

6809 Wilgrove-Mint Hill

Mint Hill, NC 28227

ALBEMARLE & WILGROVE CORNER

FOR LEASE



Available for Lease

Wilgrove-Mint Hill Rd

Positioned along Wilgrove-Mint Hill Road in one of the area’s growing commercial corridors, this modern retail opportunity offers businesses the ability to establish a presence in an expanding trade area with strong local connectivity and convenient customer access.

The property benefits from excellent visibility, exposure to daily traffic, and accessibility from surrounding residential and commercial growth. Designed with attractive storefront architecture, quality construction, landscaped surroundings, and ample parking, the project offers flexible leasing and delivery options to accommodate a variety of retail, restaurant, office, and service-oriented users. This is an exceptional opportunity for tenants seeking a highly visible location with long-term growth potential in the Mint Hill market.

Property Details

Address	6809 Wilgrove-Mint Hill Rd, Mint Hill NC 28227
Availability	+/- 7,532SF
Use	Retail / Restaurant / Service Use Potential
Parcel	10940215
Zoning	B-G (General Business)
Nearby Traffic Counts	Albemarle Rd — 26,073 VPD Wilgrove-Mint Hill Rd — 12,175 VPD
For Lease	Email for Details



Demographics

RADIUS	2 MILE	5 MILE	10 MILE
2025 Population	24,933	156,630	610,200
2030 Population Projection	27,242	170,610	665,474
Households (2025)	8,401	56,834	242,023
Daytime Employees	4,586	28,381	261,951

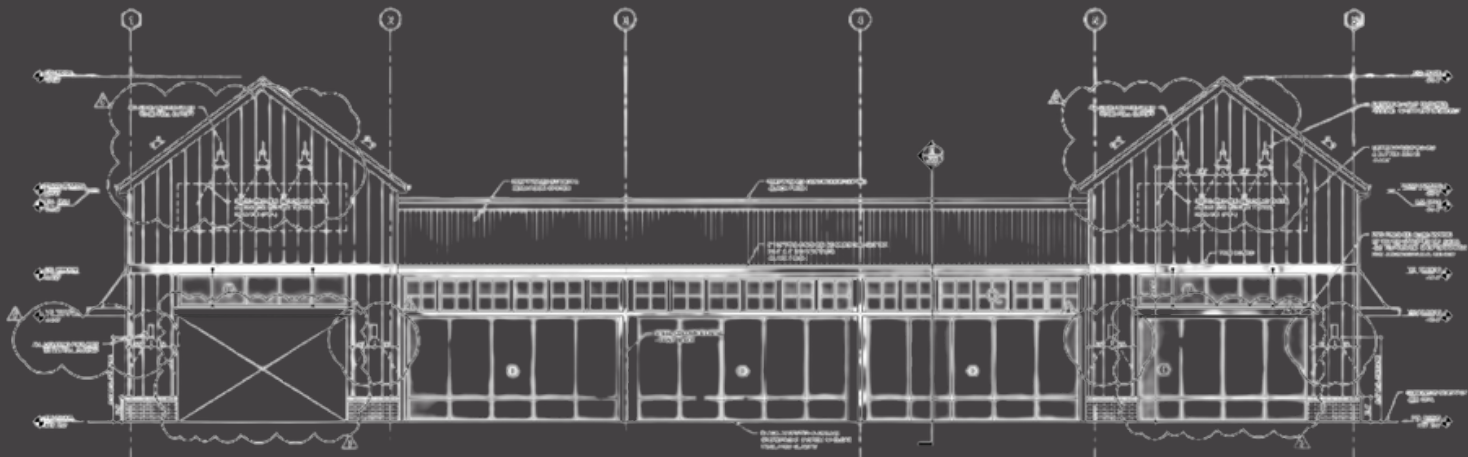
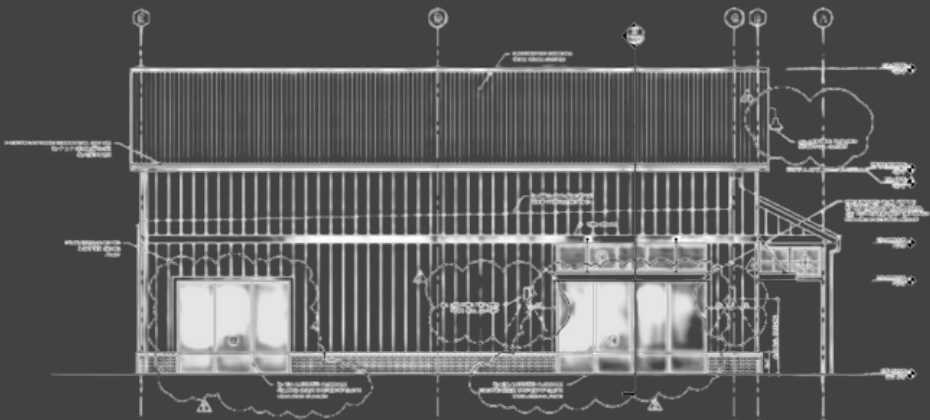
Building Features

- Inline at the new 7-Eleven fuel plaza on the signalized corner of Albemarle Rd and Wilgrove-Mint Hill Rd, with shared plaza access
- New Construction Retail Opportunity
- Flexible Suite Configuration for Retail, Restaurant, Office & Service Uses
- Drive-Thru Can Be Accommodated
- Multiple Individual Tenant Entrances
- Buildout Available Based on Tenant’s Use
- Planned Landscaping Around Building Perimeter
- Surface Parking Located Directly in Front of Suites
- Pedestrian-Friendly Site Layout
- Exterior Signage Opportunities Available
- Designed for Flexible Tenant Buildout Options
- Exposure to Daily Traffic Patterns
- Convenient Ingress / Egress

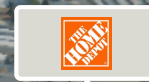
Potential Uses / Approved Uses

The property offers flexibility for a variety of permitted commercial uses and is well suited for retail, food & beverage, office, and service users seeking a highly visible location within the growing Mint Hill market:

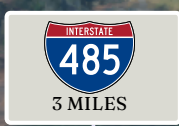
- | | |
|--------------------------------|-----------------------------|
| • Coffee Shop | • Medical Office |
| • Bagel Shop | • Professional Office |
| • Pizza / QSR | • Restaurant |
| • Financial Institution / Bank | • Service Retail |
| • Boutique Retail | • Salon / Wellness |
| • Fitness Studio / Gym | • Specialty Food & Beverage |



Market Overview



Wilson Grove Baptist Church



ALBEMARLE RD

VAN/AB: WHITE PERU: A/W: PRB
NCDOT PROJECT 6.679883T ERK81TON 3)



Contact for Details

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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