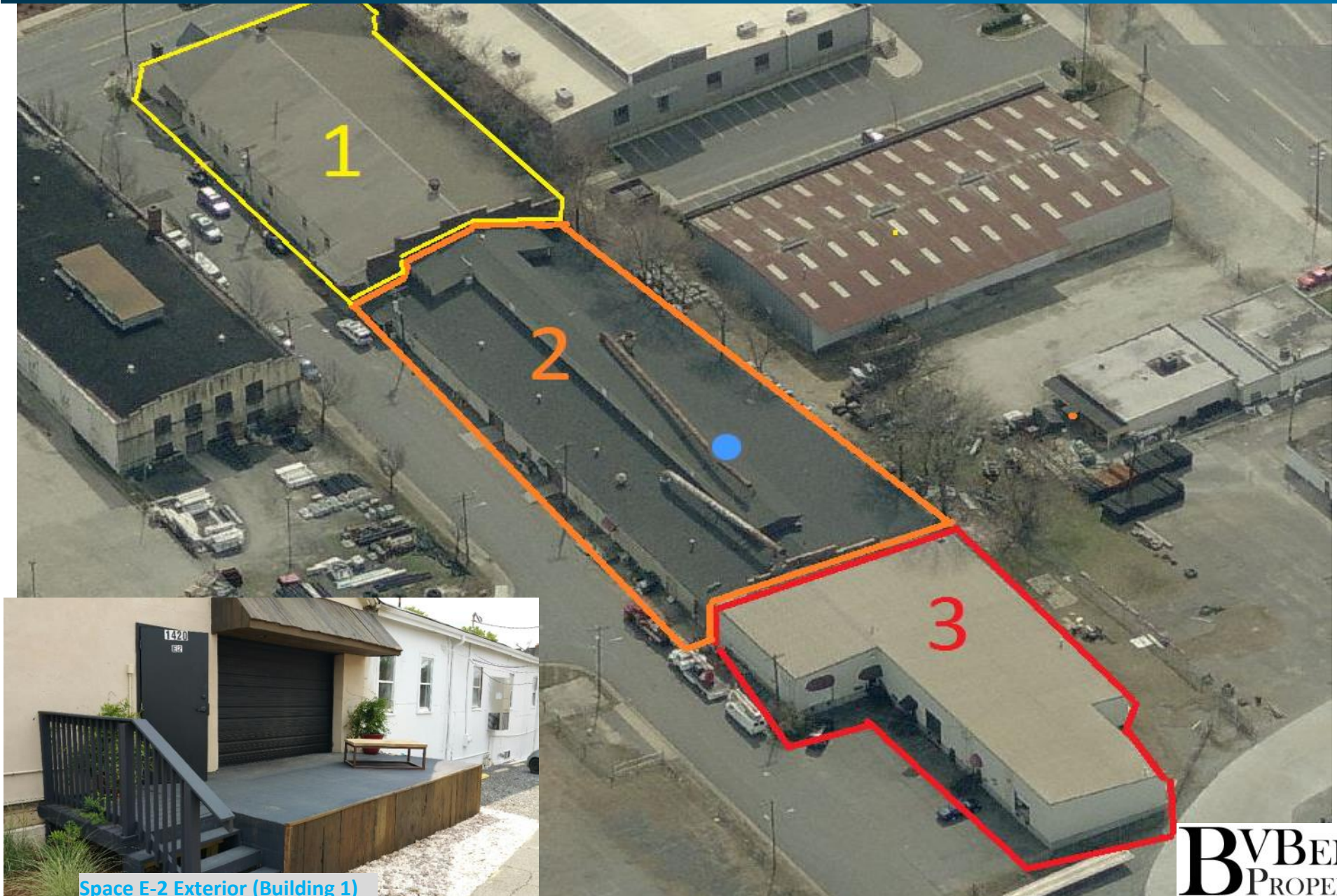


For Lease: Up to 5,000 SF of Warehouse Space

1420 South Mint Street, Charlotte, NC 28202



Space E-2 Exterior (Building 1)

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

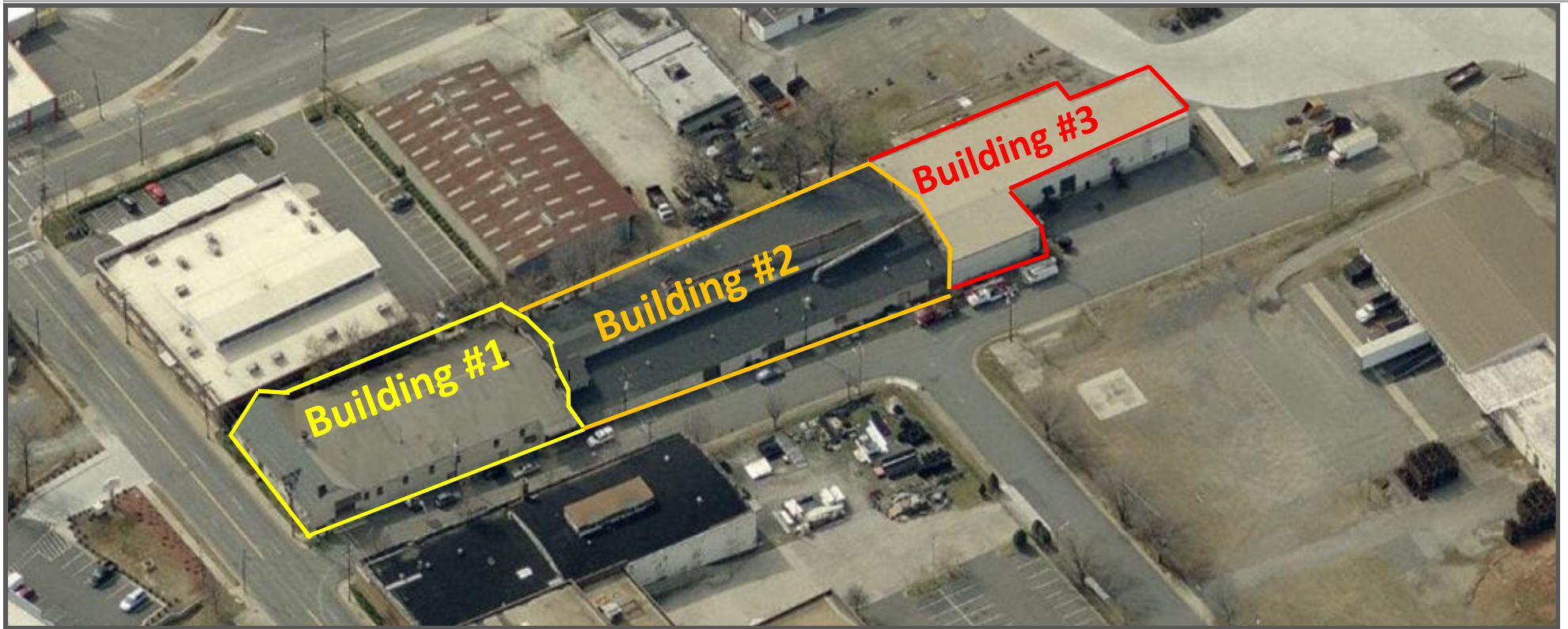
BVB BELK
PROPERTIES

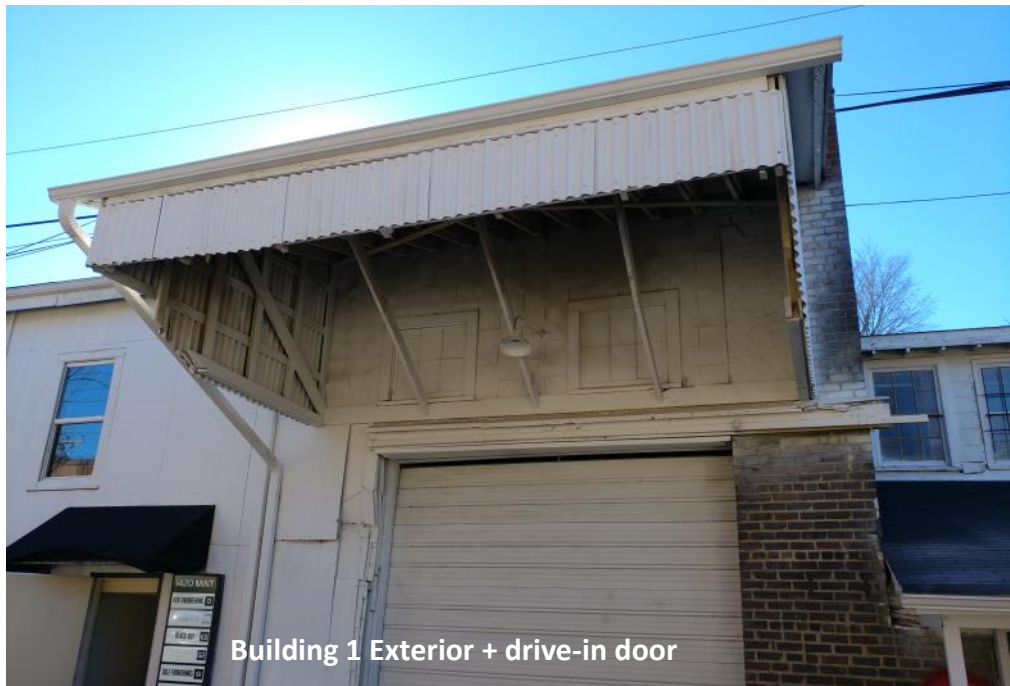
Property Overview:

- This flexible 2-story, 3-building warehouse/office/flex complex is located only 5 blocks from uptown Charlotte and Bank of America Stadium. Located next to Little's Hardware and across from W.W. Grainger Industrial Supply. Building #1 features recently renovated common areas & restrooms and a drive-in loading area. Buildings 1 & 2 contain several suites with new upfits. Building #2 has a drive-in door in the large warehouse area with attached restrooms & offices. Building #3 is 1-level with 1x 5,060 sq ft space available with a loading dock, high ceilings, and several offices.
- Easy accessibility from I-77 and I-277.

Total Space Available: 20,252 SF

Min. Available: 2,250 SF





Building 1 Exterior + drive-in door



Space C Interior (Building 2 ground level) 4,700 Sq Ft



Building 2 exterior with new roof and paving

BVBELK
PROPERTIES

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



5,000 Sq Ft renovated warehouse with private restrooms & offices + drive-in door.





Building 2 Office/Common Area lobby off Winona St.



Building 1 Renovated Restrooms & Common Area

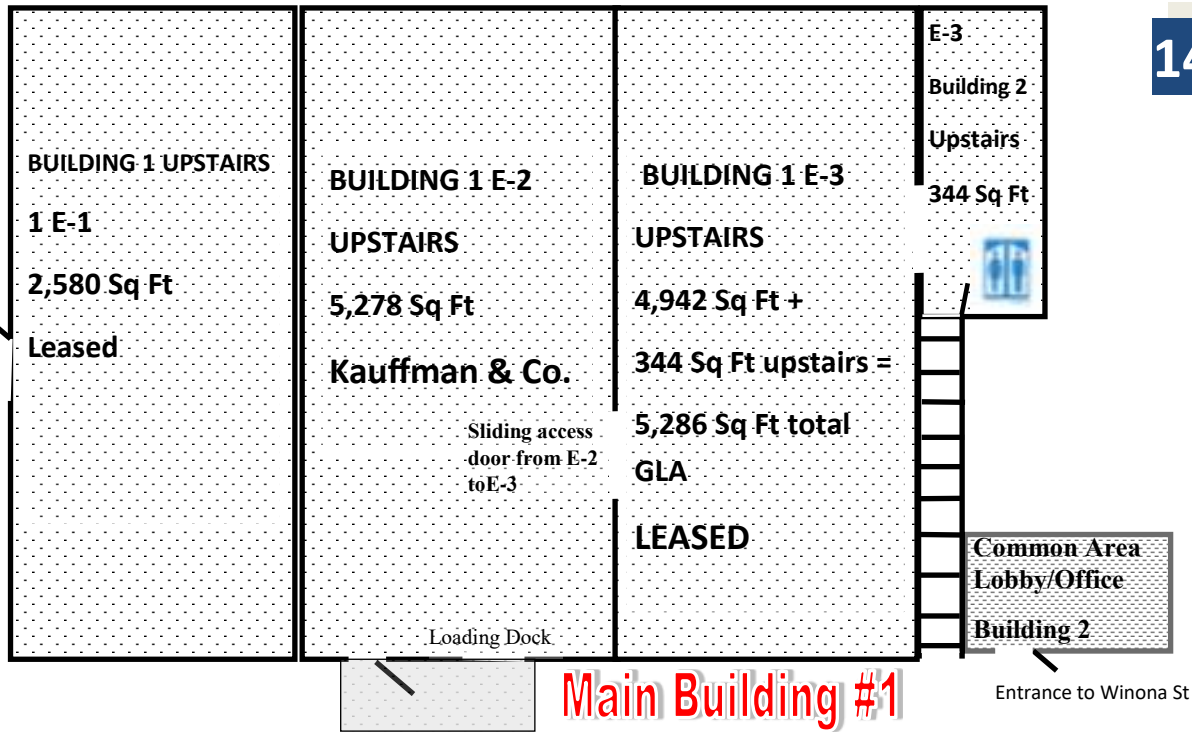


Building 1 Entrance to Basement Common Area

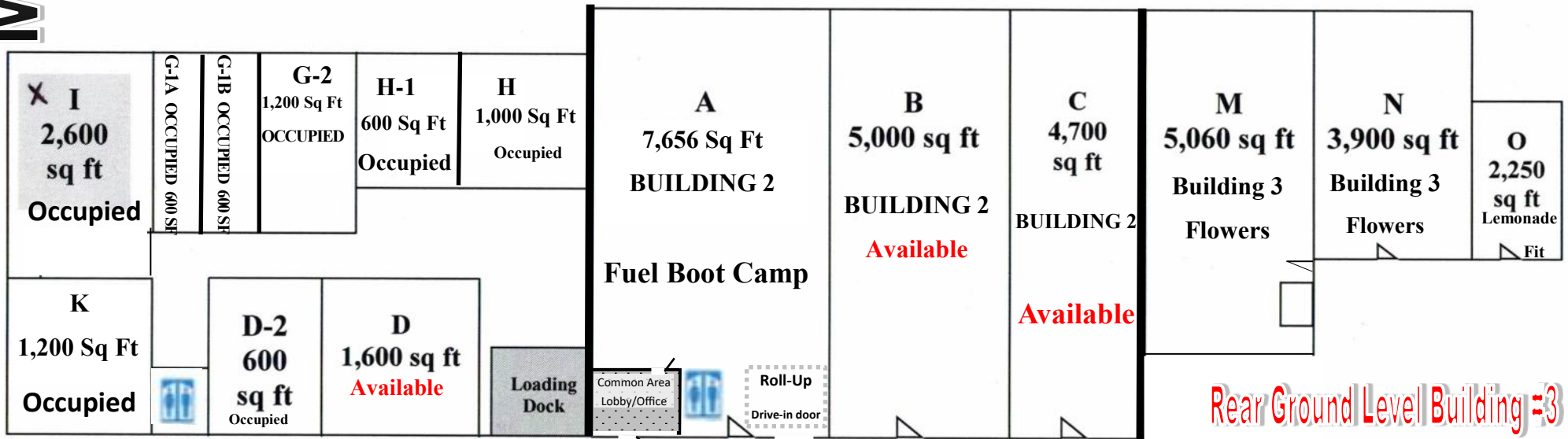
1420 S. Mint Street Warehouse

Available Spaces

Suite	Size (Sq Ft)
C (former Sign-A-Rama)	4,700
M (former UberDog)	5,060



Main Building #1



Basement Building #1

Ground Level Building #2

Rear Ground Level Building #3



2021 Demographics

1420 S Mint St Charlotte, NC 28203		1 mi radius	3 mi radius	5 mi radius	10 mi radius
Population					
2021 Estimated Population		17,946	112,862	233,616	751,957
2026 Projected Population		22,110	126,652	254,727	804,586
2020 Census Population		14,921	112,474	230,608	741,817
2010 Census Population		8,421	84,090	187,748	626,179
Projected Annual Growth 2021 to 2026		4.6%	2.4%	1.8%	1.4%
Historical Annual Growth 2010 to 2021		10.3%	3.1%	2.2%	1.8%
2021 Median Age		33.6	34.8	34.9	35.0
Households					
2021 Estimated Households		10,330	54,824	106,018	309,866
2026 Projected Households		12,794	62,679	117,526	334,832
2020 Census Households		8,501	54,249	104,249	305,650
2010 Census Households		4,344	36,828	79,447	251,122
Projected Annual Growth 2021 to 2026		4.8%	2.9%	2.2%	1.6%
Historical Annual Growth 2010 to 2021		12.5%	4.4%	3.0%	2.1%
Race and Ethnicity					
2021 Estimated White		51.4%	42.8%	41.2%	40.3%
2021 Estimated Black or African American		35.2%	41.5%	38.7%	34.4%
2021 Estimated Asian or Pacific Islander		5.9%	6.0%	6.3%	6.9%
2021 Estimated American Indian or Native Alaskan		0.2%	0.4%	0.5%	0.7%
2021 Estimated Other Races		7.4%	9.3%	13.3%	17.7%
2021 Estimated Hispanic		6.4%	8.4%	12.9%	17.2%
Income					
2021 Estimated Average Household Income		\$105,448	\$101,198	\$99,649	\$91,814
2021 Estimated Median Household Income		\$91,830	\$77,479	\$75,034	\$72,198
2021 Estimated Per Capita Income		\$60,809	\$49,359	\$45,353	\$37,960
Education (Age 25+)					
2021 Estimated Elementary (Grade Level 0 to 8)		1.8%	3.0%	4.9%	5.8%
2021 Estimated Some High School (Grade Level 9 to 11)		3.0%	6.9%	6.9%	5.9%
2021 Estimated High School Graduate		9.4%	15.9%	16.9%	18.4%
2021 Estimated Some College		9.5%	15.8%	17.1%	19.5%
2021 Estimated Associates Degree Only		5.0%	6.0%	6.3%	8.0%
2021 Estimated Bachelors Degree Only		44.2%	32.7%	30.5%	27.4%
2021 Estimated Graduate Degree		27.1%	19.7%	17.6%	14.9%
Business					
2021 Estimated Total Businesses		2,650	10,138	18,422	39,689
2021 Estimated Total Employees		40,553	133,589	246,684	475,583
2021 Estimated Employee Population per Business		15.3	13.2	13.4	12.0
2021 Estimated Residential Population per Business		6.8	11.1	12.7	18.9