



9705 MINTWORTH AVENUE
Charlotte, North Carolina 28227

Lease Information

Mintworth Commons

Available Suite:	Suite C
Space Available:	±1,231 SF
Date Available:	Within 30 days
Amenities:	Signage
Lease Rate:	\$23.00/SF + CAM
Service Type:	NNN



Located at the corner of Idlewild Road and Margaret Wallace Road, this Harris Teeter-anchored shopping center is positioned to take advantage of the current and future growth in the south Charlotte metro area.

Property Details

BUILDING INFORMATION

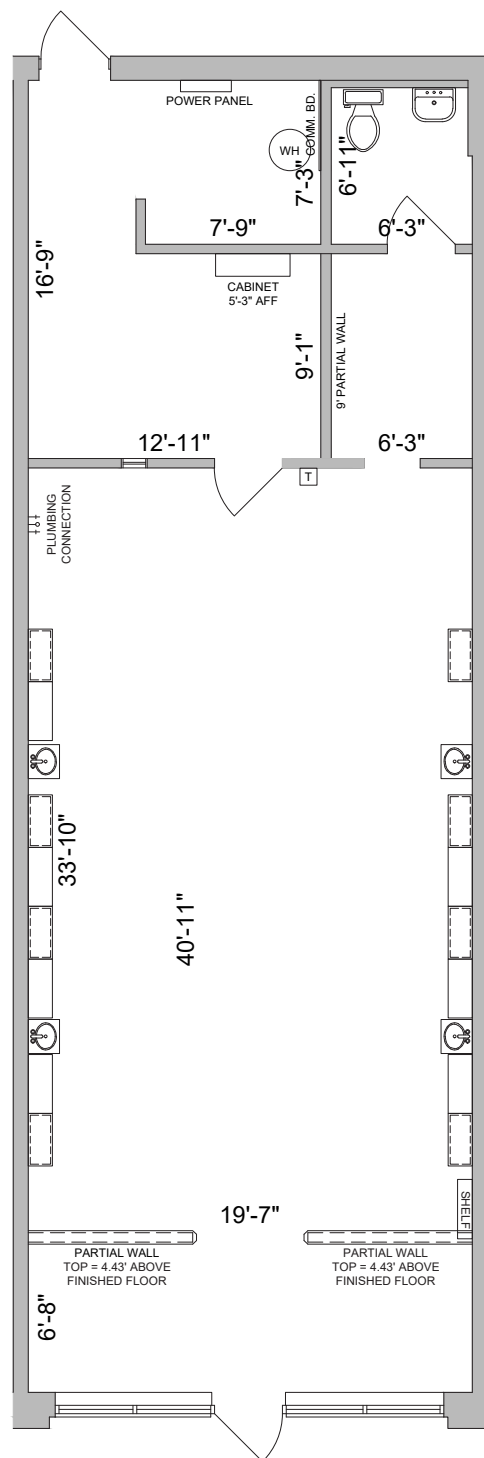
Building SF:	±5,444 GLA
Stories:	1
Typical Floor SF:	SF
Building Class:	B
Year Built:	2006
Parking:	9.29 spaces/1,000 SF Surface
Vehicle Charging Station:	No



AMENITIES

- Located in the same complex as Harris Teeter
- Prominent signage available
- Highly-visible location
- Existing barbershop/salon layout
- Close proximity to numerous retailers, restaurants and businesses on Independence Highway
- Co-tenants include Angela's Italian Restaurant and Z's Tobacco CBD and Vape
- 9705 Mintworth Ave (outbuilding, per Google) / 5702 Wyalong Drive (main building)

FLOOR PLAN



Location Map



NEARBY ATTRACTIONS

Idelwild Road Park
 Urban Air Trampoline and Adventure Park
 McAlpine Creek Park
 Pine Lake Country Club

LINKS

[Charlotte Bus Routes](#)
[Charlotte Regional Business Alliance](#)

EASE OF ACCESS

US Highway 74 ±2.3 miles
 I-485 ±7.4 miles
 Downtown Charlotte ±9.5 miles
 I-277 ±11.6 miles
 Charlotte Douglas Int'l Airport ±17.2 miles

	3-Mile	5-Mile
Population	82,833	198,773
Households	33,362	79,510
Median Household Income	\$76,815	\$92,359
Walk Score	Somewhat Walkable (50)	



Visit our website for more information.

Property Photos



Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	10,421	84,171	195,595
2025 Population	10,648	82,833	198,773
2020-2025 Annual Rate	0.43%	-0.32%	0.32%
2025 Median Age	37.9	37.5	38.6
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,113	33,542	77,675
2025 Total Households	4,238	33,362	79,510
2020-2025 Annual Rate	0.60%	-0.11%	0.47%
2025 Average Household Size	2.51	2.48	2.48
HOUSING	1-MILE	3-MILE	5-MILE
2025 Total Housing Units	4,454	35,520	83,981
2025 Owner Occupied Housing Units	63.6%	51.6%	54.3%
2025 Renter Occupied Housing Units	31.5%	42.3%	40.4%
2025 Vacant Housing Units	4.8%	6.1%	5.3%

EMPLOYEE POPULATION	1-MILE	3-MILE	5-MILE
2020 Civilian Pop. 16+ / Labor Force	5,757	47,287	107,727
MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Median Household Income	\$91,985	\$76,815	\$92,359
AVERAGE HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$108,499	\$103,041	\$124,020
PER CAPITA INCOME	1-MILE	3-MILE	5-MILE
2025 Per Capita Income	\$42,162	\$41,240	\$49,581
EDUCATION	1-MILE	3-MILE	5-MILE
Associate's Degree	10.3%	9.3%	9.0%
Bachelor's Degree	24.1%	22.1%	27.6%
Graduate/Professional Degree	12.7%	10.6%	13.1%
AGE	1-MILE	3-MILE	5-MILE
25-34	16.4%	15.0%	13.9%
35-54	27.2%	27.2%	27.3%
55+	18.1%	21.8%	21.8%

