



**MINTWORTH COMMONS - LOT B**  
Matthews, NC 28105



## SALE INFORMATION

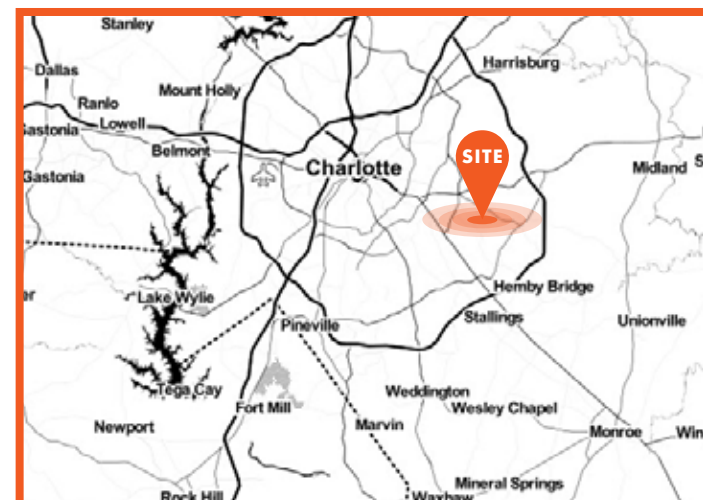
### Mintworth Commons

Available: ±0.33 AC  
 Address: 4521 Margaret Wallace Road  
 Matthews, NC 28105  
 County: Mecklenburg County  
 Parcel Number: 193-043-73  
 Municipality: Charlotte  
 Zoning: CG (CD)  
 Utilities: Municipal water and sewer  
 Frontage: Margaret Wallace Road  
 Price: \$450,000

## HIGHLIGHTS

- Existing shopping center ±64,079 SF Mintworth Commons, anchored by Harris Teeter
- Co-tenants China Fun, Elite Nail Spa, & Angela's Italian Restaurant
- Close proximity to numerous retailers, restaurants, and businesses on Independence Expressway

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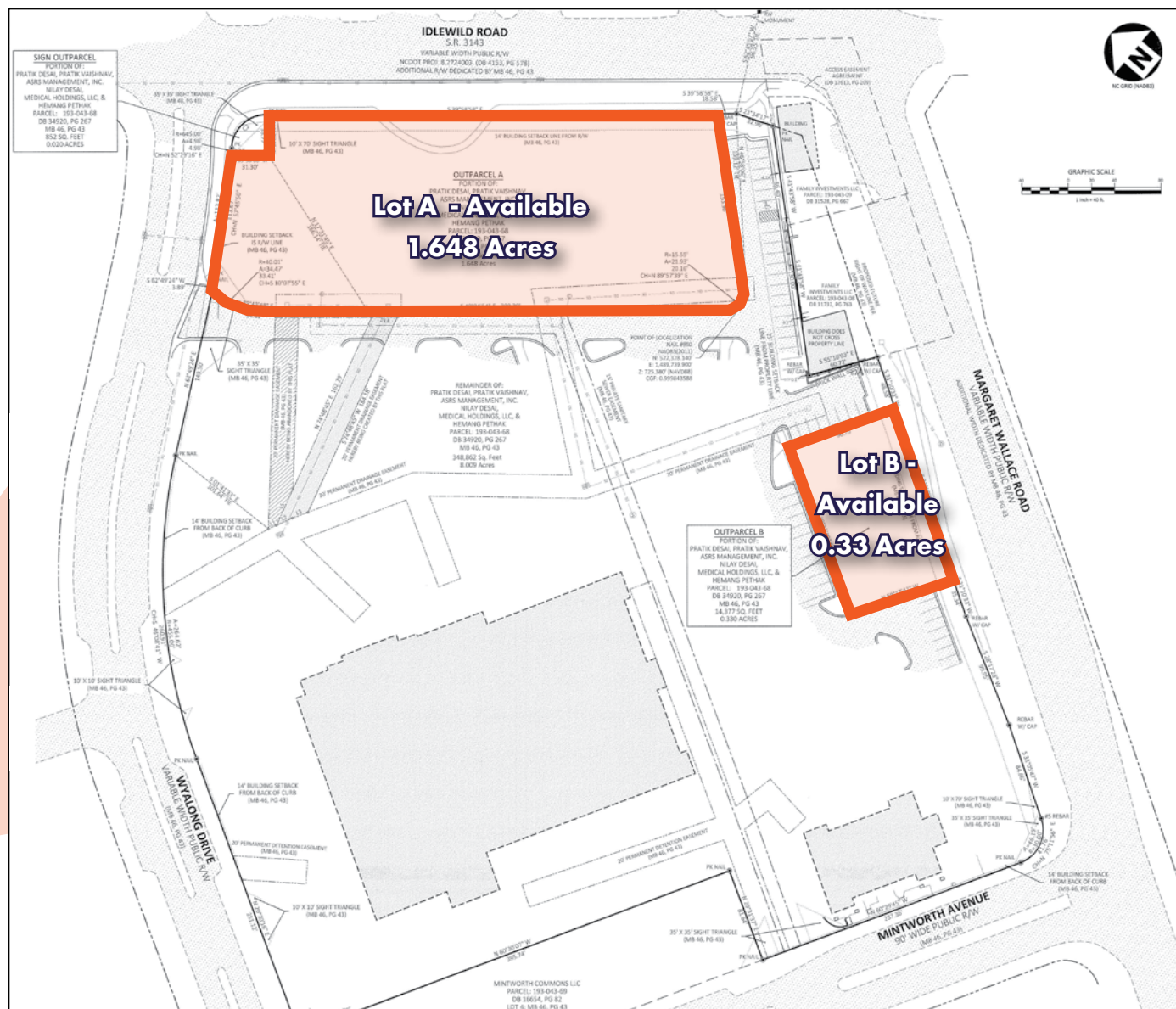


Located at the intersection of Margaret Wallace Road and Idlewild Road, Mintworth Commons is a Harris Teeter-anchored shopping center within close proximity to numerous businesses via Independence Expressway.





## SITE PLAN



www.apgcre.com

## ZONING MAP



### **CG (CD)- Commercial General (Conditional District)**

The CG General Commercial Zoning District is intended to accommodate areas of general commercial development in the City, typically located at key intersections or organized along arterial streets. Commercial areas within the CG Zoning District accommodate automobile access and the standards for the zoning district acknowledge this auto-orientation while encouraging improvement of the pedestrian environment and accommodation of alternate modal choices within the zoning district. [Click Here](#) for further information on Zoning Ordinances.







## Population

Median Age



Households

Median Disposable Income



Median Household  
Income



Per Capita Income



Median Net Worth

White Collar	64%
Blue Collar	23%
Services	13%

64%

23%

13%

3.5%

Unemployment Rate

11%  
No High School Diploma



No High



High School Graduate



28%  
Some College

Bachelor's/Grad/Prof  
Degree



## Location Map



	1-Mile	5-Mile
Population	10,342	195,619
Daytime Population	6,599	178,661
<a href="#">Walk Score</a>	Car-Dependent (49)	

## EASE OF ACCESS

Independence Fwy/US-74	2.7 miles
I-485	5.5 miles
Downtown Charlotte	9.8 miles
I-77	10.6 miles

## LINKS

- [Charlotte Economic Development](#)
- [Charlotte Area Transit](#)
- [Charlotte Chamber of Commerce](#)
- [LYNX Stations](#)

## NEARBY ATTRACTIONS

- Idlewild Road Park
- Urban Air Trampoline & Adventure Park
- McAlpine Creek Park
- Pine Lake Country Club





## Development Access



**DAVID BATTEN** C: 919.810.1720 | O: 919.582.3117 | dbatten@apgcre.com

**DON HYNEMAN** C: 919.201.1729 | O: 919.582.3124 | dhyneman@apgcre.com



Visit our website for  
more information.

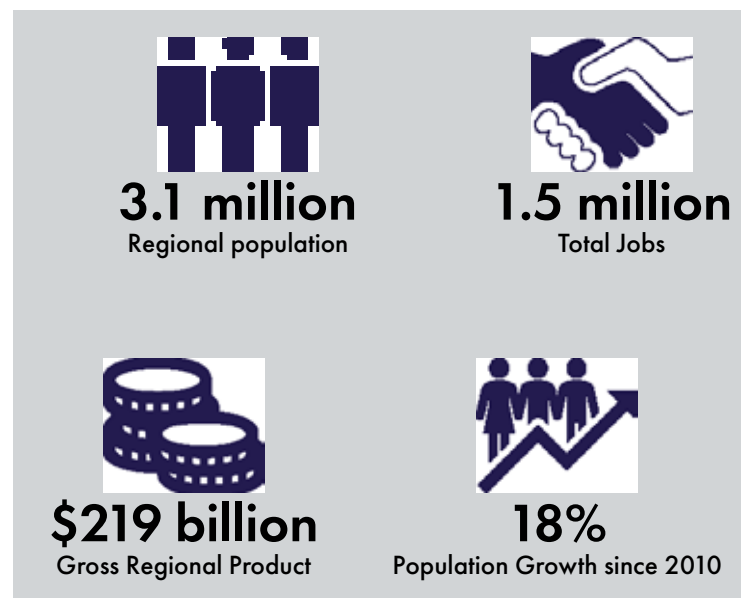
## CHARLOTTE REGION QUICK FACTS

The Charlotte Region continues to attract professional and technical talent. Businesses from throughout the country are making the move, too. Three Fortune 1000 companies across the manufacturing (Honeywell), finance (Truist, the new bank resulting from the BB&T and SunTrust merger) and medical supplies industries (Dentsply Sirona) have announced plans to move to the Charlotte Region since November 2018 alone. About 45,000 people in the region are employed in headquarters operations, twice the national average concentration.

People move to the Charlotte Region because they are attracted by a healthy, diverse and growing economy offering jobs across multiple sectors such as health care, life sciences, finance professional services and tech. They are attracted by ample opportunities to start and grow businesses in a region with an educated, young and innovative workforce. They move for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle – from vibrant urban centers, to suburban cul-de-sacs, to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

The Charlotte Region is one of the most connected regions in the country due to its convenient location at the center of the East Coast. Strategic investments in infrastructure provide access to cities around the country and the world.

Sources: [City of Charlotte](#), [Charlotte Regional Business Alliance](#)



## Fortune 1000 Headquarters in the Region

