

# 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](mailto:ryanm@bvbproperties.com)

**BVBELK  
PROPERTIES**

REAL ESTATE ACQUISITION / MANAGEMENT / SALES / LEASING

204-C West Woodlawn Rd,  
Charlotte, NC 28217

P: 704-532-0028

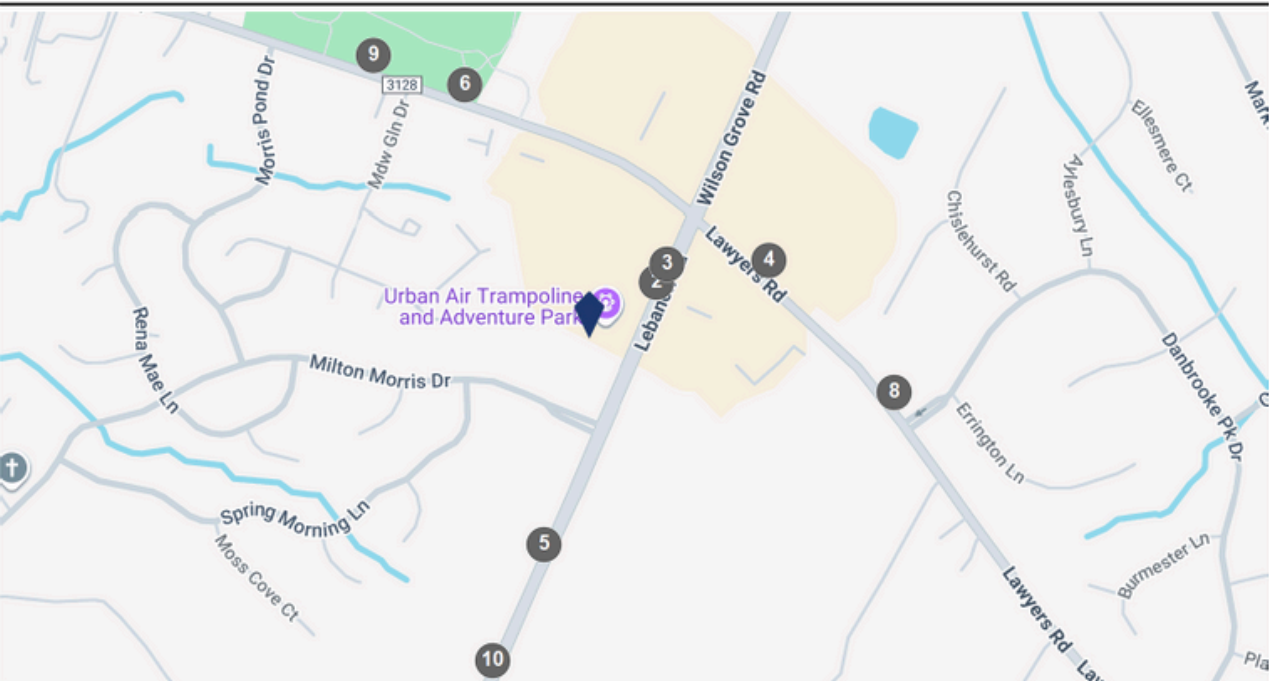
F: 704-532-4301

[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



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