

Publix #1470 - Mint Hill Commons

6828 Matthews Mint Hill Road
Mint Hill, NC 28227
Lat 35.171, Long -80.659

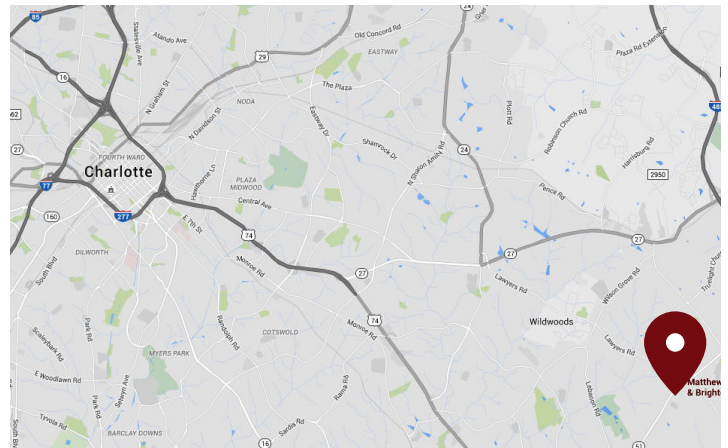
FOR LEASE



1,000 - 1,284 SF INLINE & 4,800 SF OP AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Mint Hill Neighborhood Shopping Center Minutes from Charlotte
- Centrally located on Matthews Mint Hill Road Retail Corridor
- Mint Hill is a Major Charlotte Suburb in SE Mecklenburg and NW Union Counties
- High Density/Growth Market
- Over 950,000 Visits Annually
- Combined Traffic Counts (Matthews-Mint Hill Road and Lawyers Road): 31,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	3,902	36,524	133,584
Daytime Population	4,864	28,177	117,538
Total Households	1,571	13,542	49,874
Avg. HH Income	\$124,535	\$123,152	\$101,628

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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6400 Powers Ferry Road, Suite 300, Atlanta, GA

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SITE PLAN



Suite	Tenant	Size
ANC	Publix	49,098
101	Penn Station East Coast Subs	1,564
102	Great Clips	1,179
103	Smoothie King	1,284
104	Marco's Pizza	1,743
105	AVAILABLE	1,000
201	AT&T (Noble Wireless)	1,564
202	The Joint Chiropractic	1,179
203	AVAILABLE	1,284
204	Town Dental Group	2,743
301	Edible Arrangements	1,489
302	My Bella Spa	1,554
OP1	AVAILABLE	4,800

TOTAL 65,681



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	170,082
Sunday	167,605
Friday	147,771

OF VISITS

TOP 3 HOURS

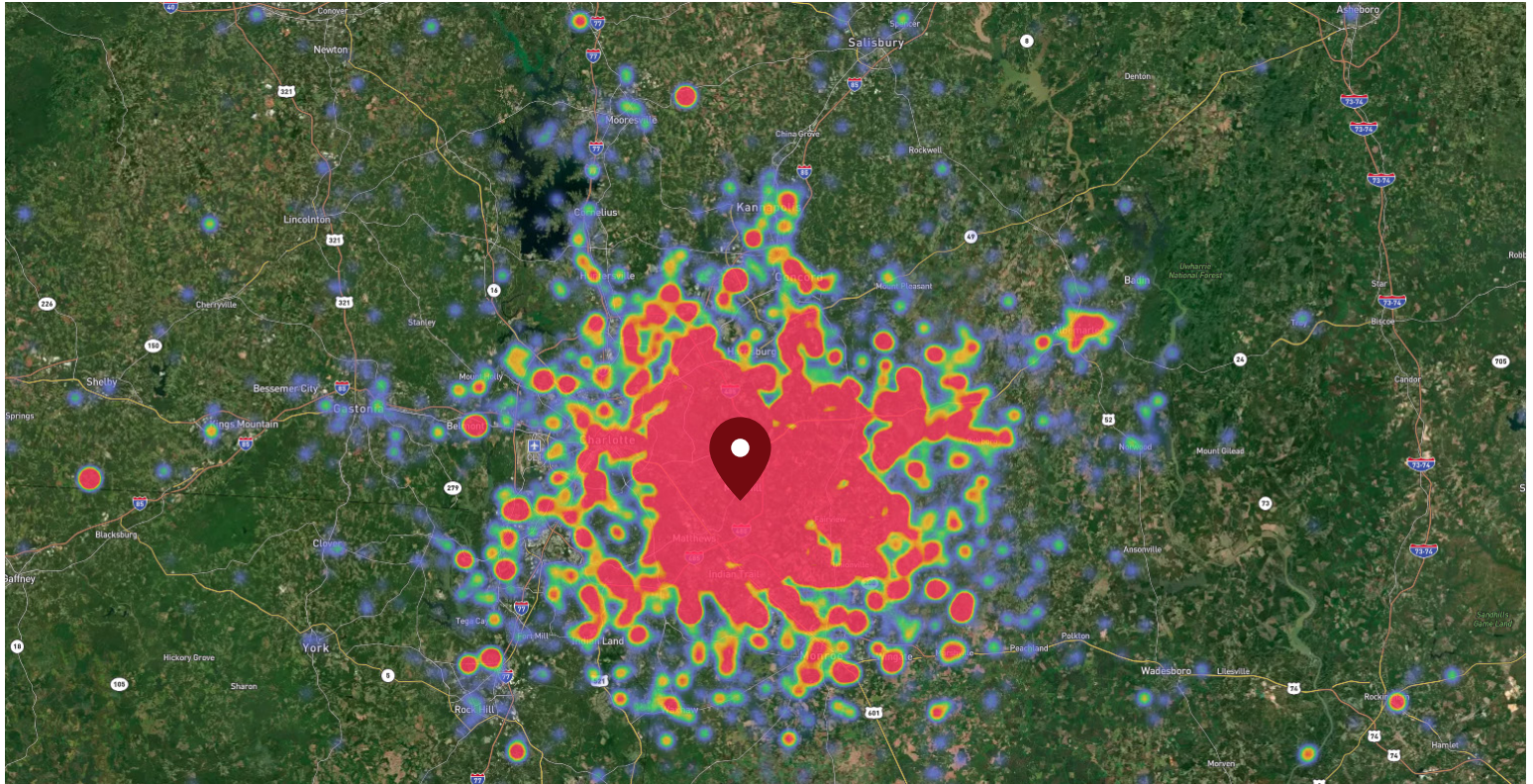


1-2 PM	154,470
12-1 PM	153,204
5-6 PM	143,103

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) July 1, 2023 - June 30, 2024

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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