



SIMPSON COMMERCIAL

# 11728 MOUNTAIN ISLAND BROOK LANE

Charlotte, NC



**FOR LEASE: 8,000 SF\* LAKEFRONT BUILDING**

*Ideal for full-service restaurant, brewery & event venue*

\*Can be demised to 3,000 SF & 5,000 SF



**11728**  
**MOUNTAIN ISLAND**  
**BROOK LANE**

**Discover a rare opportunity to lease an 8,000 SF waterfront building on Mountain Island Lake in Charlotte, NC – ideal for a restaurant, brewery or event venue.** The flexible space can be demised for a quick-serve or dual-tenant concept and features 550 feet of shoreline with direct Hwy 16 and I-485 access.

Surrounded by affluent rooftops and year-round lake activity, the site offers unmatched visibility and the opportunity to create Mountain Island Lake's signature dining experience – perfect for a patio-forward, elevated casual or chef-driven concept.



**Property Details:**



**± 8,000 SF**  
~550 ft shoreline



**Dual-concept space**  
(fine casual + quick serve)



**Highway visibility**  
& lake presence



Located in a **high-demand,**  
underserved lakeside market



**CLICK FOR LOCATION**

11728 Mountain Island Brook Lane  
Charlotte, NC 28214

**11728  
MOUNTAIN ISLAND  
BROOK LANE**

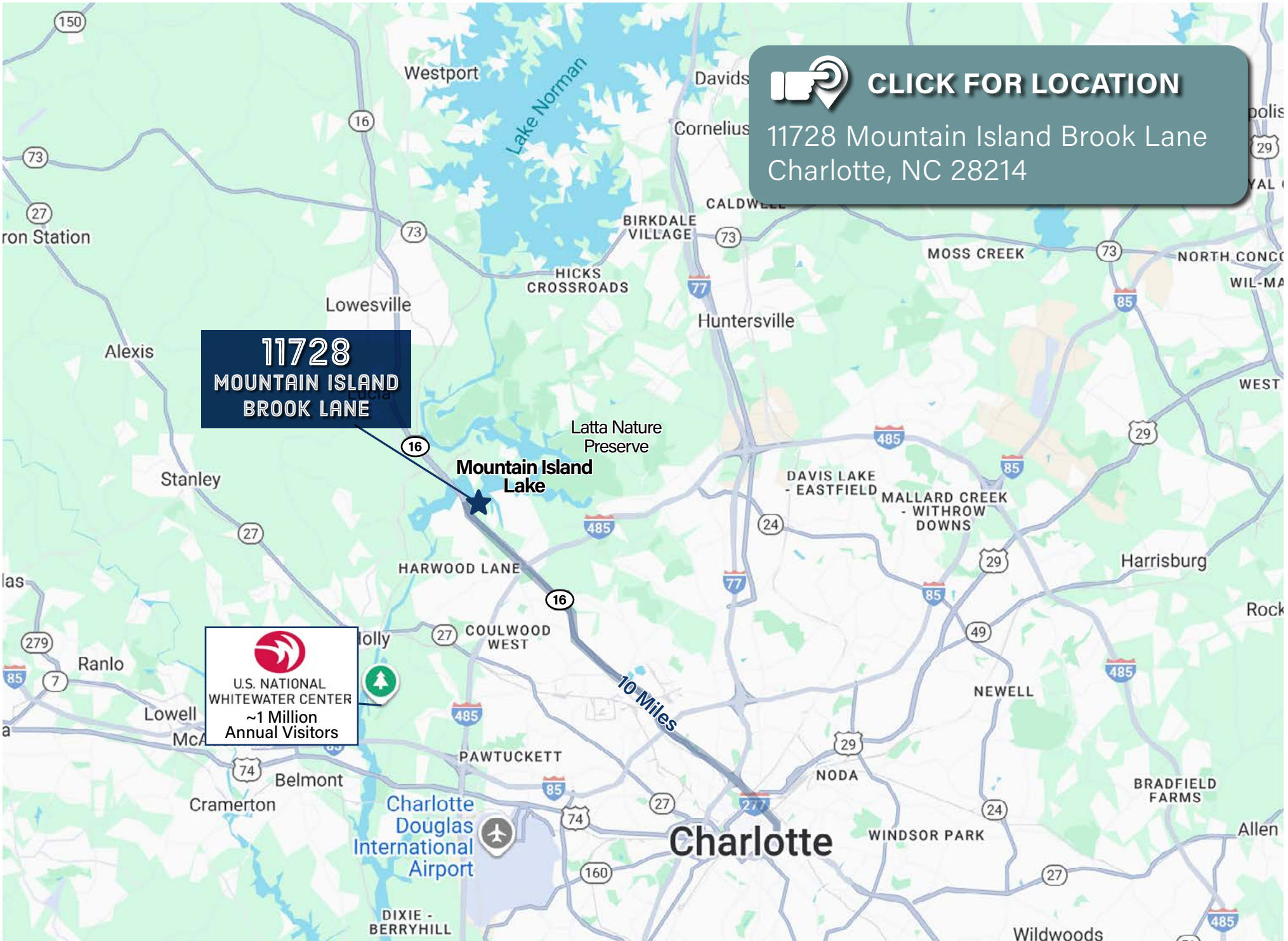
**Mountain Island  
Lake**

  
**U.S. NATIONAL  
WHITewater CENTER**  
~1 Million  
Annual Visitors

10 Miles

**Charlotte**

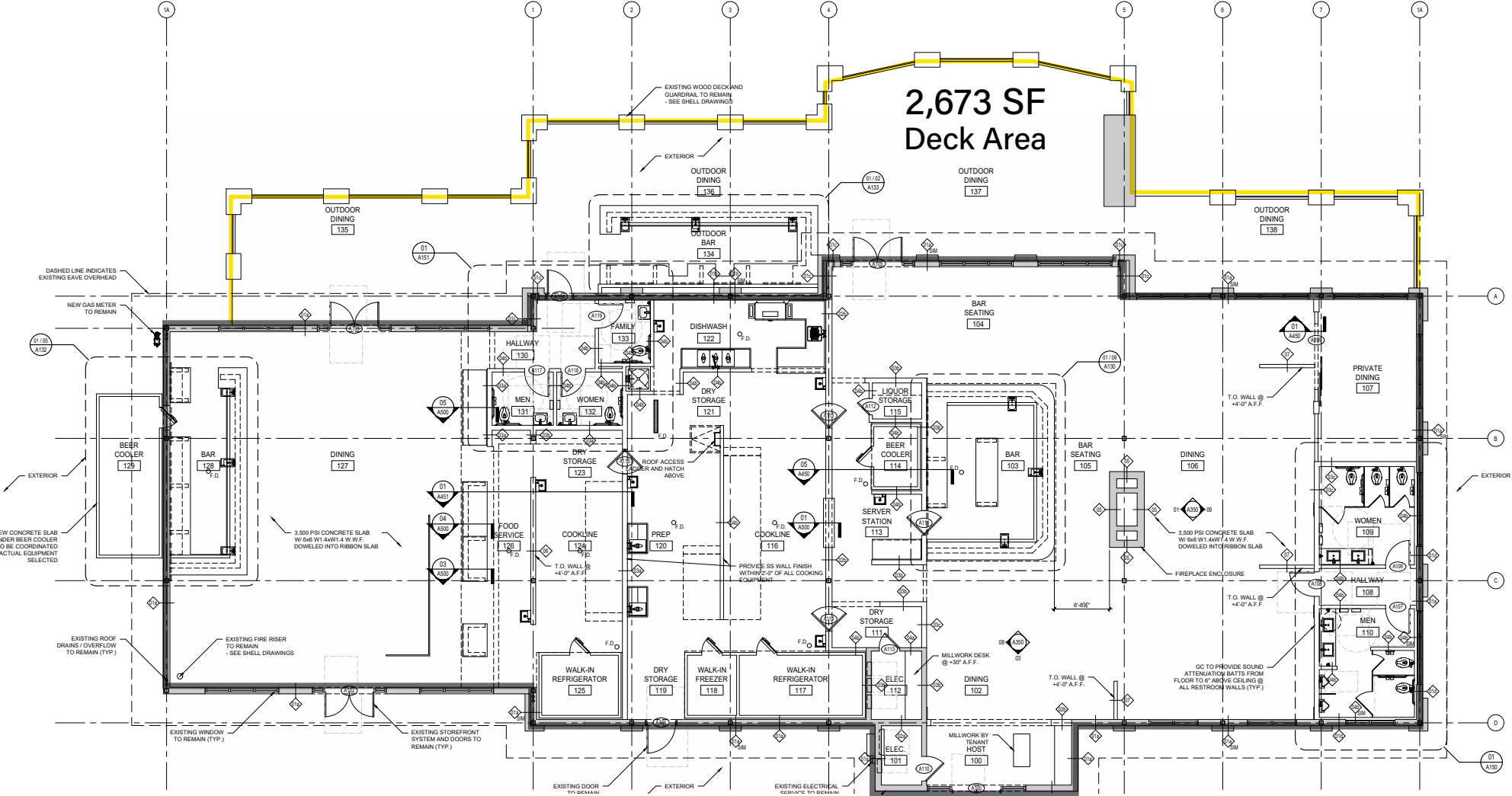
**Charlotte  
Douglas  
International  
Airport**



The site offers easy accessibility from Route 16 which supports strong traffic counts of 47,000 AADT. NC-16 is a major north-south route connecting uptown Charlotte to communities like Mount Holly, Lucia, Denver, and Newton.



# Concept Site Plan



8,000 SF, can be demised to 3,000 & 5,000 SF





# MOUNTAIN ISLAND LAKE

CHARLOTTE, NORTH CAROLINA

Nestled between Uptown Charlotte and Lake Norman, Mountain Island Lake is a fast-growing, high-income pocket on Charlotte's northwest side with exceptional access via NC-16/Brookshire Blvd and I-485. The area draws daily traffic from established neighborhoods and new residential communities around Riverbend, Coulwood, and along the NC-16 corridor, plus regional visitors headed to the U.S. National Whitewater Center and Latta Nature Preserve. Unlike other Charlotte lakes, Mountain Island has limited waterfront commercial frontage—making quality shoreline dining a scarce, destination use. Residents value quick, under-25-minute drives to Uptown and the airport, abundant on-water recreation (boating, paddling, fishing), and an expanding retail and service base anchored by Riverbend Village and nearby neighborhood centers.

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