



# FOR GROUND LEASE OR SALE

11300 Mount Holly Road  
Charlotte, NC 28214



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# 11300 Mount Holly Road

## Property Information

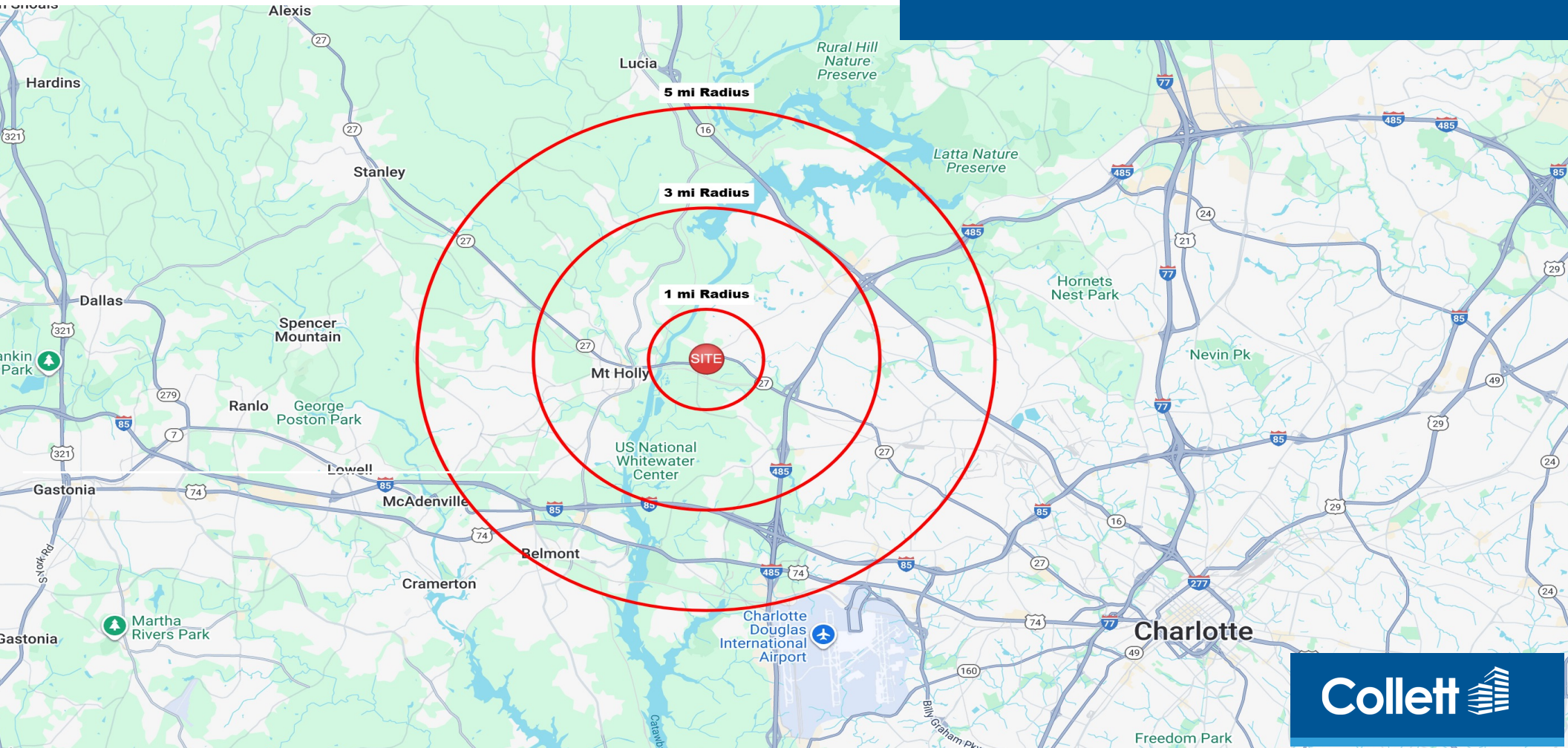
- ±1.68 acres site sits along a busy corridor (Mt. Holly Road / Hwy 27), near a signalized intersection (Mt Holly / Huntersville Road) and in view of commuter paths.
- With ±225' of frontage on Mt Holly Road
- Zoned: ML-1 Manufacturing & Logistics which allows for limited restaurant, retail and personal service uses
- The property is in a corridor near the Catawba River and directly across from the U.S. National Whitewater Center — a major recreational and destination asset.

## DEMOGRAPHICS (2025)

	1 mile	3 miles	5 miles
Population	4,478	41,371	94,916
Est. Households	1,593	16,078	36,647
Avg. HH Income	\$148,585	\$113,767	\$99,152

## TRAFFIC COUNTS (2023)

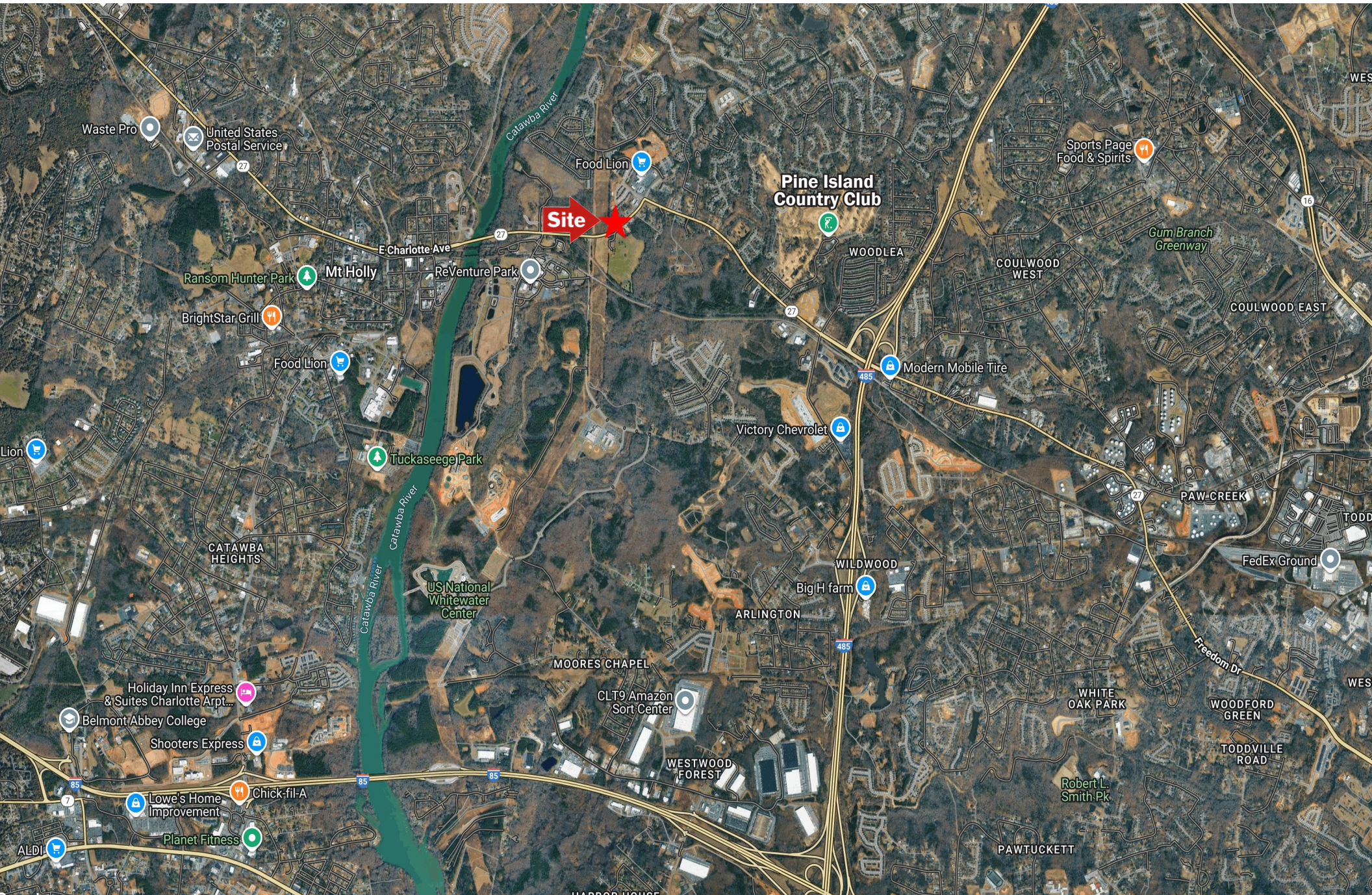
Mt. Holly Road	19,000 ADT
Mt. Holly Road (NC 27)	18,800 ADT





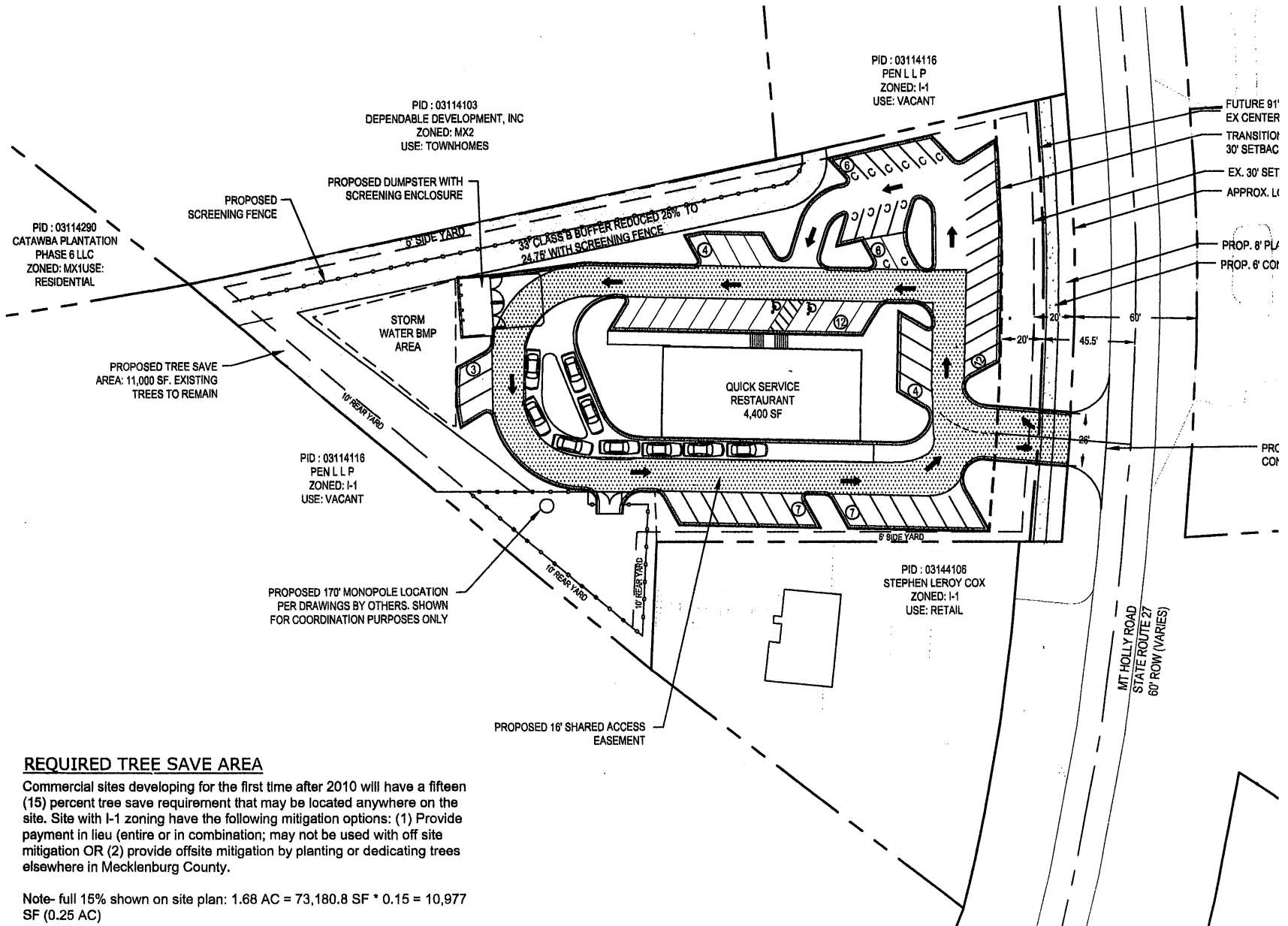
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Aerial





## Proposed Site Plan



REQUIRED TREE SAVE AREA

Commercial sites developing for the first time after 2010 will have a fifteen (15) percent tree saving requirement that may be located anywhere on the site. Site with L-1 zoning have the following mitigation options: (1) Provide payment in lieu (entire or in combination; may not be used with off site mitigation OR (2) provide offsite mitigation by planting or dedicating trees elsewhere in Mecklenburg County.

**Note- full 15% shown on site plan: 1.68 AC = 73,180.8 SF \* 0.15 = 10,977 SF (0.25 AC)**