1

Median Age



76,140

Households

\$51,415

Median Disposable Income



\$61,161

Median Household Income



\$35,320

Per Capita Income



\$95,114

Median Net Worth

## EMPLOYMENT

64%

White Collar

23%

Blue Collar

13%

Services

3.5%

Unemployment Rate

11%

No High School Diploma



22%  
High School Graduate



28%  
Some College



38%  
Bachelor's/Grad/Prof Degree

## EDUCATION





## Location Map



	1-Mile	5-Mile
Population	10,342	195,619
Daytime Population	6,599	178,661
<a href="#">Walk Score</a>	Car-Dependent (49)	

## EASE OF ACCESS

Independence Fwy/US-74	2.7 miles
I-485	5.5 miles
Downtown Charlotte	9.8 miles
I-77	10.6 miles

## LINKS

- [Charlotte Economic Development](#)
- [Charlotte Area Transit](#)
- [Charlotte Chamber of Commerce](#)
- [LYNX Stations](#)

## NEARBY ATTRACTIONS

- Idlewild Road Park
- Urban Air Trampoline & Adventure Park
- McAlpine Creek Park
- Pine Lake Country Club





## Development Access



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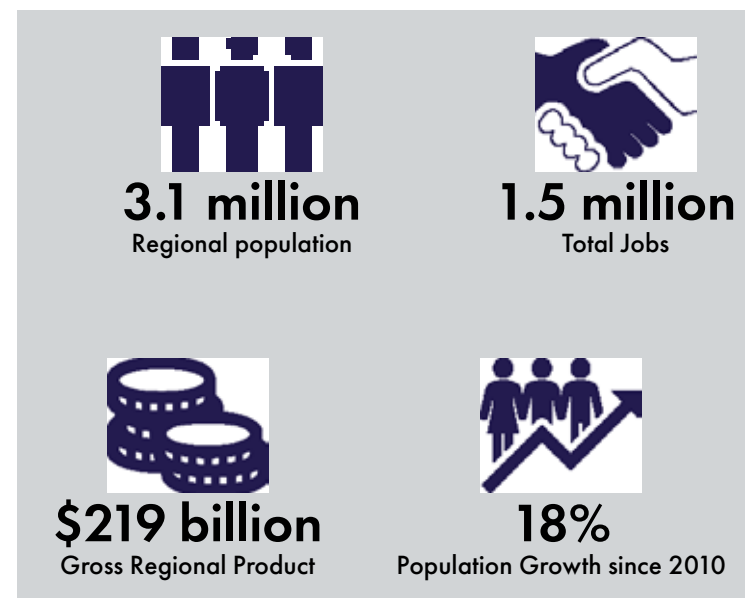
## CHARLOTTE REGION QUICK FACTS

The Charlotte Region continues to attract professional and technical talent. Businesses from throughout the country are making the move, too. Three Fortune 1000 companies across the manufacturing (Honeywell), finance (Truist, the new bank resulting from the BB&T and SunTrust merger) and medical supplies industries (Dentsply Sirona) have announced plans to move to the Charlotte Region since November 2018 alone. About 45,000 people in the region are employed in headquarters operations, twice the national average concentration.

People move to the Charlotte Region because they are attracted by a healthy, diverse and growing economy offering jobs across multiple sectors such as health care, life sciences, finance professional services and tech. They are attracted by ample opportunities to start and grow businesses in a region with an educated, young and innovative workforce. They move for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle – from vibrant urban centers, to suburban cul-de-sacs, to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

The Charlotte Region is one of the most connected regions in the country due to its convenient location at the center of the East Coast. Strategic investments in infrastructure provide access to cities around the country and the world.

Sources: [City of Charlotte](#), [Charlotte Regional Business Alliance](#)



## Fortune 1000 Headquarters in the Region

