



MINTWORTH COMMONS - LOT B
Matthews, NC 28105

SALE INFORMATION

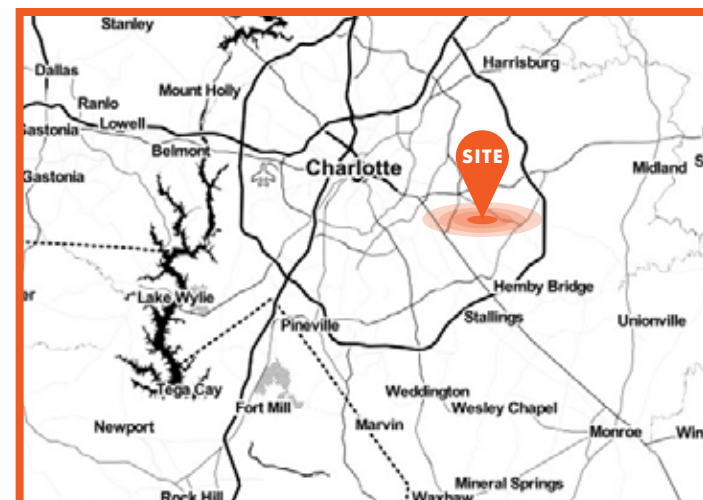
Mintworth Commons

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

DISCLAIMER: No warranty or representation, express or implied, is made to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by principals.

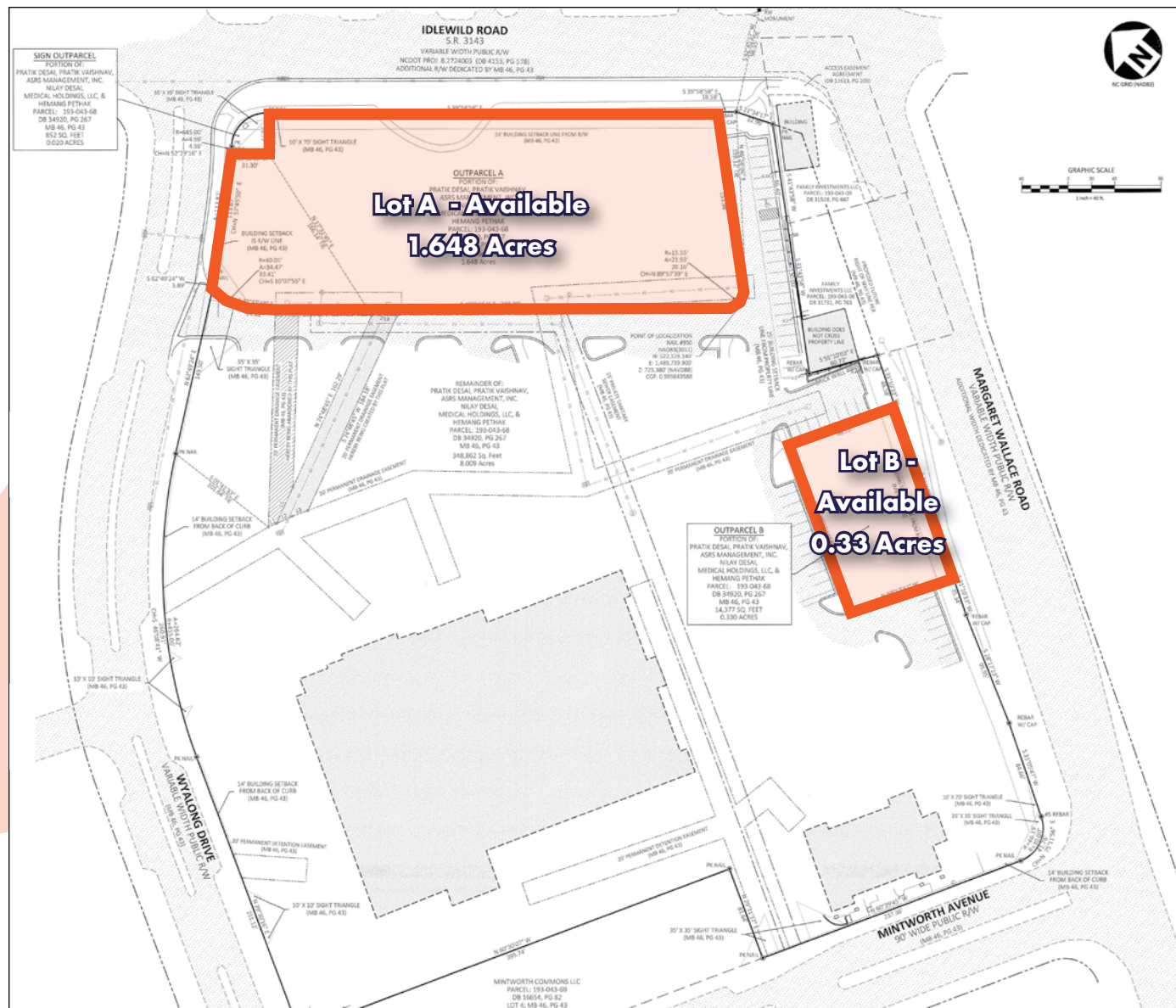


Located at the intersection of Margaret Wallace Road and Idlewild Road, Mintworth Commons is a Harris Teeter-anchored shopping center within close proximity to numerous businesses via Independence Expressway.





SITE PLAN



www.apgcre.com

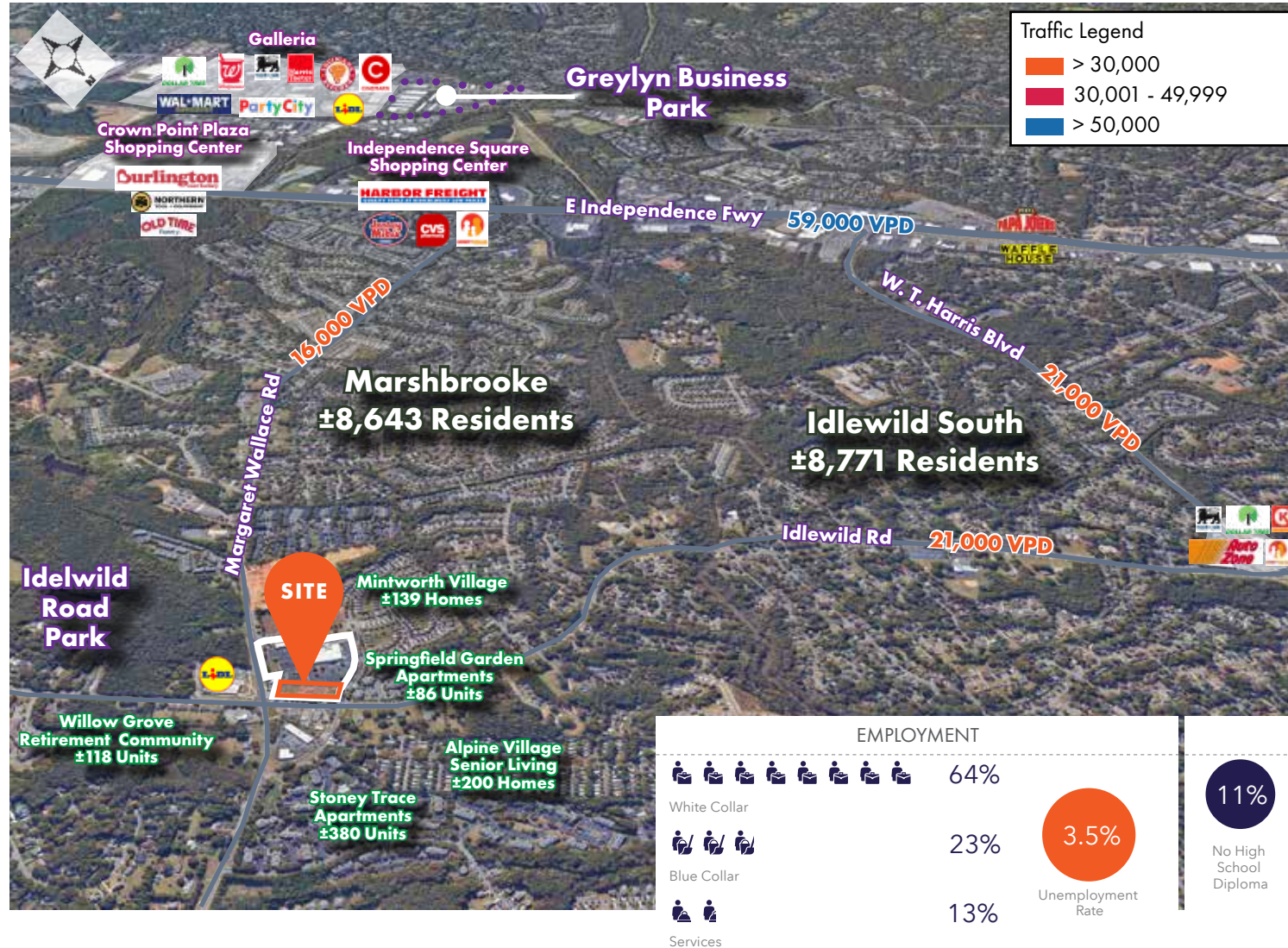
ZONING MAP



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.





5 Mile Demographics

195,619

Population

37.1

Median Age



76,140

Households

\$51,415

Median Disposable Income



\$61,161

Median Household Income



\$35,320

Per Capita Income



\$95,114

Median Net Worth



Location Map



	1-Mile	5-Mile
Population	10,342	195,619
Daytime Population	6,599	178,661
Walk Score	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.

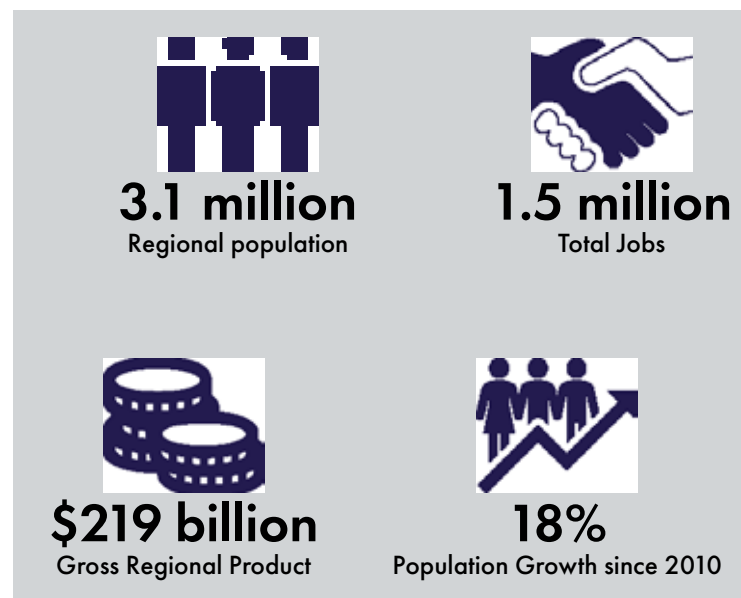
CHARLOTTE REGION QUICK FACTS

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

