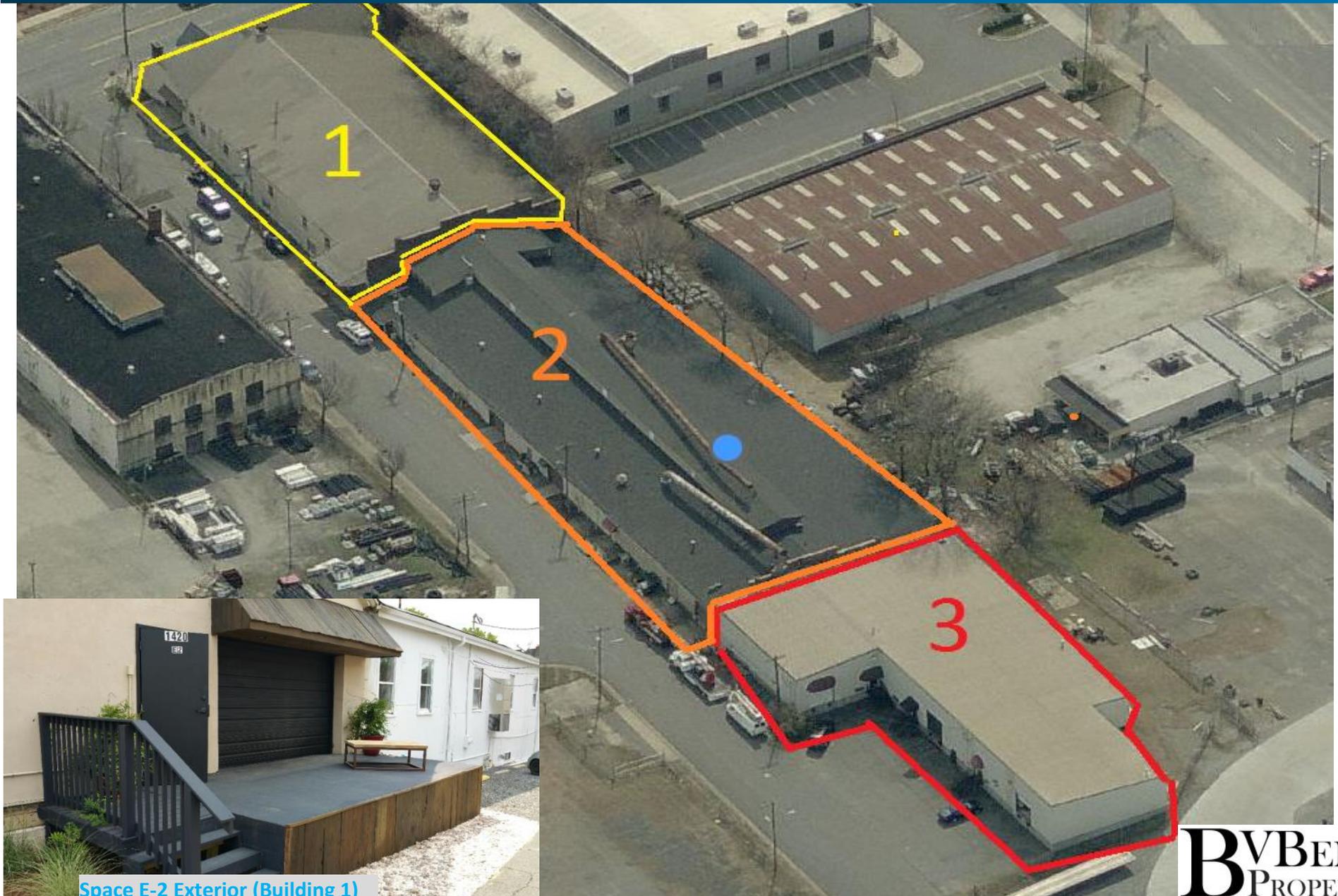


# For Lease: Up to 5,000 SF of Warehouse Space

1420 South Mint Street, Charlotte, NC 28202



Space E-2 Exterior (Building 1)

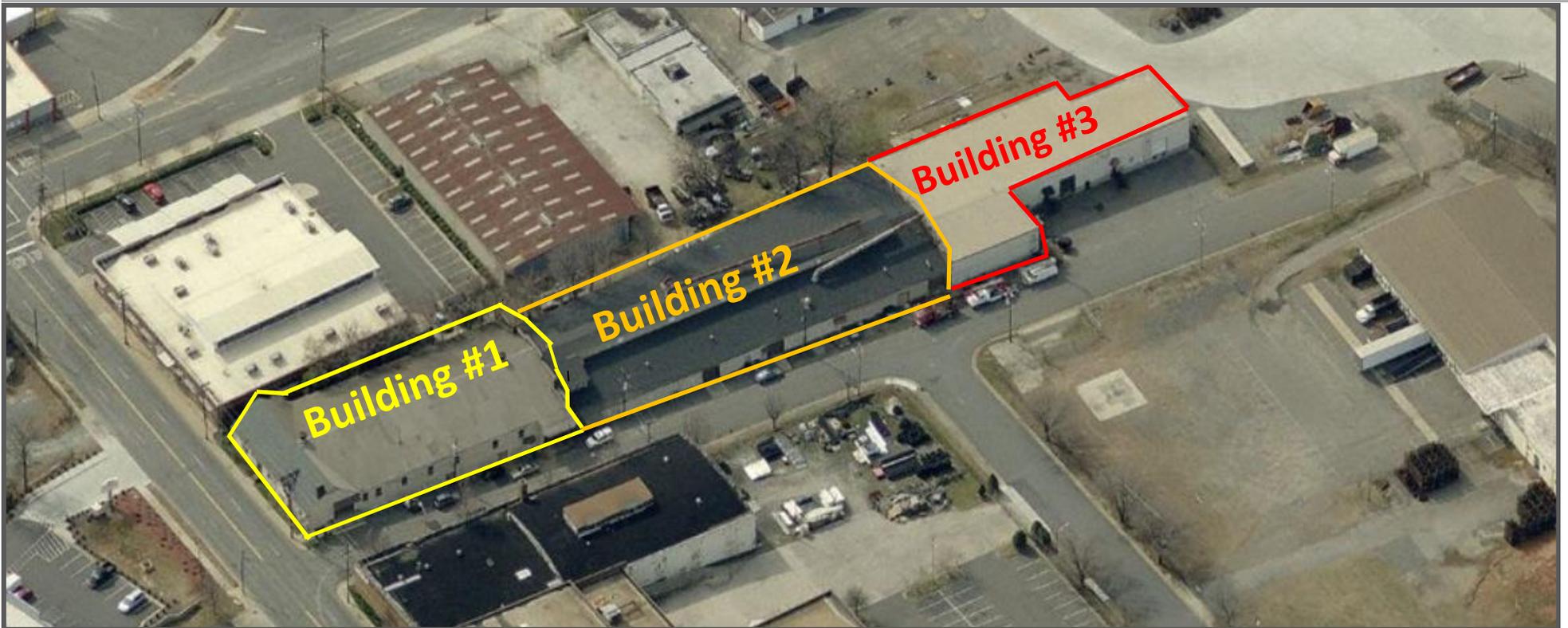
**BVBELK**  
PROPERTIES

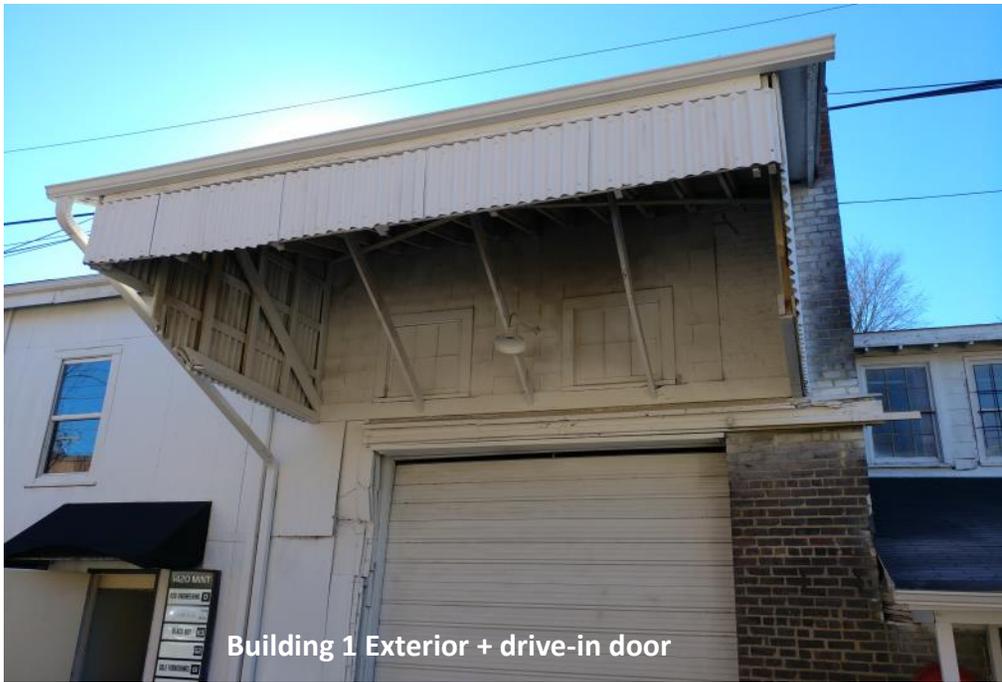
## Property Overview:

- 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



**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



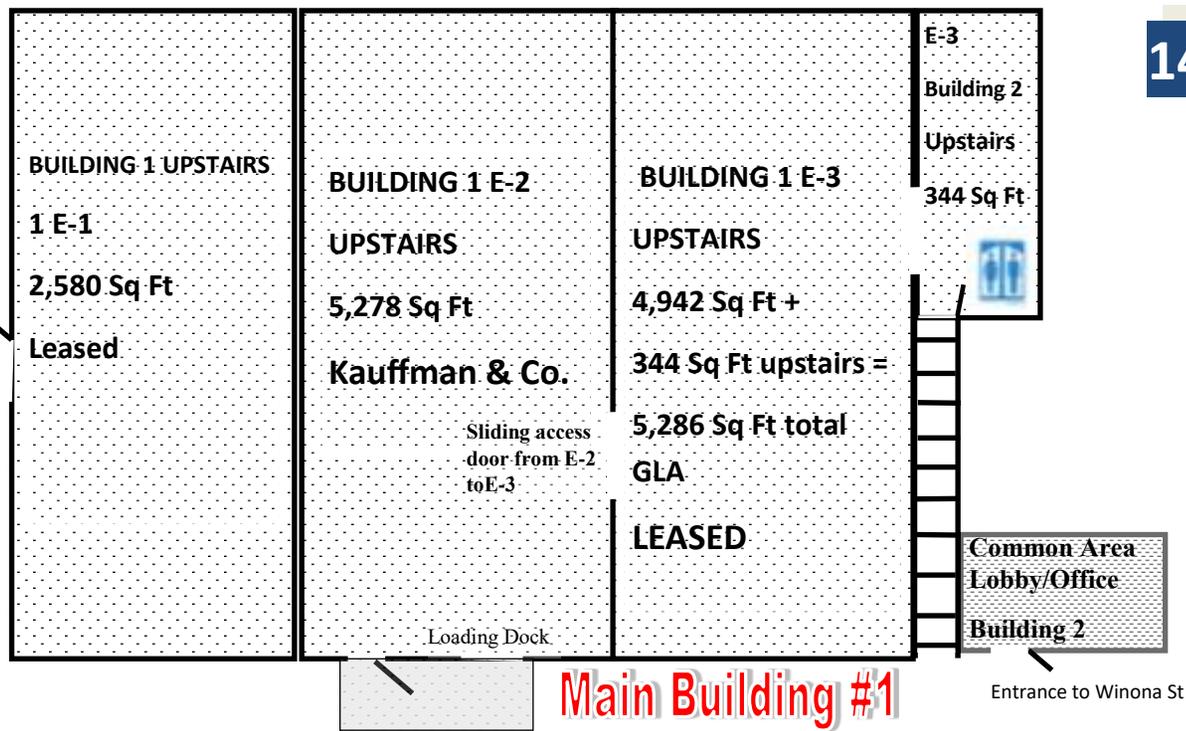
Building 1 Entrance to Basement Common Area

Mint Street

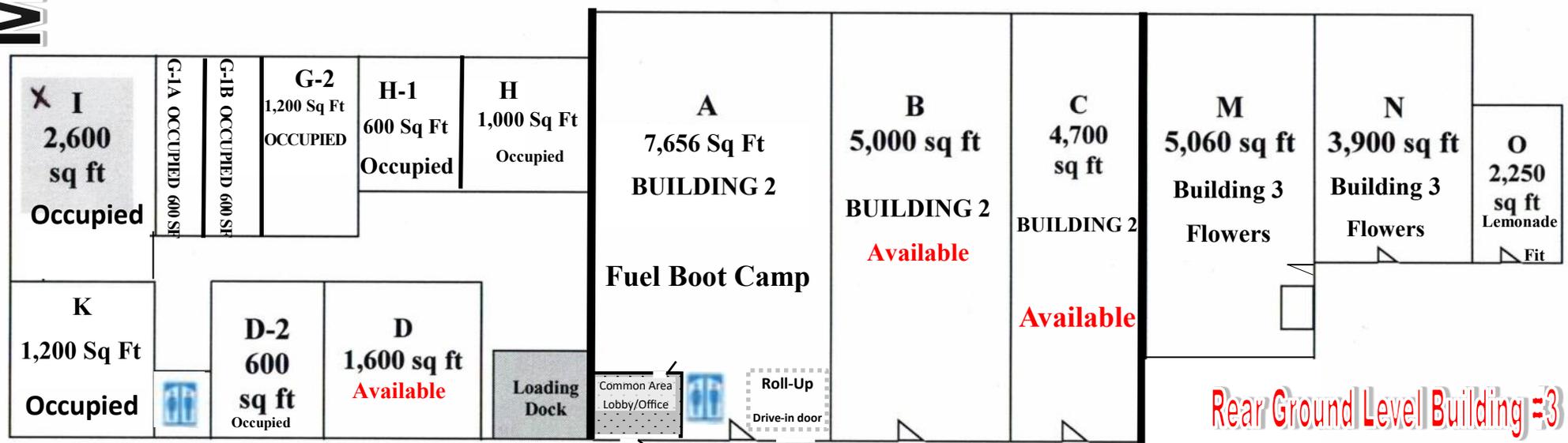
# 1420 S. Mint Street Warehouse

## Available Spaces

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



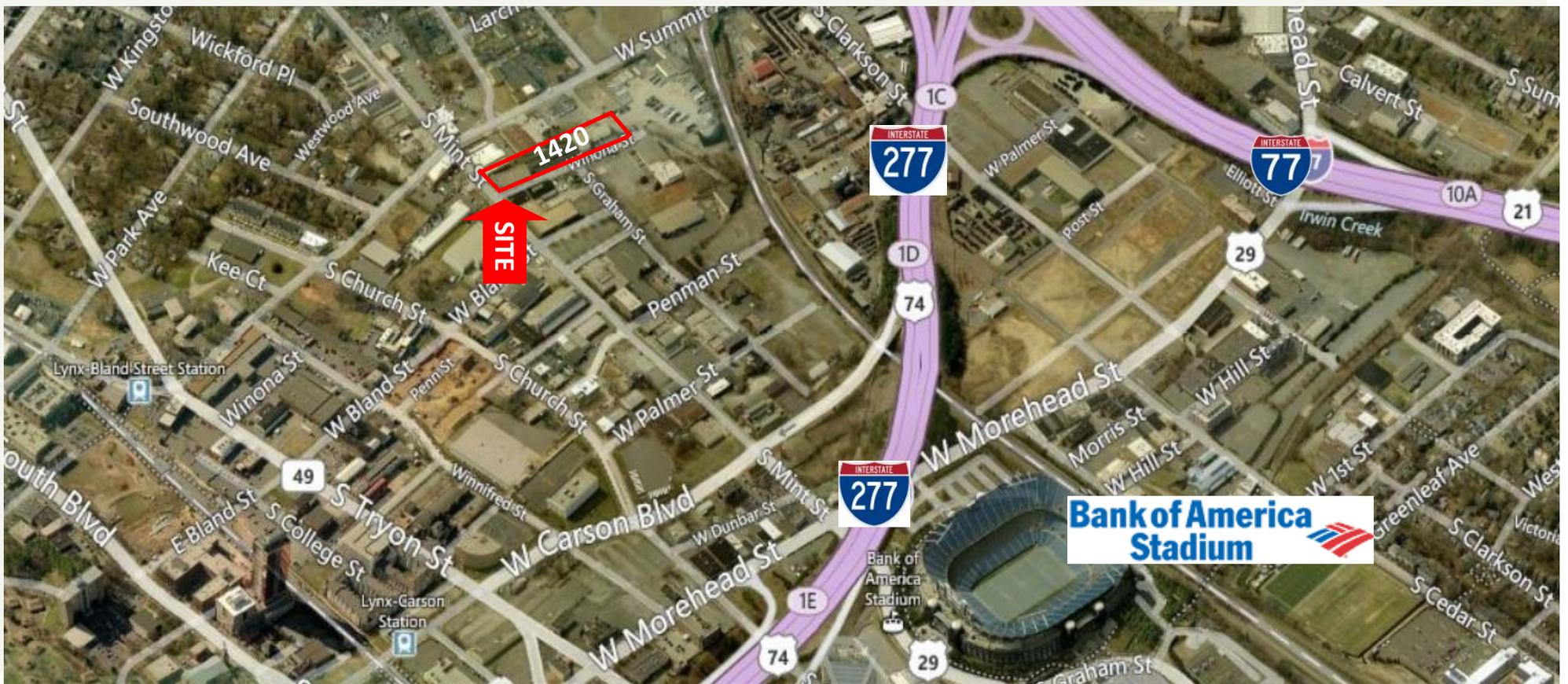
Main Building #1



Basement Building #1

Ground Level Building #2  
Winona Street

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
<b>Population</b>				
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
<b>Households</b>				
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%
<b>Race and Ethnicity</b>				
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%
<b>Income</b>				
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
<b>Education (Age 25+)</b>				
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%
<b>Business</b>				
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