

DOWNTOWN MINT HILL DEVELOPMENT SITE

8009 BLAIR ROAD , MINT HILL, NC 28227



PROPERTY DESCRIPTION

Great site for a retail or office user that is looking to be in the downtown overlay of Mint Hill. Site is level with all utilities to site located at the intersection of 51 and 281 In Mint Hill. Borders Woodlawn Ave, could be used as a second entry point for traffic flow.

PROPERTY HIGHLIGHTS

- Development site located in the downtown overlay
- One off signalized intersection - 51 and 218
- Ability to have dual access in and out of site
- Strong Demographics in trending Mint Hill
- All utilities to site

OFFERING SUMMARY

| | |
|-------------|------------|
| Sale Price: | \$599,999 |
| Lot Size: | 0.83 Acres |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 829 | 42,272 | 186,543 |
| Total Population | 2,021 | 112,890 | 482,215 |
| Average HH Income | \$89,764 | \$79,353 | \$89,815 |



EXECUTIVE

Each office independently owned and operated

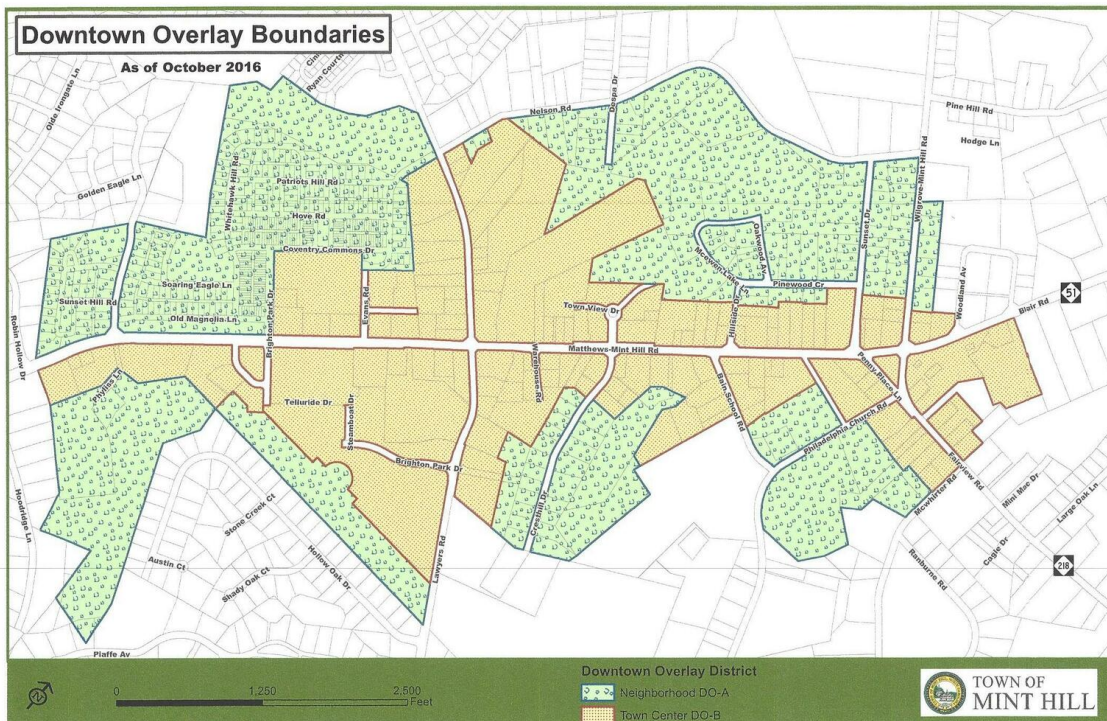
19600 W Catawba Ave
Cornelius, NC 28031

SCOTT MLADENIK
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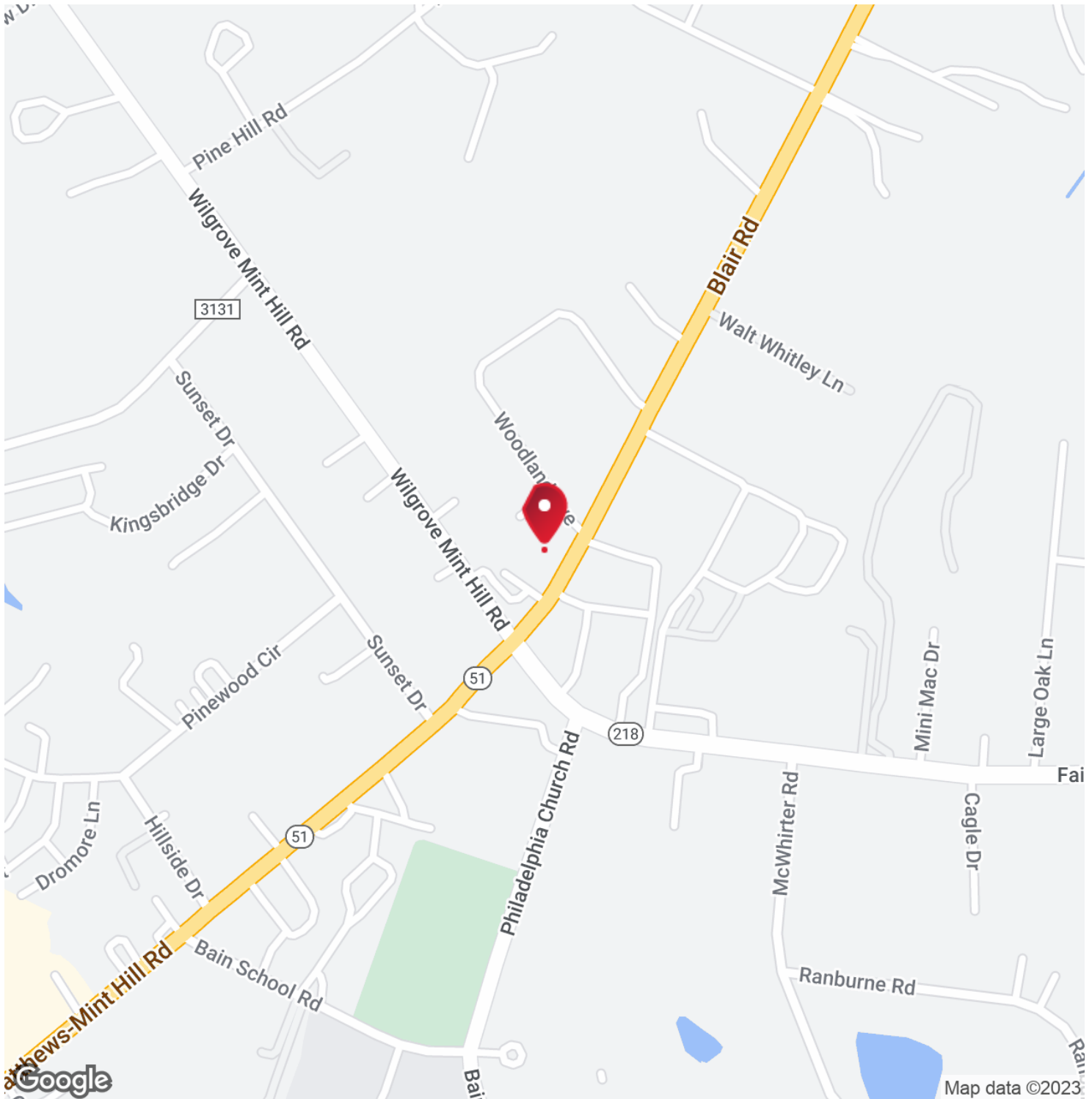
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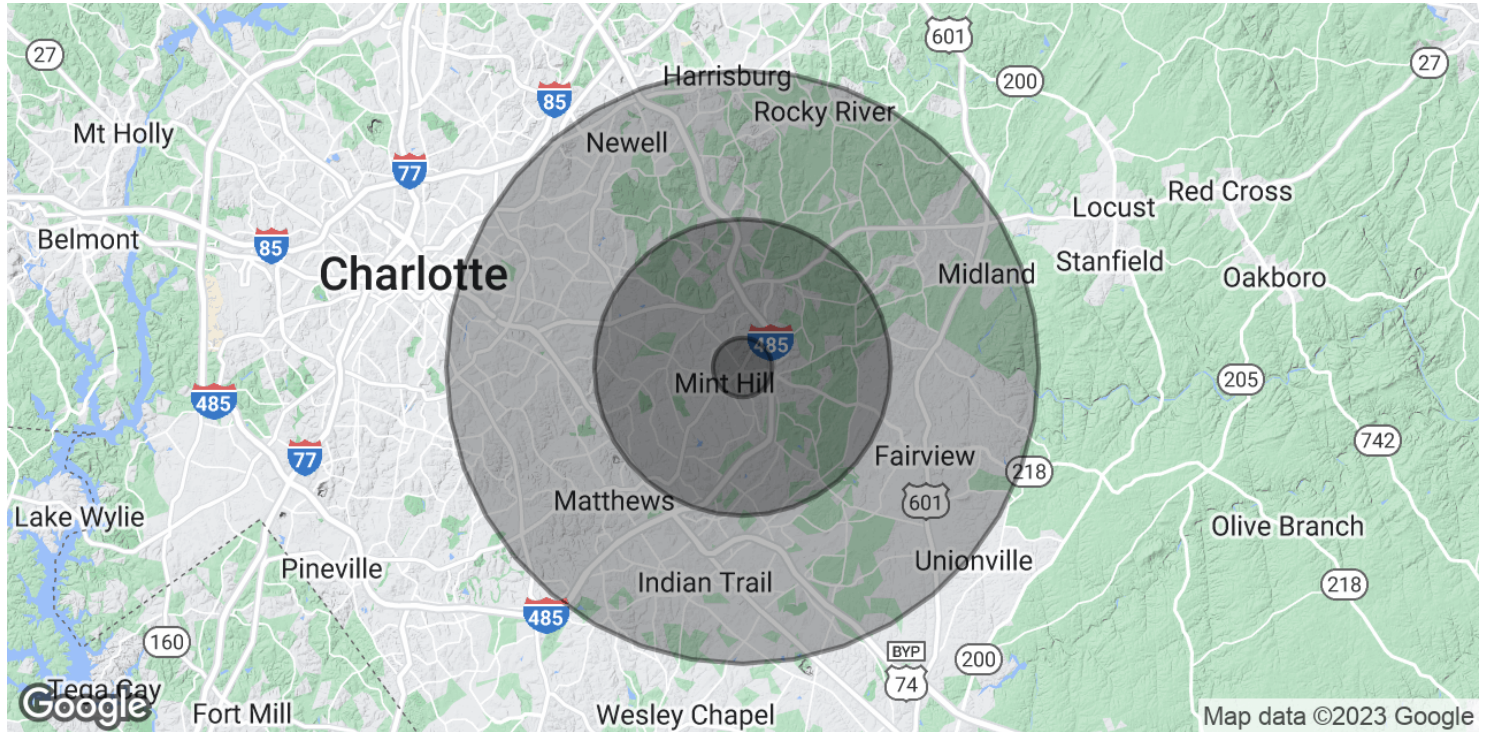
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,021 | 112,890 | 482,215 |
| Average Age | 46.7 | 38.8 | 36.9 |
| Average Age (Male) | 43.2 | 37.1 | 35.7 |
| Average Age (Female) | 48.5 | 40.2 | 37.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 829 | 42,272 | 186,543 |
| # of Persons per HH | 2.4 | 2.7 | 2.6 |
| Average HH Income | \$89,764 | \$79,353 | \$89,815 |
| Average House Value | \$355,308 | \$221,307 | \$265,191 |

* Demographic data derived from 2020 ACS - US Census



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