

Phyliss Lane

Matthews Mint-Hill Road (US 51) • Mint Hill, NC 28227

FOR SALE / BUILD TO SUIT

Professional Office / Bank Site

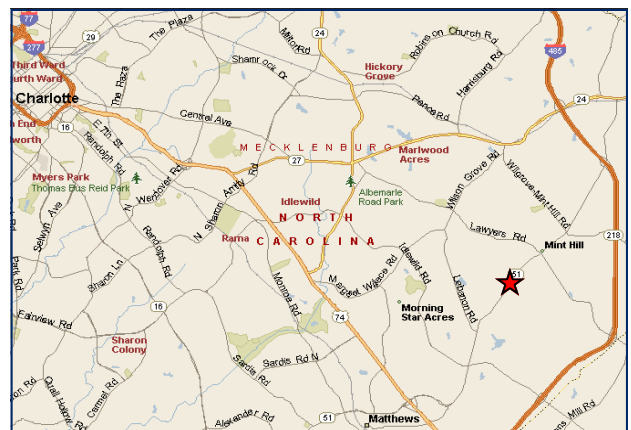


HIGHLIGHTS:

- ± 4 Acres on Highway 51 & Phyliss Lane
- 491' Frontage on Highway 51
- Corner site with approved traffic signal
- Zoned: OA-DOA-CUD
- Allowable uses are professional offices or bank

2009 Demographics

	One Mile	Three Miles	Five Miles
Population	4,378	37,566	127,972
Daytime Population	1,034	7,799	35,818
Average HH Income	\$62,902	\$63,148	\$59,126
Median HH Income	\$56,576	\$55,385	\$49,967



Traffic Count

Matthews-Mint Hill Rd

15,000 VPD

For information

LPA

**Lat Purser
& Associates, Inc.**

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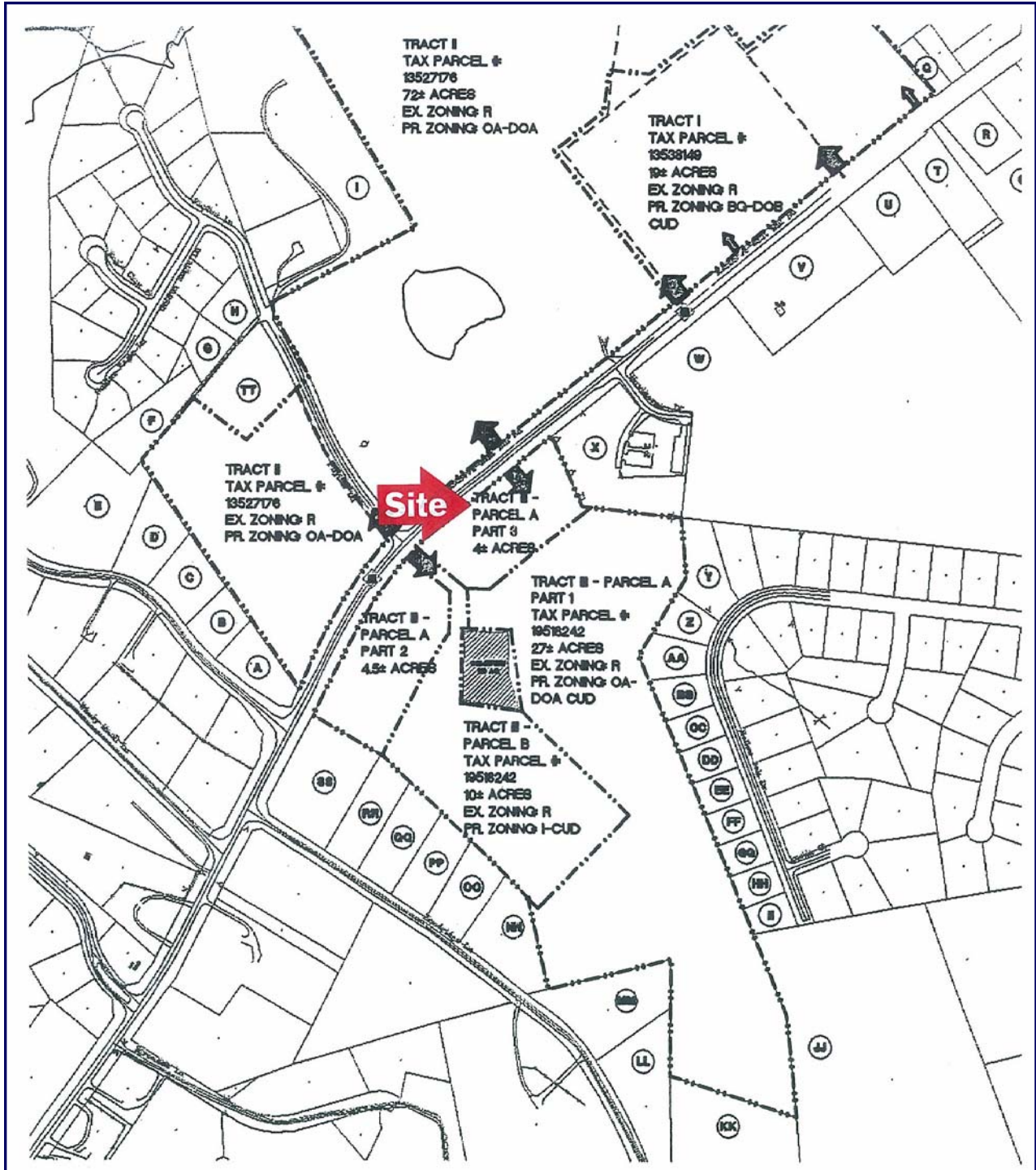
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