

PHYLISS LANE

Mint Hill, NC

OUTPARCELS FOR SALE OR BTS

- PRIME OUTPARCELS ON HWY 51
- APPROVAL FOR A TRAFFIC SIGNAL
- ZONED: OA-DOA-CUD
- RETAIL, OFFICE OR MEDICAL
- LOCATED BESIDE THE 49,000 SF PUBLIX SUPER MARKET
- 27+ ACRE REAR SITE FOR RESIDENTIAL USE



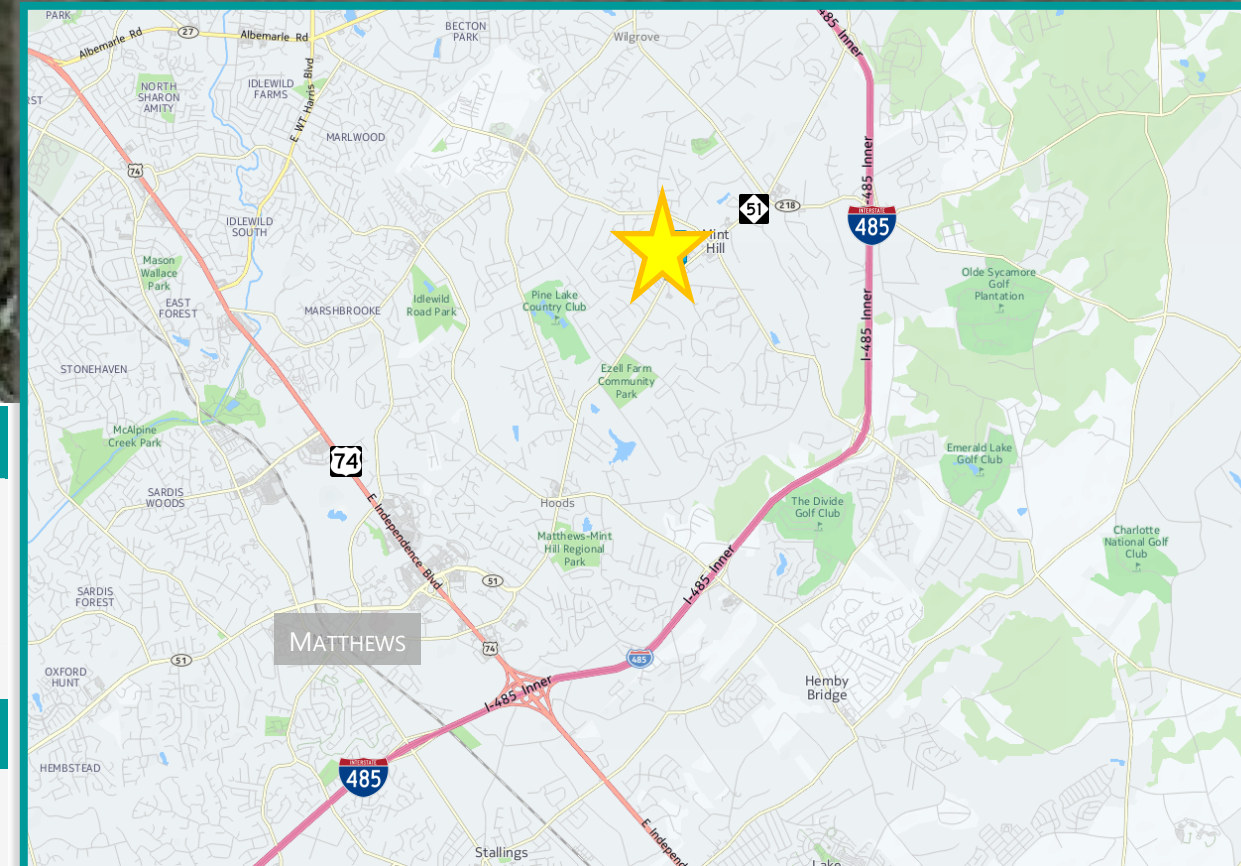
Future Signal **15,000 VPD**

SITE

Future Residential Development

Queens Grant Community School

Mint Hill Primary Care



LPA
Lat Purser & Associates, Inc.

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	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	

Parcel A
**2.4
acres**

Available
4,500 SF

Office
6,000 sf

Restaurant

Patio

Outparcel Available
Parcel B
**1.75
acres**

PHYLISS LN.

HWY 51 - MATTHEWS-MINT HILL RD.

Site Data

Parcel A	2.4 Acres	9,000 SF
		Restaurant/Retail & 6,000 SF Office
Parcel B	1.75 Acres	Outparcel
Total	4.15 Acres	111 Parking Spaces Ratio: 7.4 / 1,000 SF



Future
Signal

