

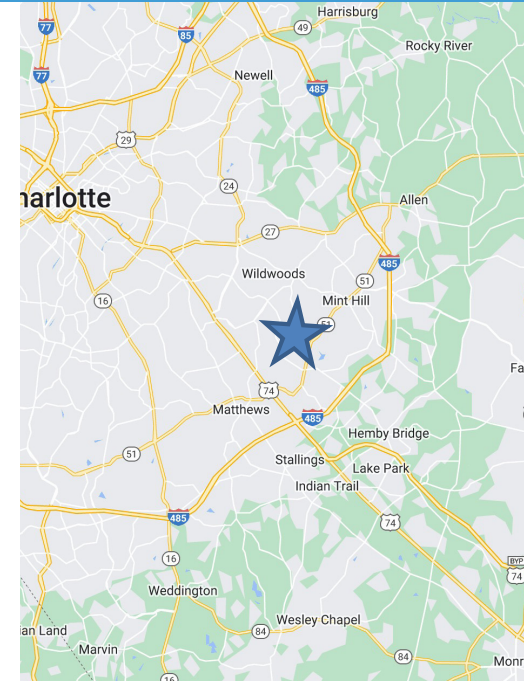
4732 LEBANON ROAD

MINT HILL, NC 28227

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 11,636 SF FLEX PROPERTY AVAILABLE FOR SALE



PROPERTY HIGHLIGHTS

- 11,636 square feet
- Zoned BD
- Approximately 3,500 sq ft of warehouse (expandable)
- 15-foot clear height
- One dock high door (second dock high dry walled over)
- 32 parking spaces
- Heavy office buildout

- Full building availability October 2025
- **Sales Price: \$2,152,660**

DEMOGRAPHICS (2024)

	1 Mile	3 Miles	5 Miles
Population	2,707	48,054	154,510
Avg. HH Income	\$129,603	\$111,831	\$110,003
Daytime Pop.	1,881	31,136	91,360

BROKER CONTACT

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"The information contained herein was obtained from sources believed reliable, however, no guarantees, warranties, or representations have been made as to the completeness or accuracy thereof. No liability assumed for error or omissions."

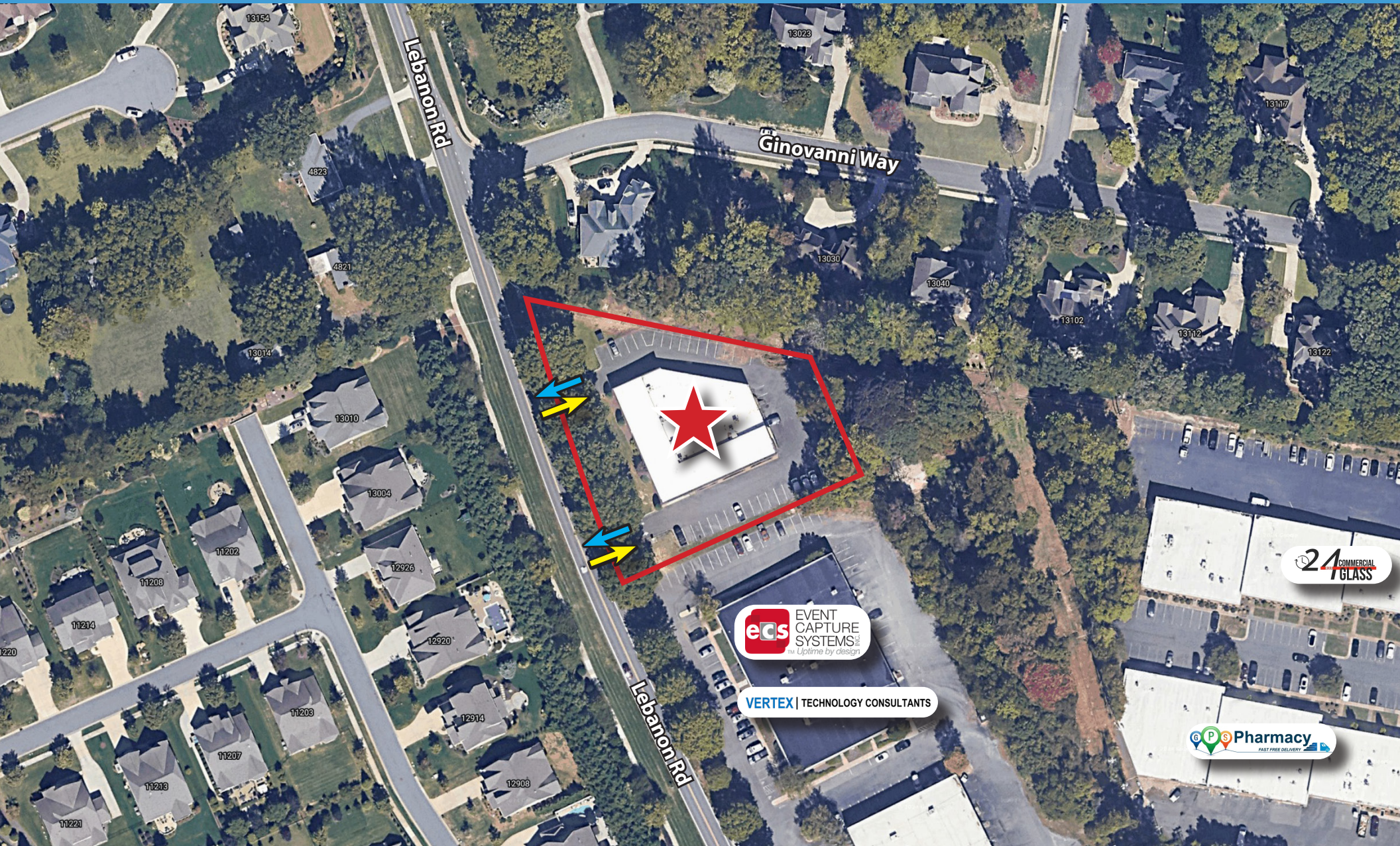
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SITE ACCESS

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AERIAL

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INTERSTATE 485
3 Miles

INTERSTATE 77
14 Miles

INTERSTATE 85
16.7 Miles



21 Minutes

Carowinds
28 Minutes

CLT
31 Minutes



LAKE WYLIE
42 Minutes

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PHOTOS

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