



# Mint Hill Festival

6914 Matthews-Mint Hill Road | Charlotte, NC 28227



**Available for Lease**

+/- 1,200 - 2,400 SF Expansion Shop Space

## Property Overview

# Mint Hill Festival Available for Lease

Expansion shop space available for lease at Mint Hill Festival, a premium location in downtown Mint Hill. The center is highly accessible, less than 2 miles to I-485, and within walking distance to Municipal offices and schools.

## Property Details

**Address** 6914 Matthews-Mint Hill Road | Charlotte, NC 28227

**Availability** +/-1,200 - 2,400 SF Expansion Shop Space Available  
Potential Drive-Thru Opportunity  
*\*Space can be subdivided into two +/- 1,200 SF spaces*

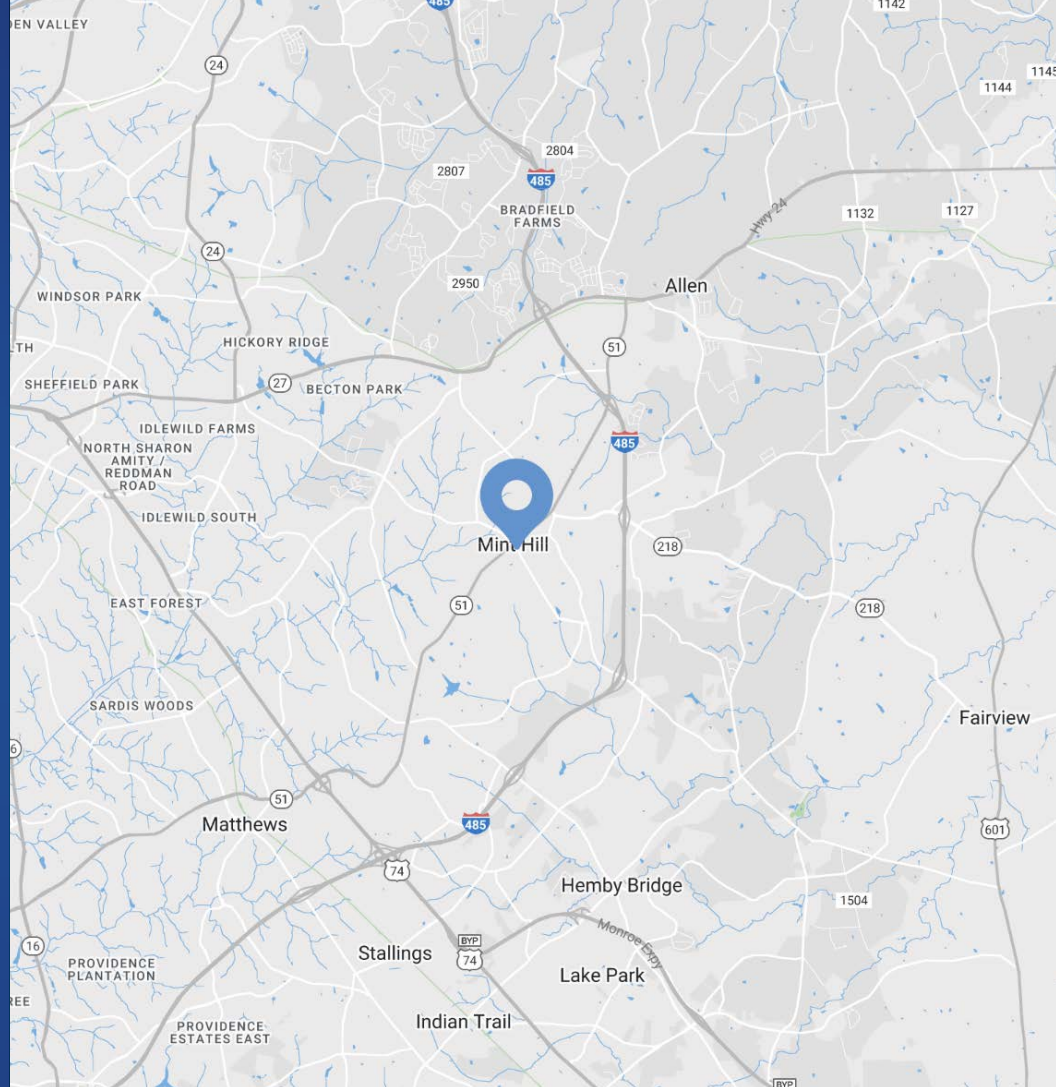
**GLA** +/- 59,047 SF

**Parking** Ample parking

**Delivery** Expansion Space | Cold Dark Shell

**Traffic Counts** Matthews-Mint Hill Road | 19,000 VPD  
Lawyers Road | 9,800 VPD

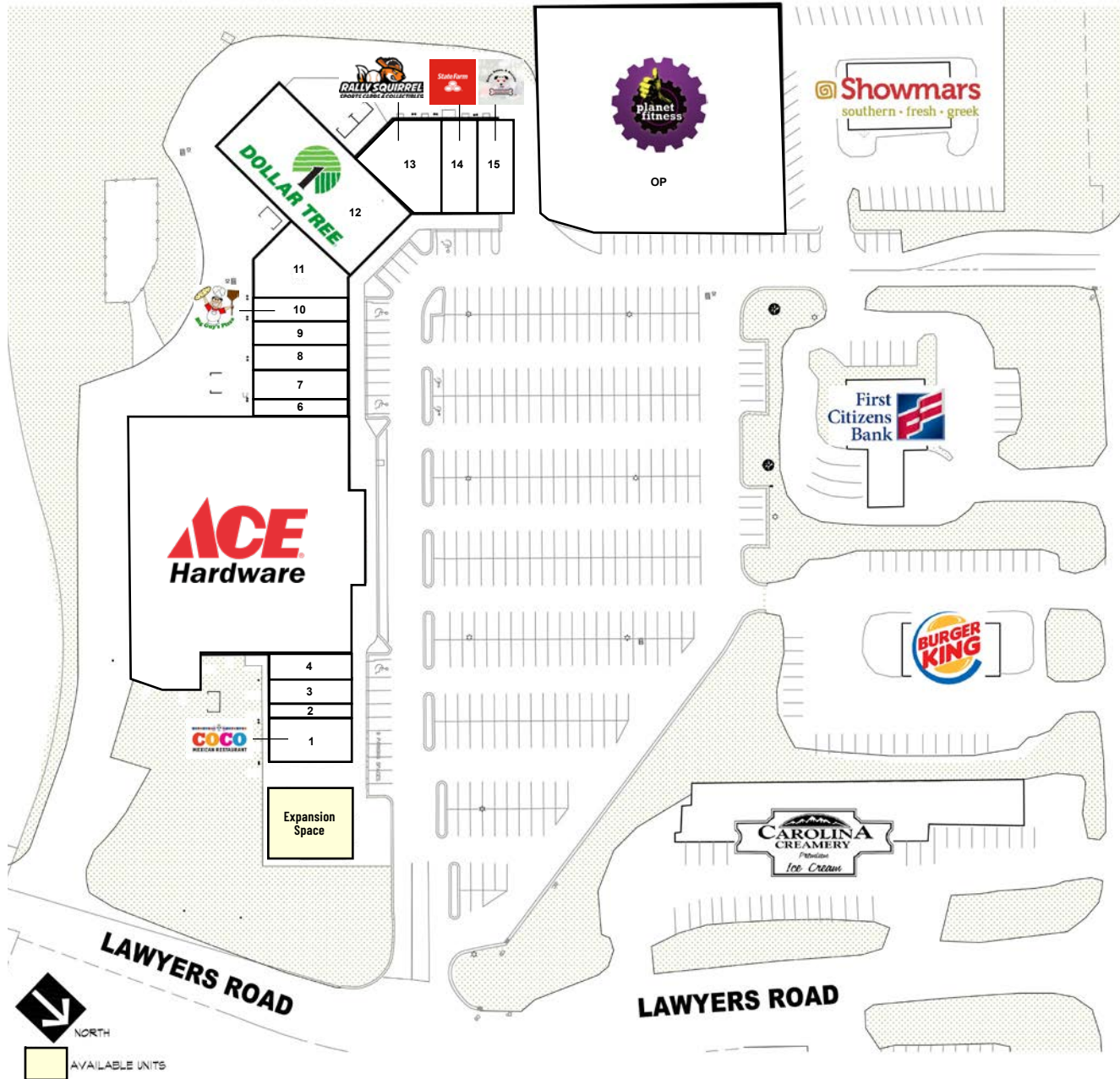
**Lease Rate** Call for Leasing Details



 [Drone Video](#)

## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	4,780	33,094	125,881
<b>Avg. Household Income</b>	\$120,651	\$125,442	\$103,884
<b>Median Household Income</b>	\$96,529	\$95,358	\$78,011
<b>Households</b>	1,900	12,276	46,638
<b>Daytime Employees</b>	2,840	7,498	33,380



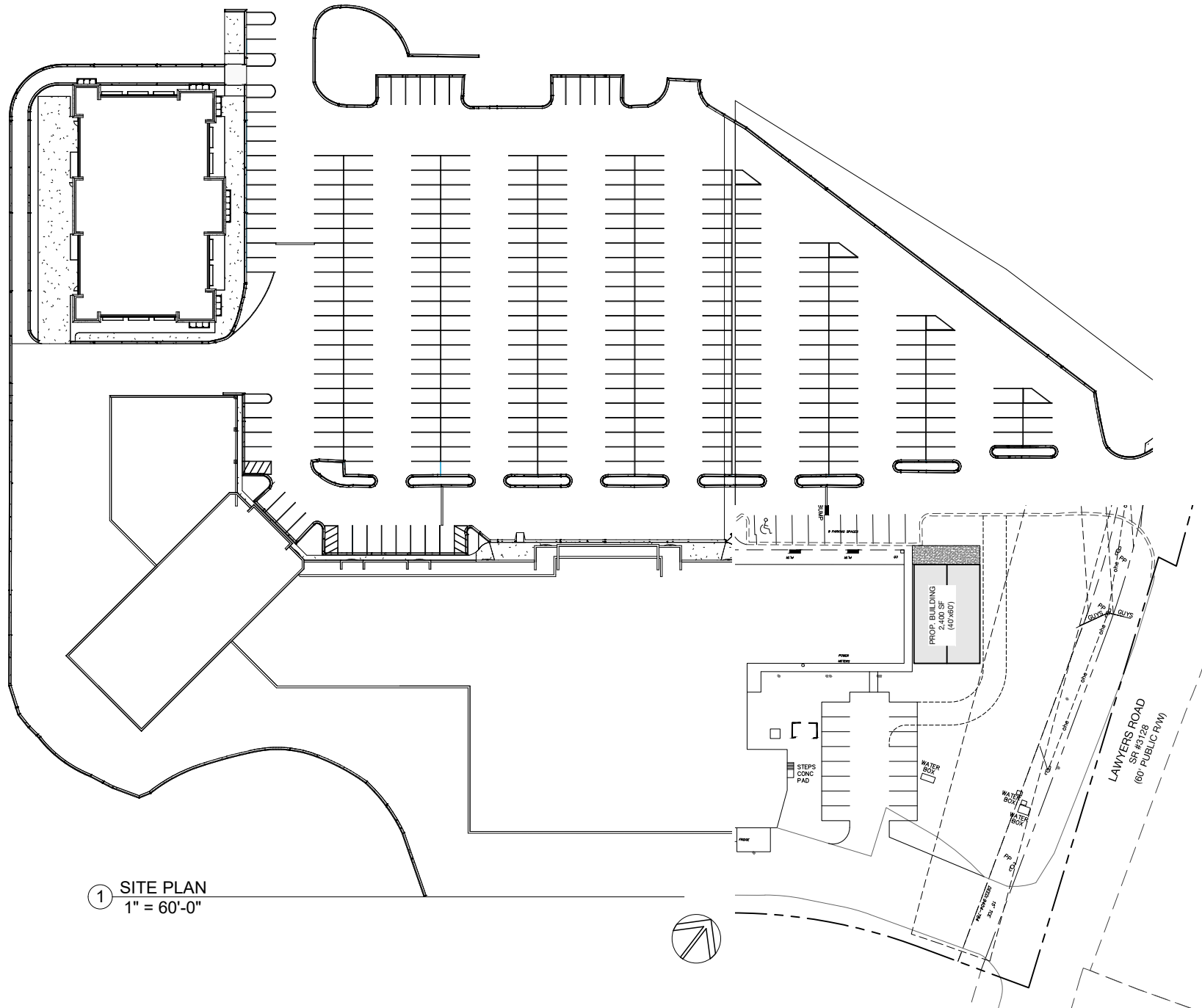
MATTHEWS-MINT HILL ROAD

### Tenant Roster

Unit #	Tenant Name	Area (SF)
1	Coco Mexican Restaurant	2,646 SF
2	Gold and Silver Mint	840 SF
3	Cut & Company 2	1,170 SF
4	Superior Insurance	1,080 SF
5	Ace Hardware	29,781 SF
6	Naya Threading & Spa	830 SF
7	Daebak Korean Restaurant	1,500 SF
8	Mint Hill Carpets	1,260 SF
9	Perfectly Polished Nails	1,050 SF
10	Big Guy's Pizza	1,052 SF
11	Your Local Game Store	3,340 SF
12	Dollar Tree	8,640 SF
13	Rally Squirrel Sports Cards & Collectibles	2,377 SF
14	State Farm	1,500 SF
15	Barks, Bones & Biscuits	2,270 SF
	Expansion Space	1,200 - 2,400 SF
OP	Planet Fitness	0.71 AC



# Floor Plan - Expansion Shop Space

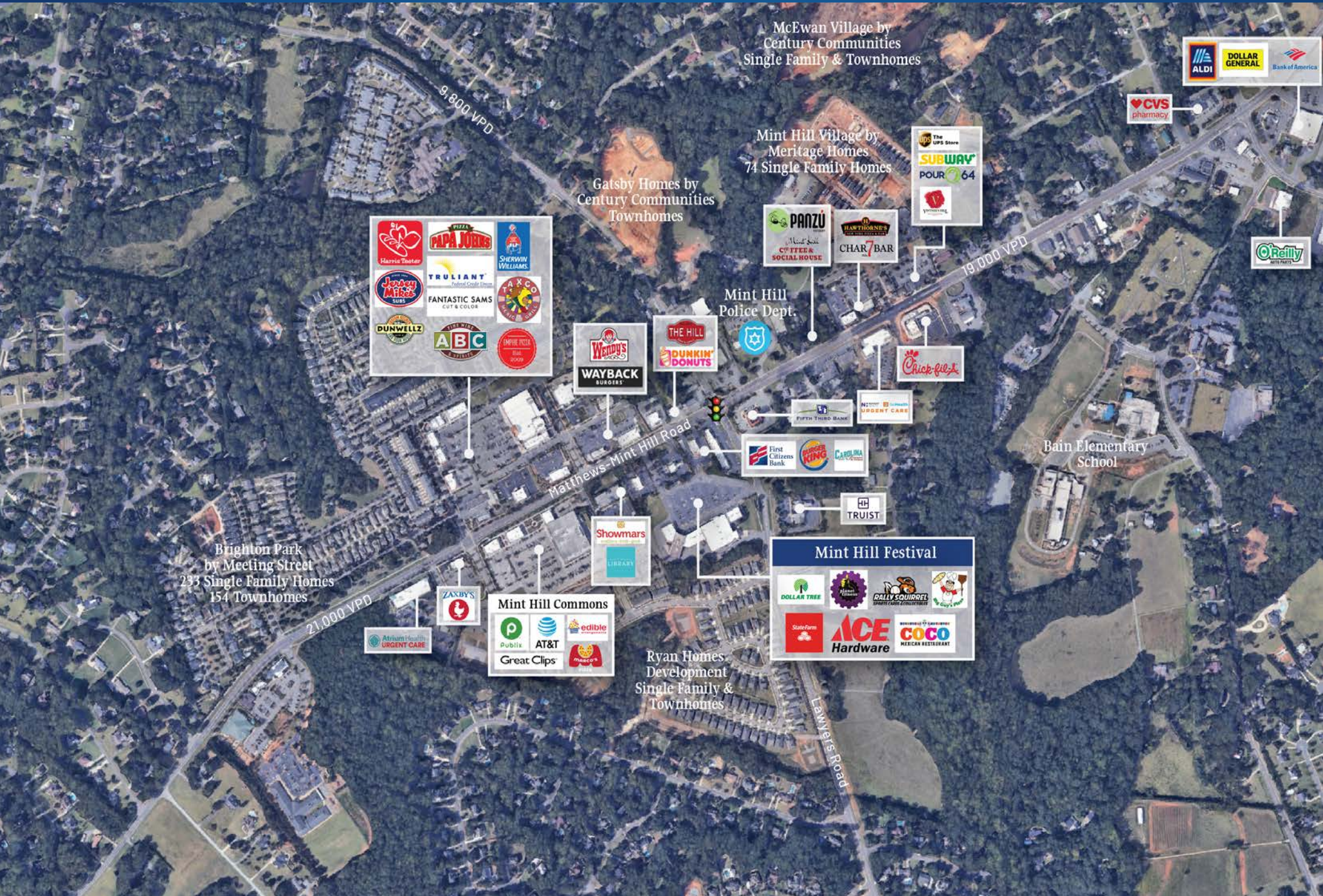


① SITE PLAN  
1" = 60'-0"

# Expansion Shop Space - Renderings



# Market Overview





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.