

6809 Wilgrove-Mint Hill

Mint Hill NC, 28227

ALBEMARLE AND WILGROVE CORNER



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Available for Lease

Wilgrove-Mint Hill Rd

Positioned along Wilgrove-Mint Hill Road in one of the area’s growing commercial corridors, this modern retail opportunity offers businesses the ability to establish a presence in an expanding trade area with strong local connectivity and convenient customer access.

The property benefits from excellent visibility, exposure to daily traffic, and accessibility from surrounding residential and commercial growth. Designed with attractive storefront architecture, quality construction, landscaped surroundings, and ample parking, the project offers flexible leasing and delivery options to accommodate a variety of retail, restaurant, office, and service-oriented users. This is an exceptional opportunity for tenants seeking a highly visible location with long-term growth potential in the Mint Hill market.

Property Details

Address	6809 Wilgrove-Mint Hill Rd, Mint Hill NC 28227
Availability	+/- 7,532SF
Use	Retail / Restaurant / Service Use Potential
Parcel	10940215
Zoning	B-G (General Business)
Nearby Traffic Counts	Wilgrove-Mint Hill Road & Wilson Grove Rd N - 8,308 VPD
For Lease	Email for Details



Demographics

RADIUS	2 MILE	5 MILE	10 MILE
2030 Population Projection	8,166	58,583	244,639
Household Income Median	\$85,130	\$74,163	\$83,496
Household Income Avg	\$105,203	\$95,861	\$112,961
Daytime Employees	6,927	28,381	220,537

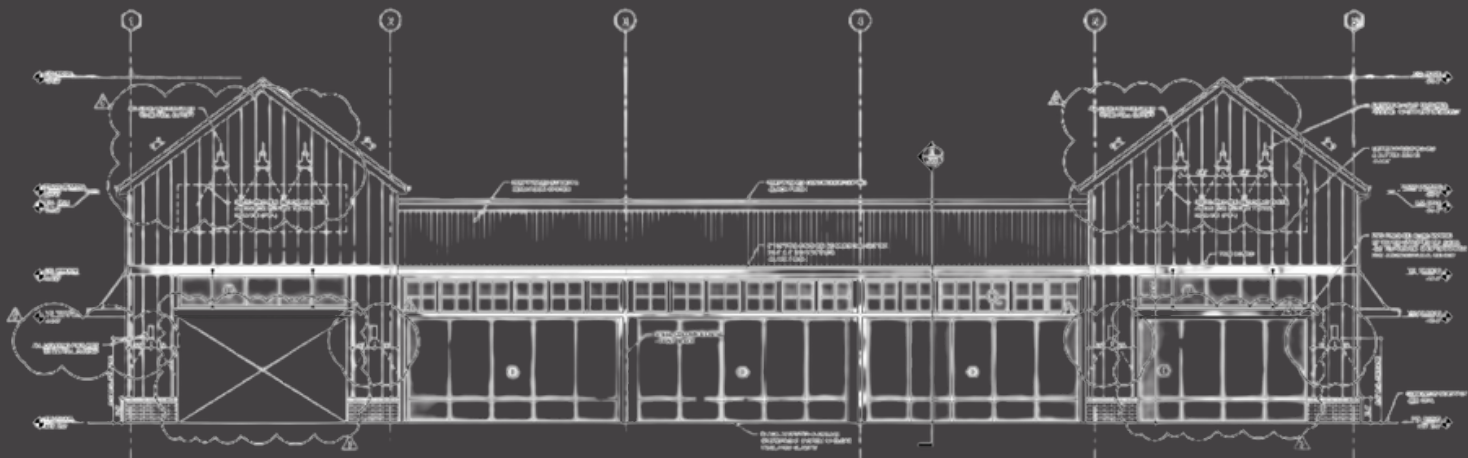
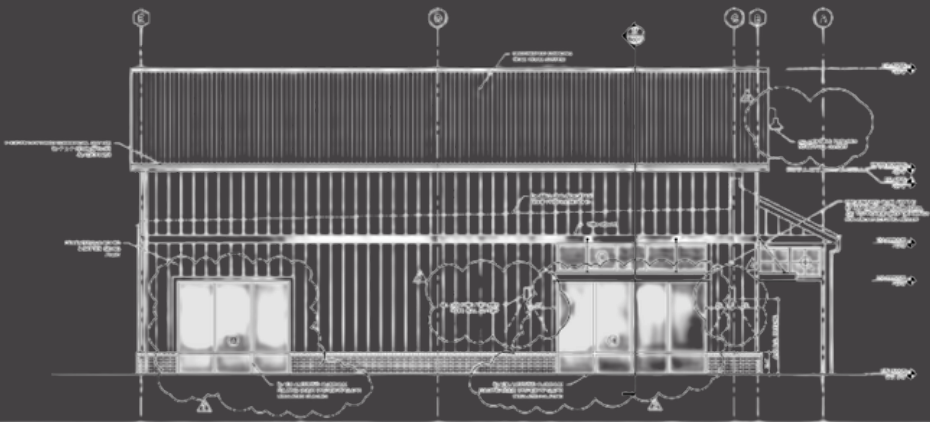
Building Features

- New Construction Retail Opportunity
- Flexible Suite Configuration for Retail, Restaurant, Office & Service Uses
- Large Storefront Windows Providing Natural Light & Tenant Visibility
- Multiple Individual Tenant Entrances
- Buildout available based on tenant’s use
- Planned Landscaping Around Building Perimeter
- Surface Parking Located Directly in Front of Suites
- Pedestrian-Friendly Site Layout
- Exterior Signage Opportunities Available
- Designed for Flexible Tenant Buildout Options
- Exposure to Daily Traffic Patterns
- Convenient Ingress / Egress
- Multiple Individual Tenant Entrances

Potential Uses / Approved Uses

The property offers flexibility for a variety of permitted commercial uses and is well suited for retail, food & beverage, office, and service users seeking a highly visible location within the growing Mint Hill market:

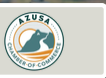
- Coffee Shop
 - Bagel Shop
 - Pizza / QSR
 - Financial Institution / Bank
 - Boutique Retail
 - Fitness Studio / Gym
- Medical Office
 - Professional Office
 - Restaurant
 - Service Retail
 - Salon / Wellness
 - Specialty Food & Beverage



Market Overview



site



Azusa
Grotto Lake



Wilson Grove
Baptist Church

JH Gunn Elementary

Public
Storage

Bball courts

Cedarwood
Pointe Pk



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