

# FOR LEASE

## NEW CONSTRUCTION RETAIL



### MORRIS FARMS SHOPS

9034 Lawyers Road  
Mint Hill, NC 28227

- This 0.67 AC site located at the intersection of Lawyers Rd and Lebanon Rd is an upcoming premium lifestyle center, as seen in the sample renders.
- Our development will feature 18,000 SF of retail space, with individual units ranging from 1,200 to 6,000 SF.
- Located next to Urban Air Trampoline Park and across from Food Lion.
- National chains in the immediate vicinity are McDonalds, Bojangles, KFC, Arby's, Rite Aid, Bank of America, Wells Fargo, and the US Postal Service.

FOR MORE INFORMATION,  
PLEASE CONTACT:

704-993-1544

ryanm@bvbproperties.com

**BVBELK  
PROPERTIES**

REAL ESTATE AQUISITION / MANAGEMENT / SALES / LEASING

204-C West Woodlawn Rd,  
Charlotte, NC 28217

P: 704-532-0028

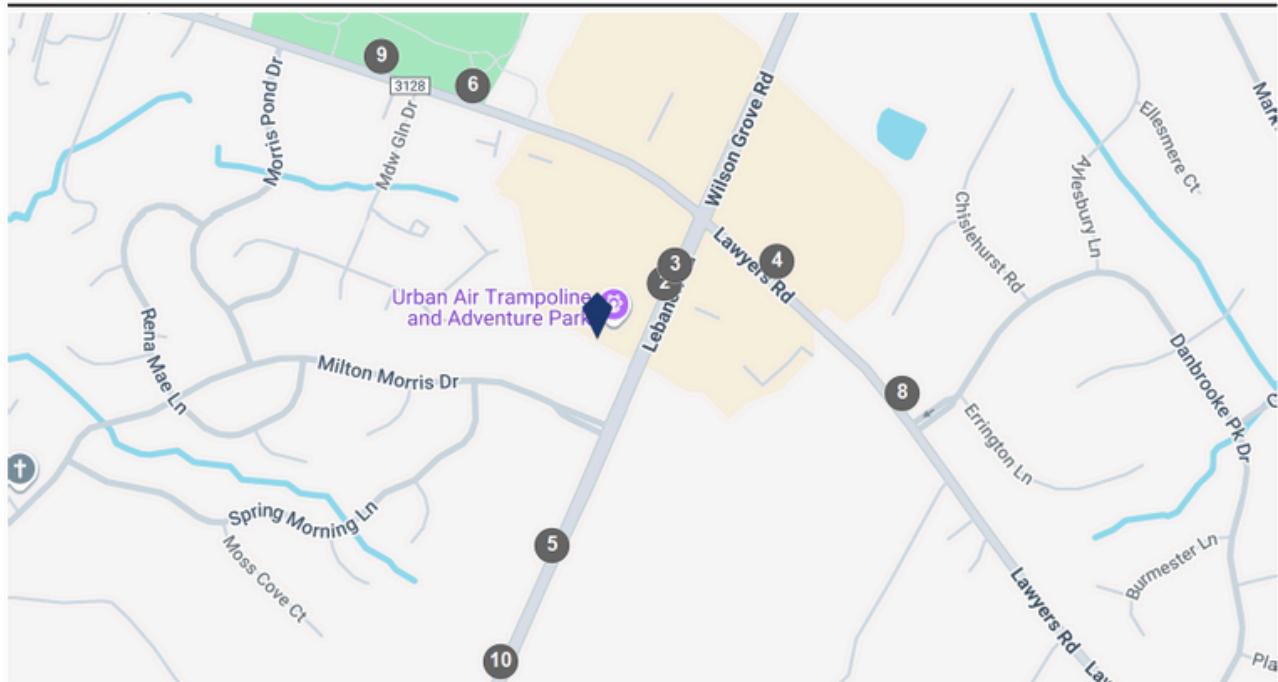
F: 704-532-4301

[bvbproperties.com](http://bvbproperties.com)

# Location Overview

9034 Lawyers Road | Mint Hill, NC

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
① Lebanon Rd	Milton Morris Dr - SW	16,034	2023	mi 0.06
② SR 3135 (LEBANON RD)	Milton Morris Dr - SW	16,151	2024	mi 0.06
③ Lebanon Road	Milton Morris Dr - SW	16,140	2025	mi 0.08
④ Lawyers Road	Lebanon Rd - NW	16,038	2025	mi 0.15
⑤ Lebanon Road	Margaret Wallace Rd - SW	17,083	2025	mi 0.18
⑥ Lawyers Rd	Meadow Glen Dr - W	17,715	2025	mi 0.21
⑦ Lawyers Rd	Danbrook PkDr - SE	15,063	2025	mi 0.25
⑧ Lawyers Rd	Danbrook Park Dr - SE	15,233	2020	mi 0.25
⑨ Lawyers Road	Meadow Glen Dr - E	17,542	2025	mi 0.27
⑩ Lebanon Rd	Margaret Wallace Rd - SW	16,688	2024	mi 0.28

## Demographics

		1 Mile	3 Miles	5 Miles
	Population	6,642	67,550	179,194
	Median Age	38	37	37
	Employment	1,480	13,159	57,043
	Avg. HH Income	\$95,049	\$78,490	\$81,899
	Households	2,362	24,444	68,067

# Site Plan

9034 Lawyers Road | Mint Hill, NC

