

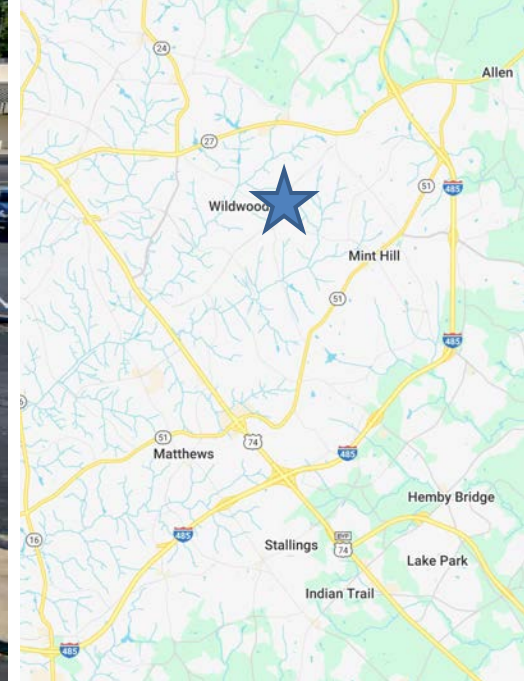
6200 WILSON GROVE ROAD

CHARLOTTE, NC 28227

FOR
GROUND LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 3,710 SF BUILDING WITH EXISTING DRIVE-THRU AVAILABLE



PROPERTY HIGHLIGHTS

- ± 3,710 SF former Arby's building with existing drive-thru
- ± 0.97 acres
- 52 parking spaces
- Within minutes to Downtown Mint Hill
- Easy access at lighted intersection
- Located near major retailers like Food Lion, Bojangles, Urban Air Trampoline & Adventure Park, Dollar Tree, Walgreens and Sam's Express Car Wash
- Strong traffic counts of 17,680 VPD on Wilson Grove Road and 16,540 VPD on Lawyers Road
- **Asking Lease Rate: \$110,000**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 7,149
3 Miles: 71,192
5 Miles: 181,400



AVG. HH INCOME

1 Mile: \$113,871
3 Miles: \$96,466
5 Miles: \$98,032



DAYTIME EMPLOYEES

1 Mile: 1,468
3 Miles: 13,479
5 Miles: 48,228

BROKER CONTACT

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SITE AERIAL

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6200 WILSON GROVE ROAD

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DRONE AERIAL

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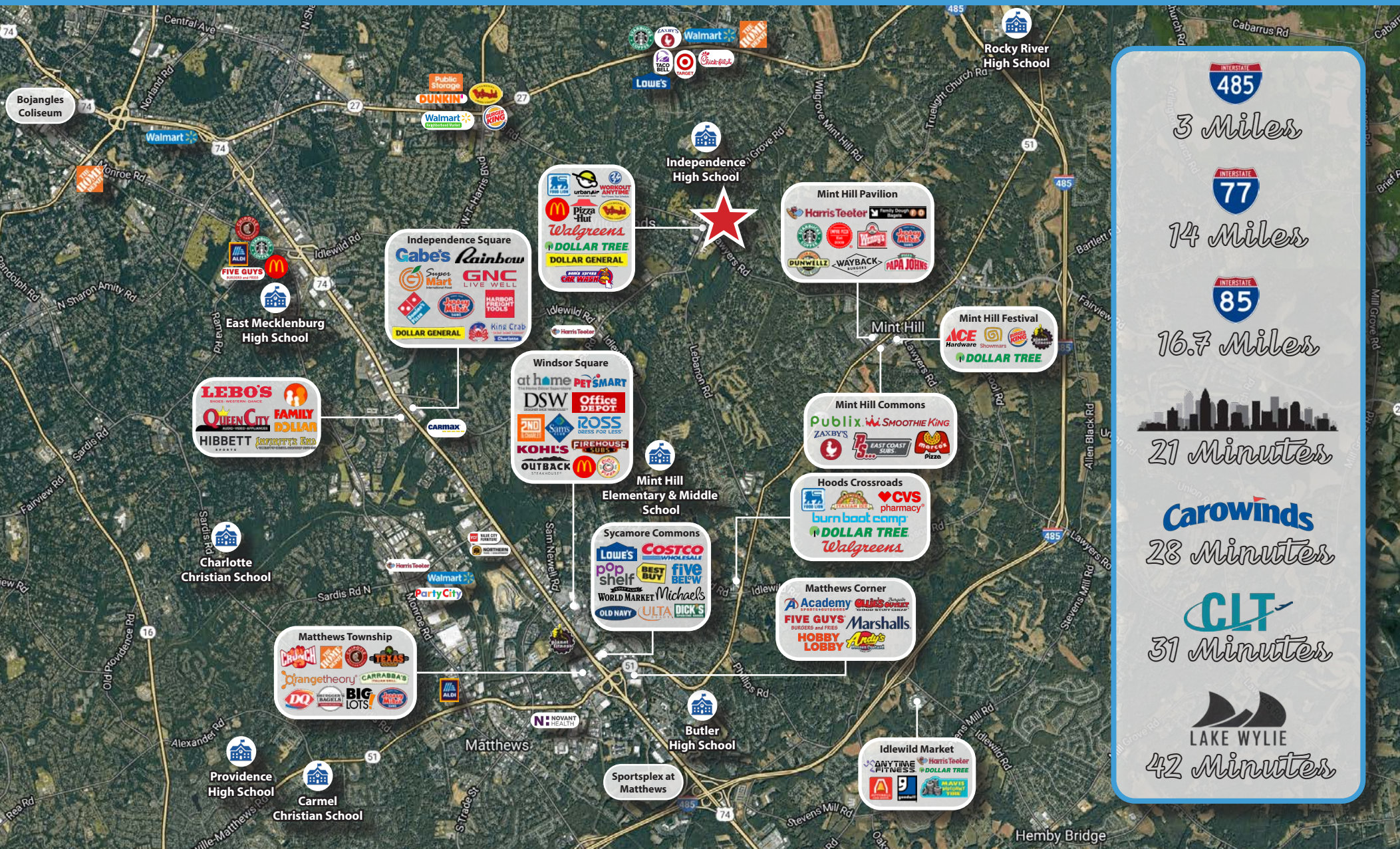
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MARKET AERIAL

NS New South
Properties

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± 3,710 SF BUILDING WITH EXISTING DRIVE-THRU AVAILABLE



3 Miles

14 Miles

16.7 Miles

21 Minutes

Carowinds
28 Minutes

CLT
31 Minutes

LAKE WYLIE
42 Minutes

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SITE SURVEY

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6200 WILSON GROVE ROAD

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EXTERIOR
PHOTOS

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Properties
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A map of the Charlotte area showing concentric circles centered on Wildwood, NC. The circles represent distances of 1 mile, 3 miles, and 5 miles from the epicenter, which is marked by a red star. Major highways like I-77, I-85, and US-29 are visible. Other locations labeled include Harrisburg, Rocky River, Allen, Mint Hill, Matthews, Hemby Bridge, Lake Park, Indian Trail, Stallings, and Fairview.

BUSINESSES			
2025 Estimated Total Businesses	223	2,633	7,760
2025 Estimated Total Employees	1,466	13,200	47,196



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