

TUTOR STREET

Mint Hill, NC

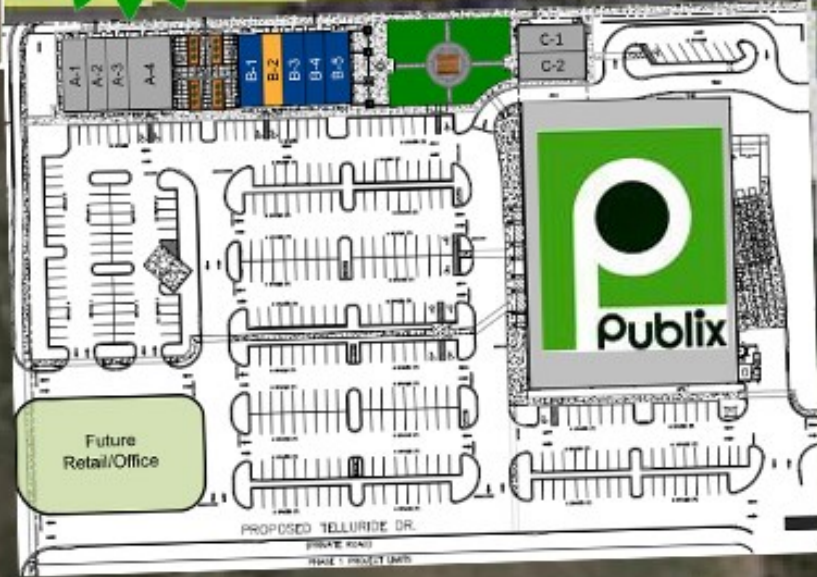
OUTPARCELS FOR SALE

- ◆ 1.16 ACRES
- ◆ MINT HILL DOWN-TOWN OVERLAY
- ◆ ZONED: BG-DO-B (CUD)
- ◆ COMMERCIAL, RETAIL, OFFICE OR MEDICAL
- ◆ 235 FEET OF FRONTAGE ALONG MATTHEWS-MINT HILL ROAD/NC 51

Mint Hill
Primary Care

Future
Signal

15,000 VPD



Public
Library



LPA

Lat Purser
& Associates, Inc.

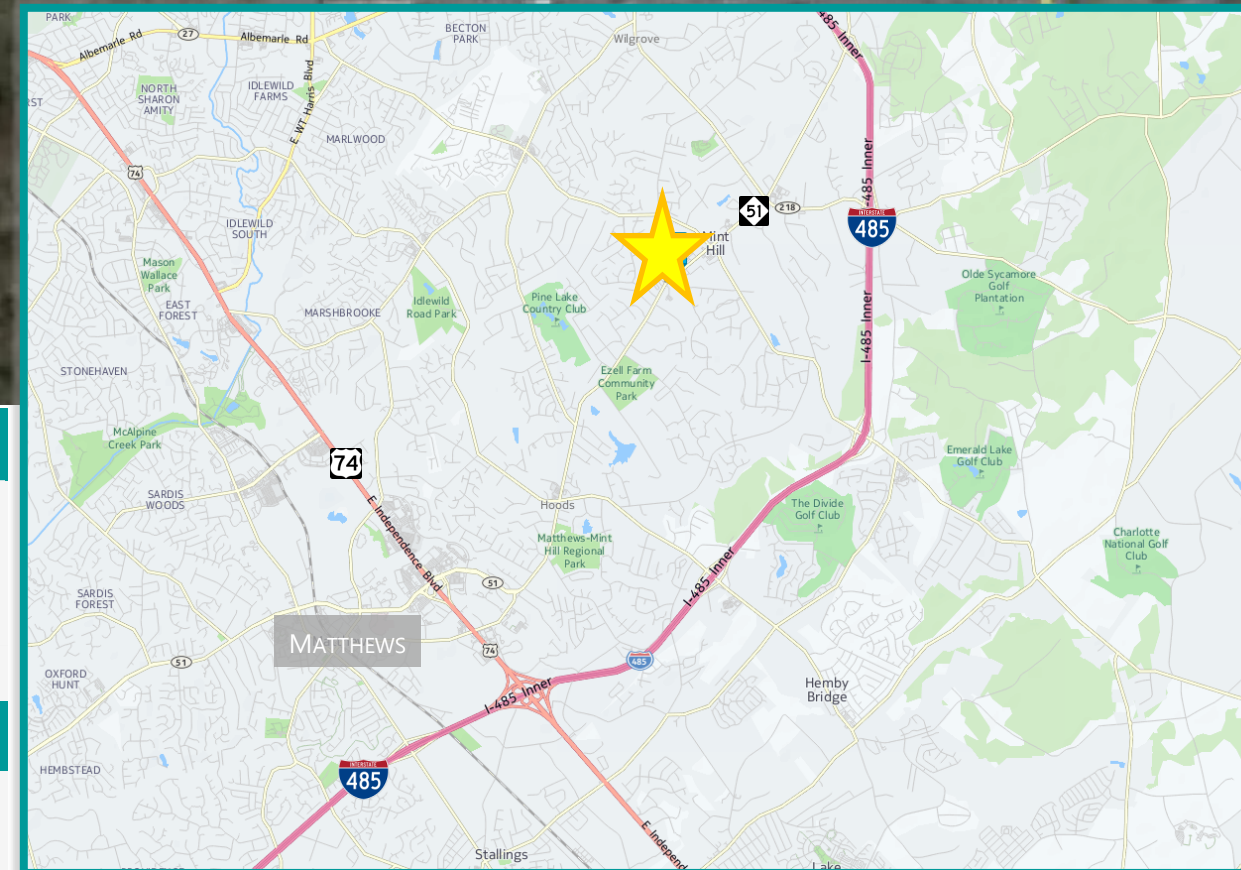
DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	4,153	38,292	123,829
DAYTIME POP.	1,626	7,243	45,618
AVG. HH INCOME	\$90,642	\$79,896	\$68,868

TRAFFIC COUNTS

NC 51

15,000 VPD



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TUTOR TIME
CHILD CARE / LEARNING CENTERS
1 Story
14,000 SF+/-

Office
3 Story
15,000 SF
Total

Play Area

120 Total Parking Count

For Sale
1.16 Acres



EVANS ROAD

BELL SOUTH
MINT HILL ROAD

TURN LANE
CENTERLINE OF ROAD

30' PRIVATE ACCESS EASEMENT
DB. 18778 PG. 379

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SS. M.H. RIM=84.45' INV. OUT=82.75'
SS. M.H. RIM=90.56' INV. IN=84.50' INV. OUT=84.41'
SS. M.H. RIM=100.00' INV. IN=89.44' INV. OUT=89.15'
SS. M.H. RIM=103.34' INV. IN (FR. SW)=96.44' INV. OUT=96.34'
SS. M.H. RIM=104.17' INV. IN (FR. SW)=96.50' INV. OUT=95.72'
SS. M.H. RIM=107.37' INV. OUT=100.92'
CURB INLET RIM=108.36' INV. IN=99.96' INV. OUT=99.81'
CURB INLET RIM=108.44' INV. OUT=103.65'
CURB INLET RIM=108.14' INV. IN=98.59' INV. OUT=98.44'
CURB INLET RIM=108.26' INV. IN (FR. SW)=99.59' INV. OUT=99.50'