



4504 Morris Park Dr

Suites 100-103 | Mint Hill, NC, 28227



Available for Lease

+/- 18,200 SF Industrial Building

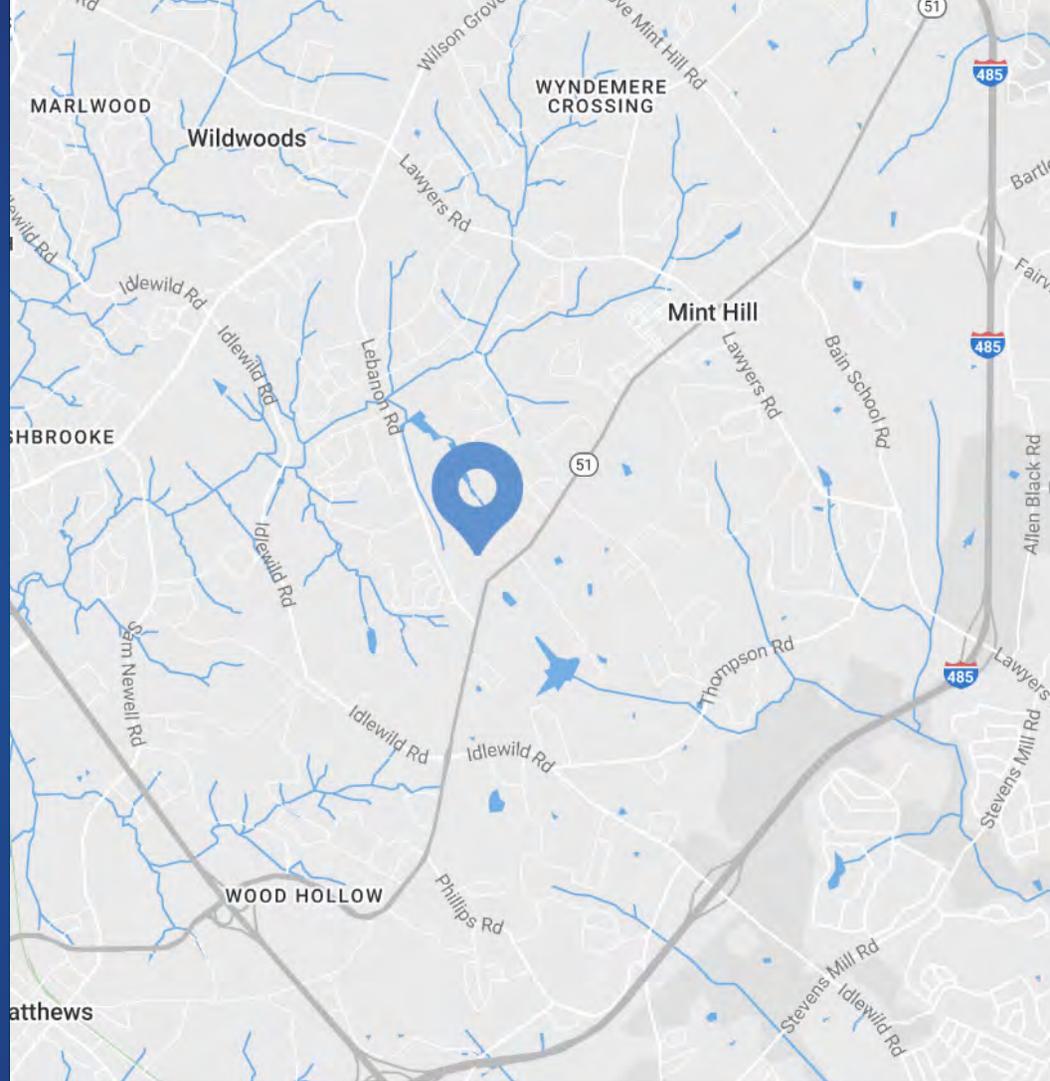
Property Overview

4504 Morris Park Dr Available for Lease

Four new construction flex spaces near downtown Mint Hill. Multiple spaces can be combined into individual units. Each space includes 1,995 SF of heated warehouse with 18' x 12' drive-in doors, 1,668 SF of ground floor office, and an additional 887 SF of mezzanine office. Spaces will be delivered in turnkey condition, with an estimated delivery date of March 2026.

Property Details

Address	4504 Morris Park Dr, Suites 100, 101, 102, and 103 Charlotte, NC, 28227
Availability	+/- 18,200 SF Available for Lease
Acreage	+/- 4.0 AC
Use	Industrial
Zoning	B-D (CD)
Parcel	13530104
Traffic Counts	Matthews-Mint Hill Road 19,500 VPD Lebanon Rd 7,800 VPD
Lease Rate	\$20/SF MG



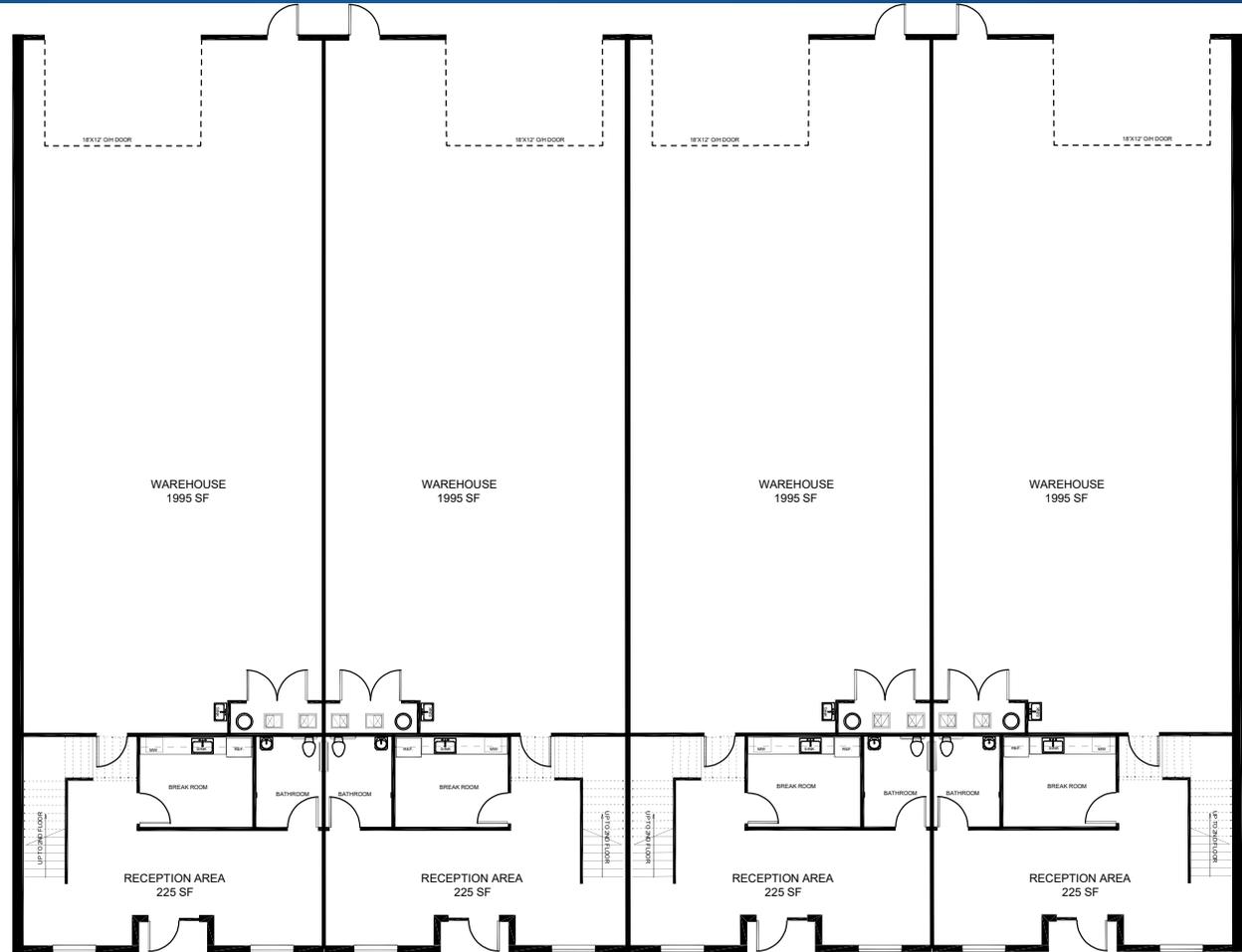
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,068	48,344	154,926
Avg. Household Income	\$140,581	\$113,439	\$104,763
Median Household Income	\$106,235	\$89,848	\$78,031
Households	1,220	18,932	59,263
Daytime Employees	1,254	20,637	56,443

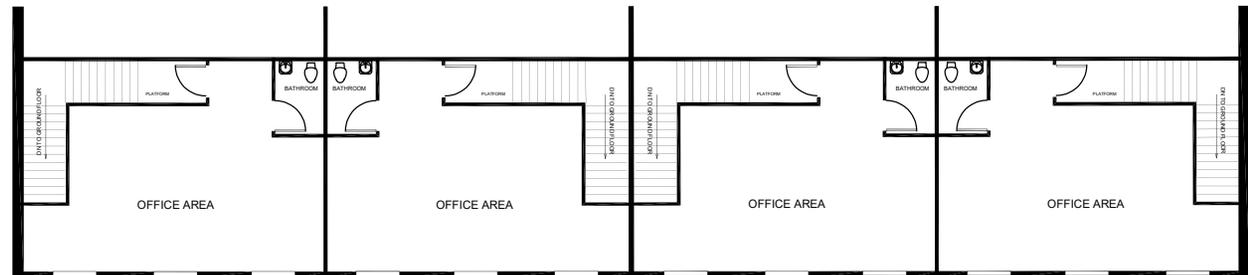
Available

Suites 100, 101, 102, 103
+/- 18,200 SF Total

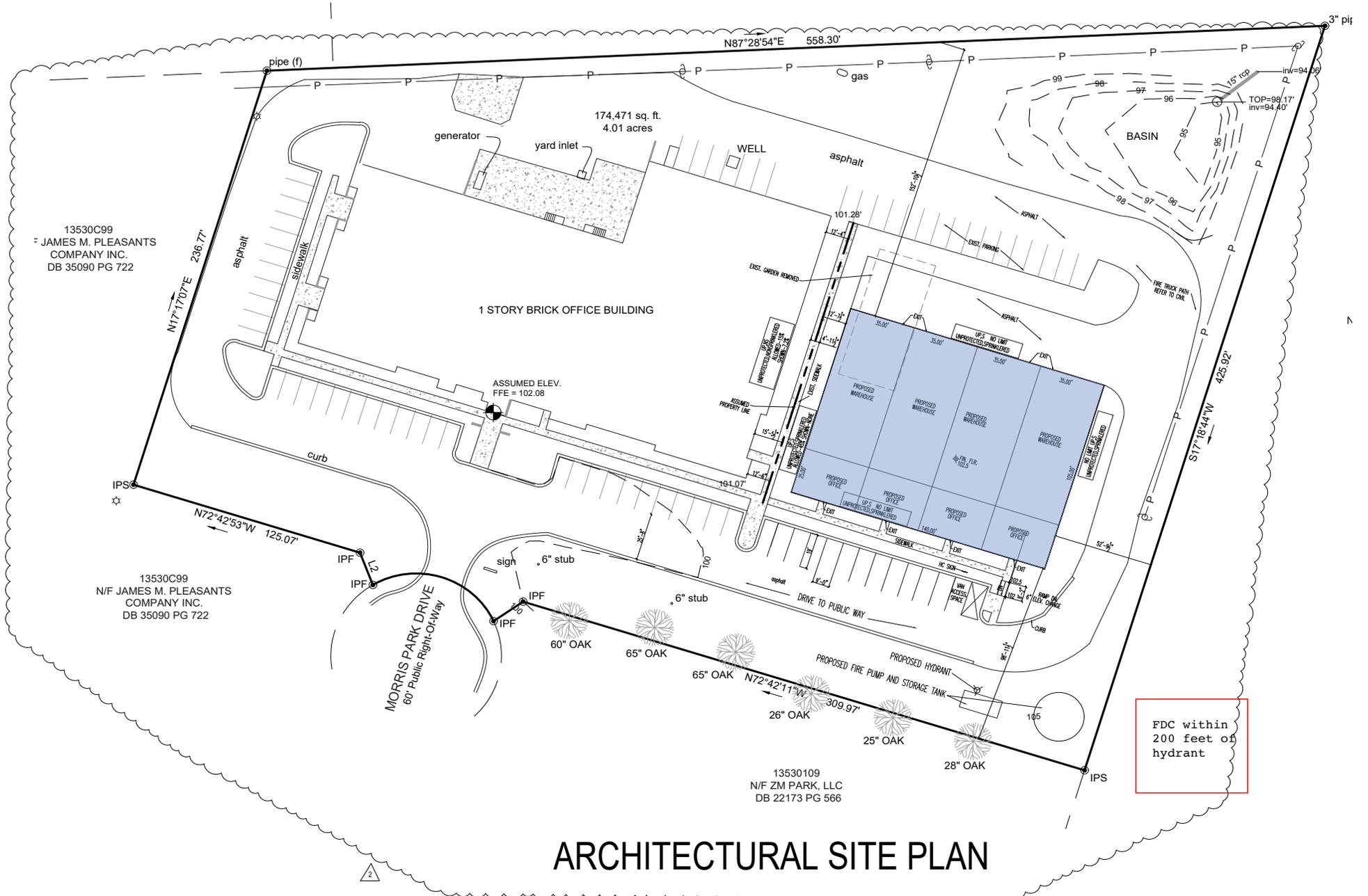
Virtual Tour [→](#)



GROUND FLOOR / WAREHOUSE



2ND FLOOR

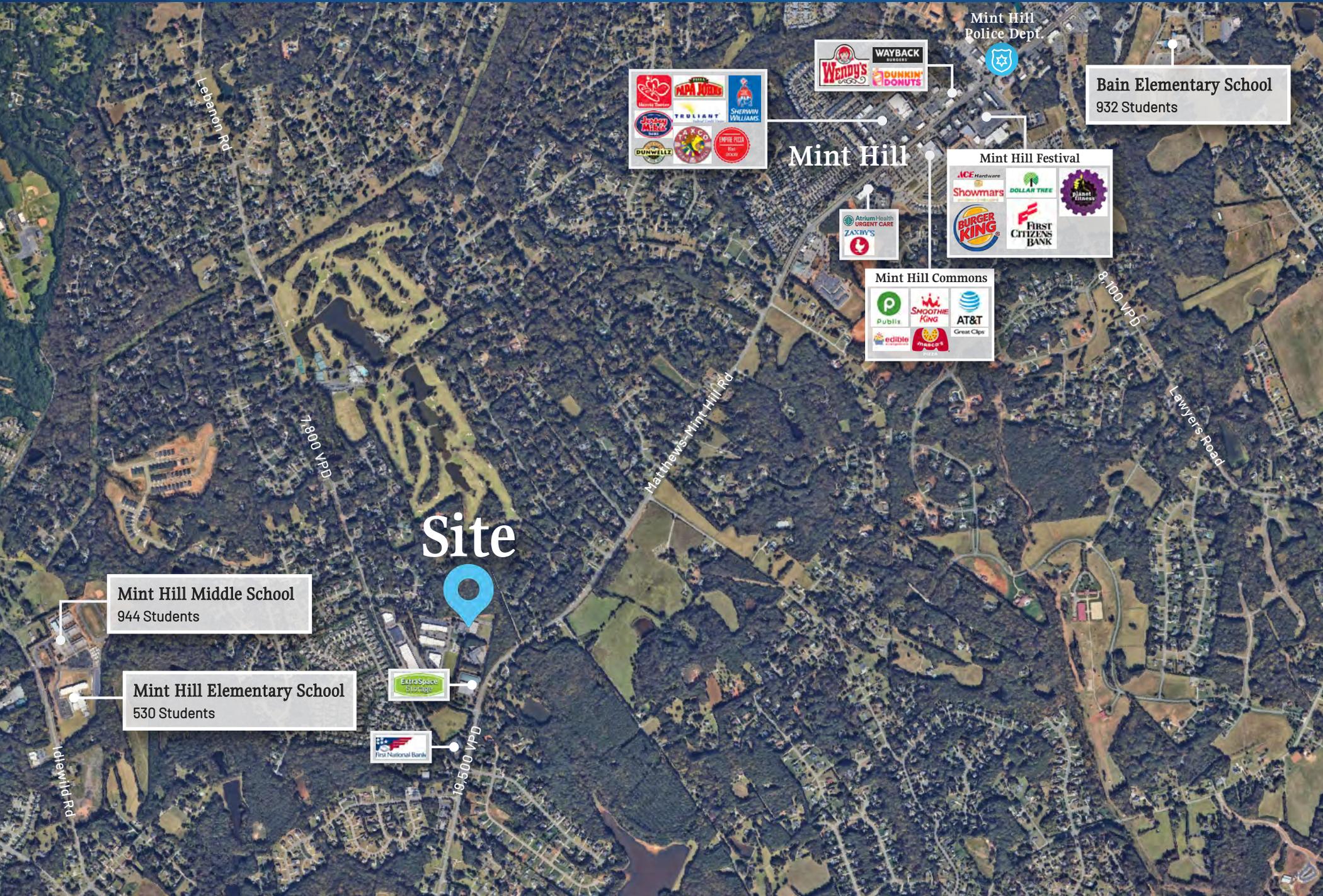


ARCHITECTURAL SITE PLAN

Interior Photos



Market Overview



Market Overview

Mint Hill Middle School
944 Students

Mint Hill Elementary School
530 Students

Bain Elementary School
932 Students

Wendy's
Dunkin' Donuts
Papa John's
Tropicana
Sherwin Williams
Dunwell's
Empire Pizza

WAYBACK
Wendy's
Dunkin' Donuts

Mint Hill Festival
ACE Hardware
Showmars
Dollar Tree
Burger King
First Citizens Bank
Planet Fitness

Aetna Health
URGENT CARE
Zaxby's

Mint Hill Commons
Publix
Smoothie King
AT&T
eCible
Massage
Great Clips

Site



ExtraSpace
Storage

First National Bank

Lebanon Rd

7,800 VPD

Matthews-Mint Hill rd

19,500 VPD

8,100 VPD

Lawyers Road

Idlewild Rd

Mint Hill

North Carolina

Mint Hill is a suburban town in southeastern Mecklenburg and northwestern Union counties, a major suburb on the outskirts of Charlotte and near the Cabarrus County line. Mint Hill was ranked among America's Top 12 Power Suburbs and 13th in The Safest Places in North Carolina. It is the perfect setting for business owners and professionals seeking a prosperous, vibrant, thriving community for doing business.



Uptown



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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.