

**For Sale or Build-to-Suit Opportunity**

***Morris Farms Market Center Land (.658 AC)***

**9108 Lawyers Road, Mint Hill, NC 28227**



**BV BELK  
PROPERTIES**

204-C West Woodlawn Road Charlotte, North Carolina 28217 (704)-532-0028 Fax (704) 532-4301 [www.bvbproperties.com](http://www.bvbproperties.com)







- This .658 AC site located at the intersection of Lawyers Road and Lebanon Road is ideally suited for a premium lifestyle center or office/medical-use plaza, as seen in the sample renders. Our proposed development would include a 15,400 SF retail building with a separate freestanding 10,000 SF build-to-suit adjacent location.
- Located next to Urban Air Trampoline Park and across from Food Lion.
- National chains in the immediate vicinity are McDonalds, Bojangles, KFC, Arby's, Rite Aid, Bank of America, Wells Fargo, and the US Postal Service.
- Daily traffic count along Lawyers Road is 14,421 cars per day.



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Lawyers Road Traffic Count is 44,420 cars/day

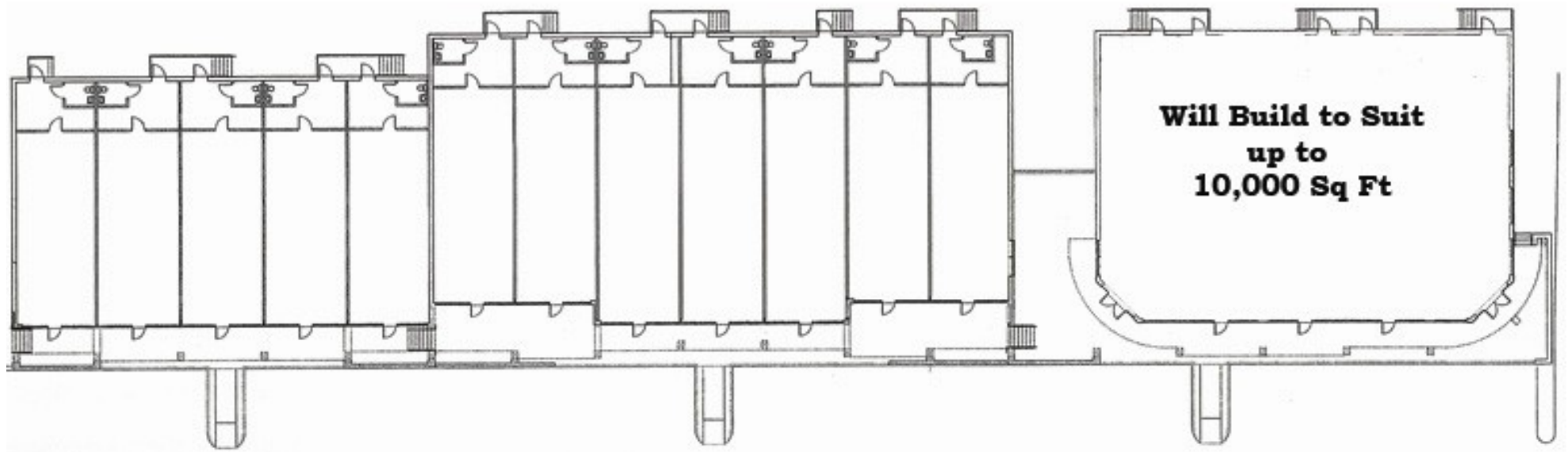
Intersection of  
Lawyers Rd and  
Lebanon Rd



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### Demographics

Population	1 Miles	3 Miles	5 Miles
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2016	5,771	44,320	113,865
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Household Income (Avg)	1 Miles	3 Miles	5 Miles
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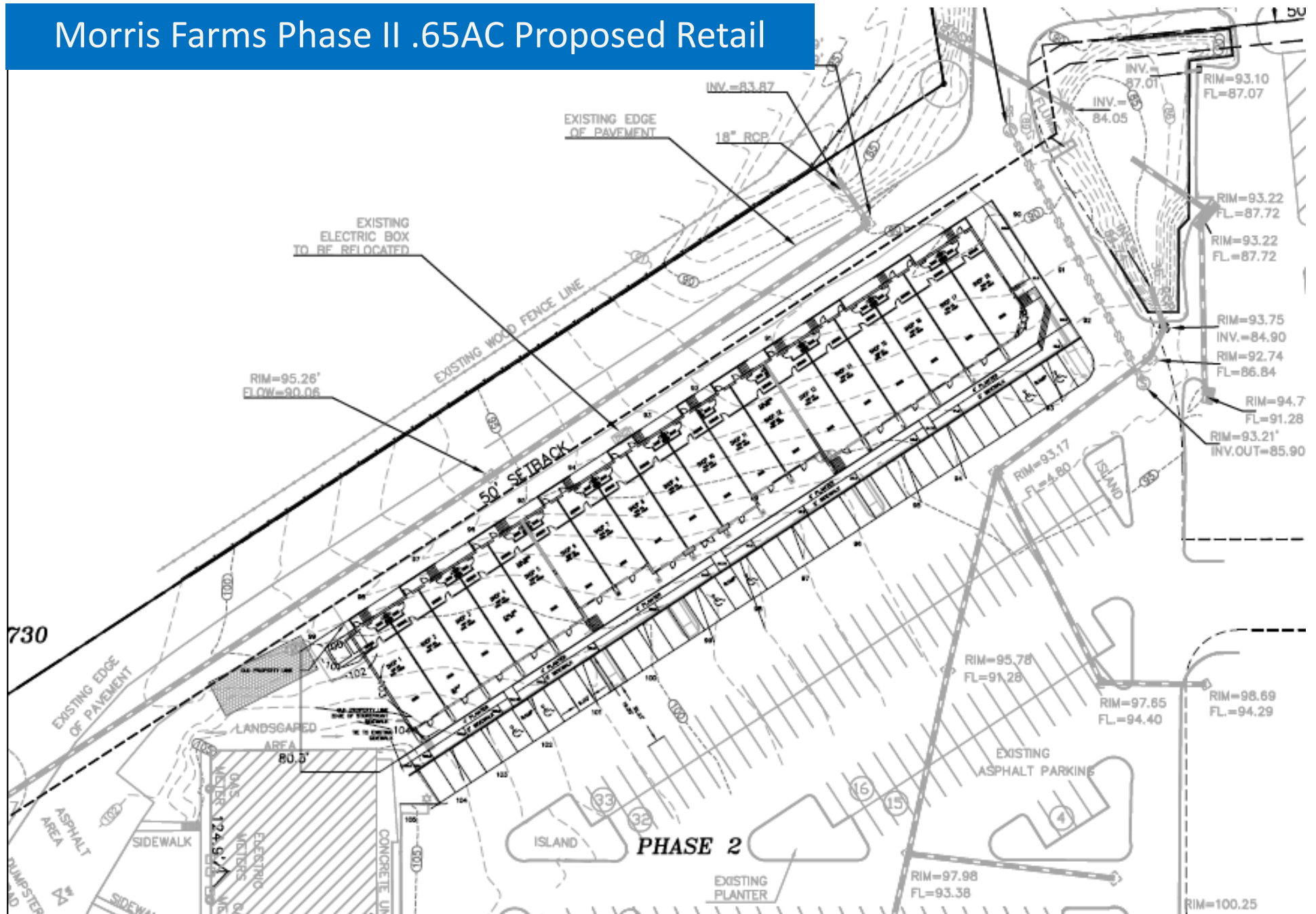
2016	\$68,300	\$63,670	\$61,403
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# Morris Farms Phase II .65AC Proposed Retail







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## Parking Tabulation

	<u>Existing</u>	<u>Phase II</u>	<u>Total</u>
Urban Air	~47,760 SF	—	~47,760 SF
Shops	7,500 SF	22,050 SF	29,550 SF
Total	~55,260 SF	22,050 SF	~77,310 SF
Total Parking Required	277 spaces	111 spaces	388 spaces
Total Existing Parking	404+ spaces	—	404+ Spaces

