



4504 Morris Park Dr

Suites 100-103 | Mint Hill, NC, 28227



Available for Lease
+/- 18,200 SF Industrial Building

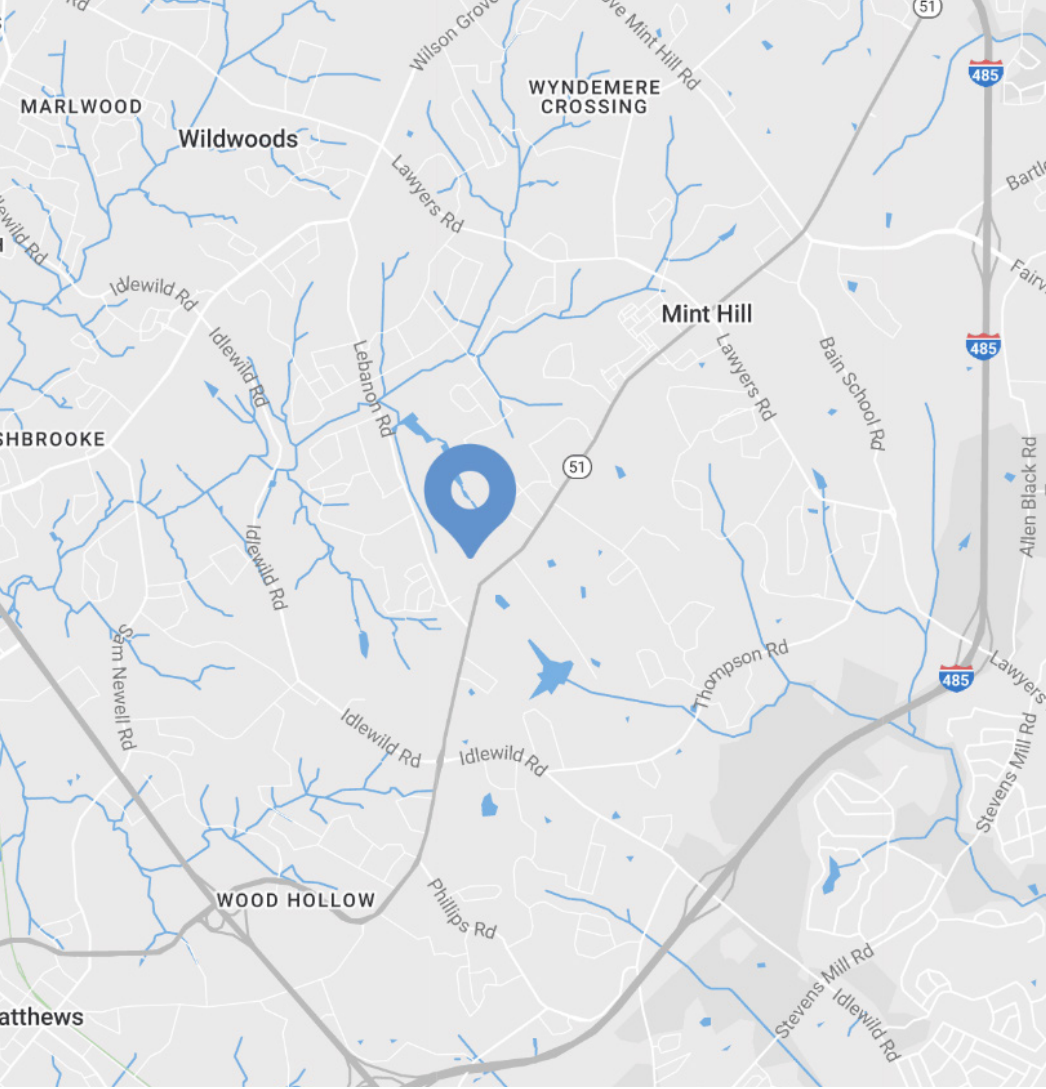
Property Overview

4504 Morris Park Dr Available for Lease

Four new construction flex spaces near downtown Mint Hill. Multiple spaces can be combined into individual units. Each space includes 1,995 SF of heated warehouse with 18' x 12' drive-in doors, 1,668 SF of ground floor office, and an additional 887 SF of mezzanine office. Spaces will be delivered in turnkey condition, with an estimated delivery date of December 2024.

Property Details

Address	4504 Morris Park Dr, Suites 100, 101, 102, and 103 Charlotte, NC, 28227
Availability	+/- 18,200 SF Available for Lease
Acreage	+/- 4.0 AC
Use	Industrial
Zoning	B-D (CD)
Parcel	13530104
Traffic Counts	Matthews-Mint Hill Road 19,500 VPD Lebanon Rd 7,800 VPD
Lease Rate	\$18/SF NNN

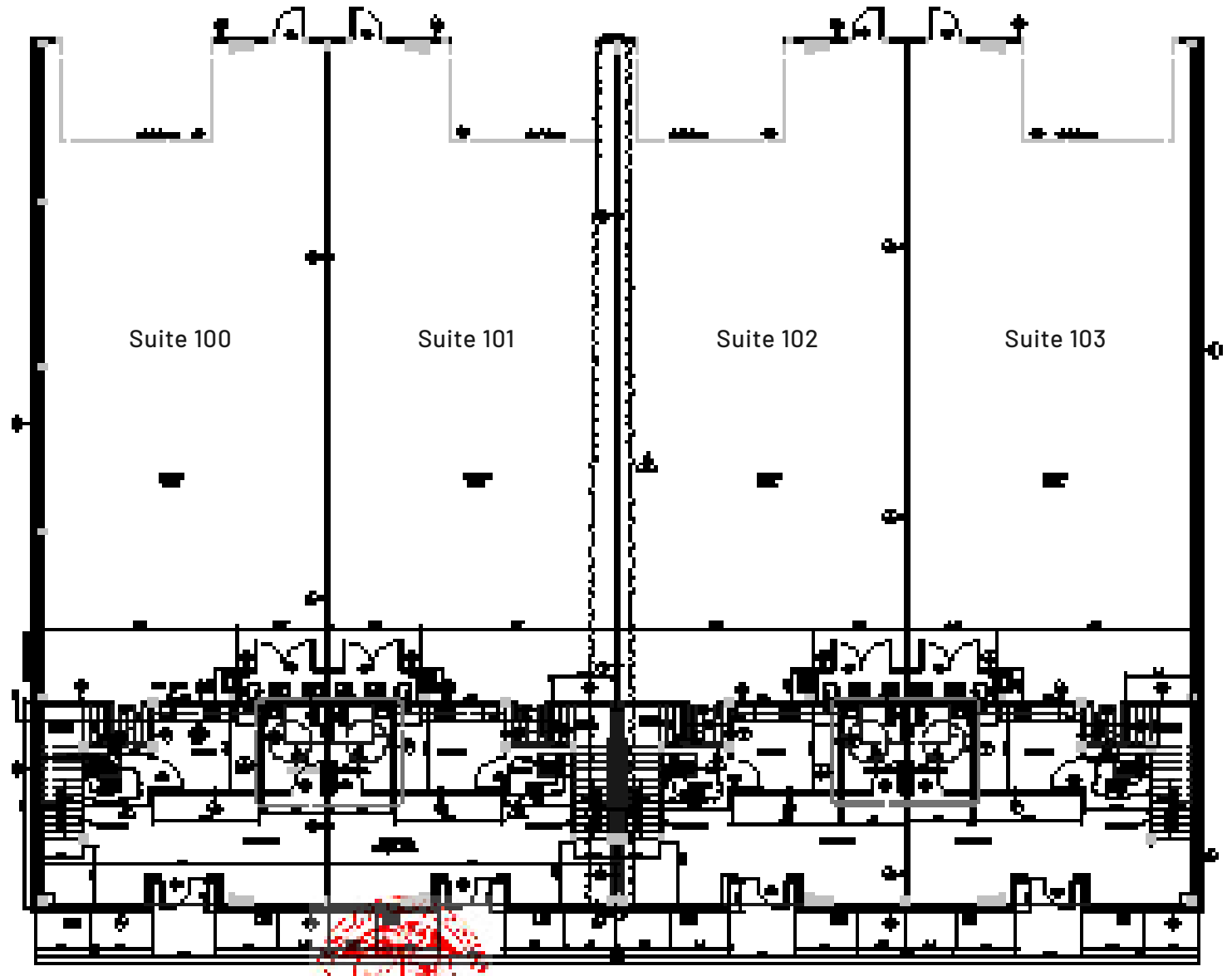


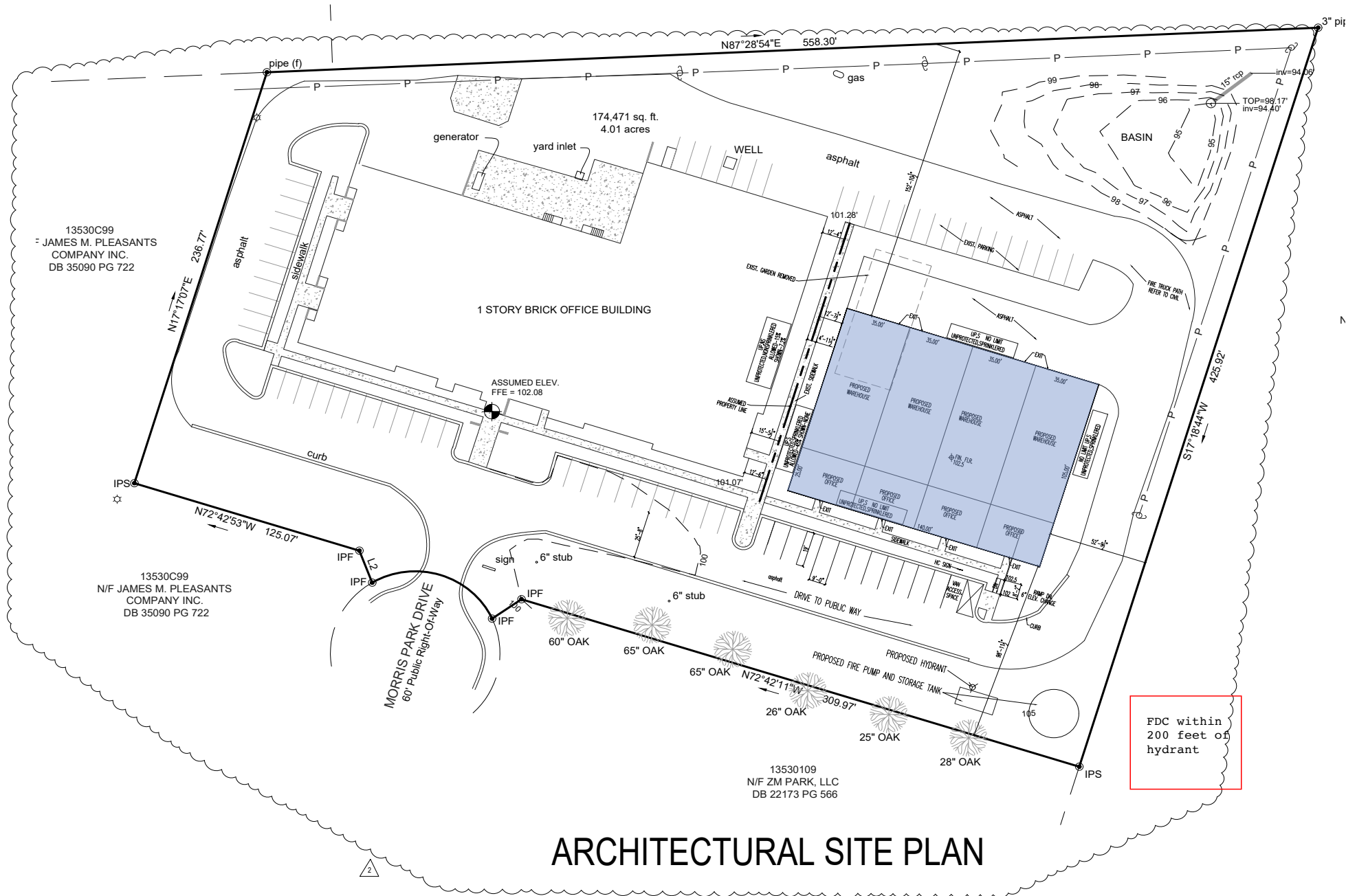
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,068	48,344	154,926
Avg. Household Income	\$140,581	\$113,439	\$104,763
Median Household Income	\$106,235	\$89,848	\$78,031
Households	1,220	18,932	59,263
Daytime Employees	1,254	20,637	56,443

Available

Suites 100, 101, 102, 103
+/- 18,200 SF Total

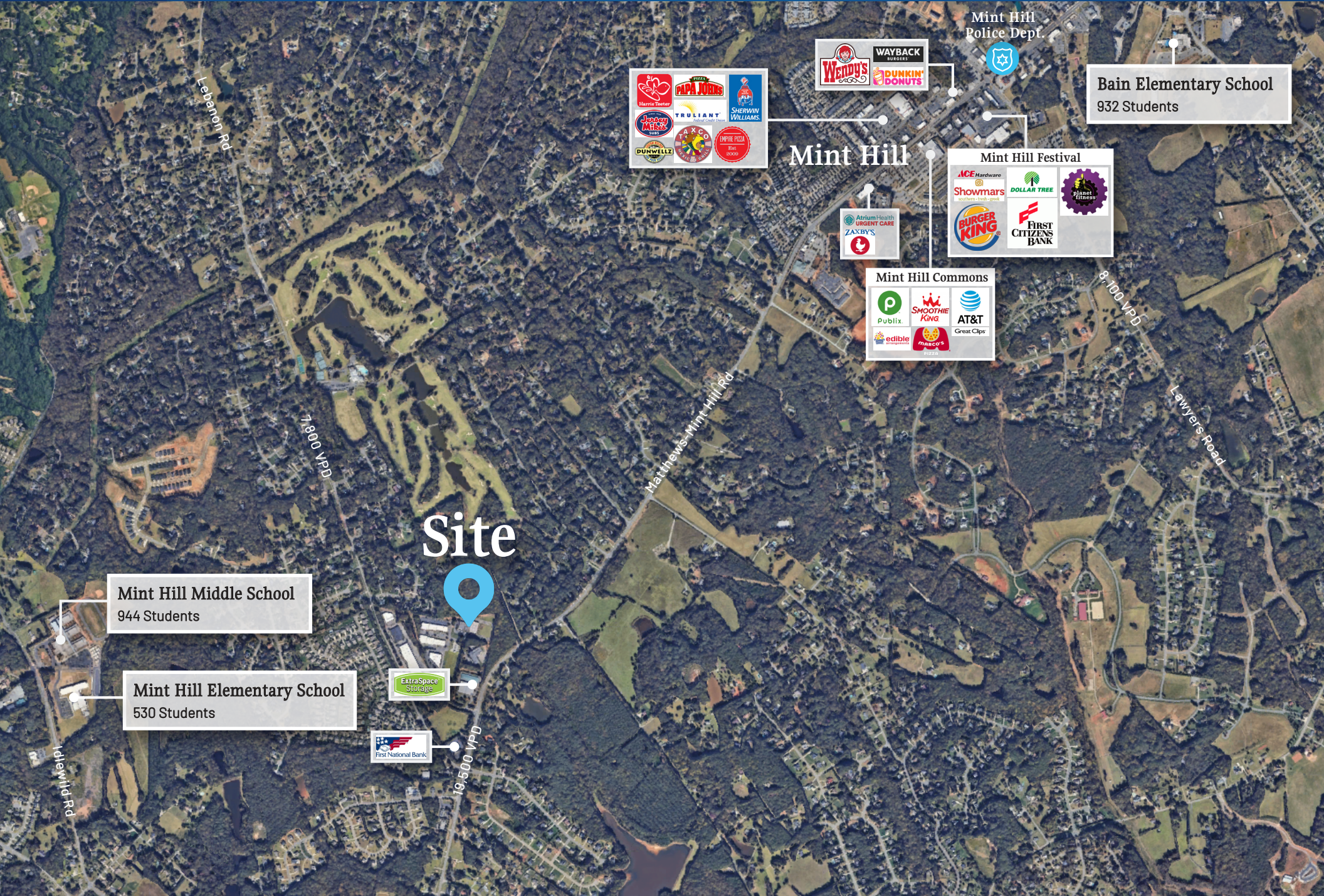




Interior Photos



Market Overview



Mint Hill

North Carolina

Mint Hill is a suburban town in southeastern Mecklenburg and northwestern Union counties, a major suburb on the outskirts of Charlotte and near the Cabarrus County line. Mint Hill was ranked among America's Top 12 Power Suburbs and 13th in The Safest Places in North Carolina. It is the perfect setting for business owners and professionals seeking a prosperous, vibrant, thriving community for doing business.



Uptown



Site

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.