

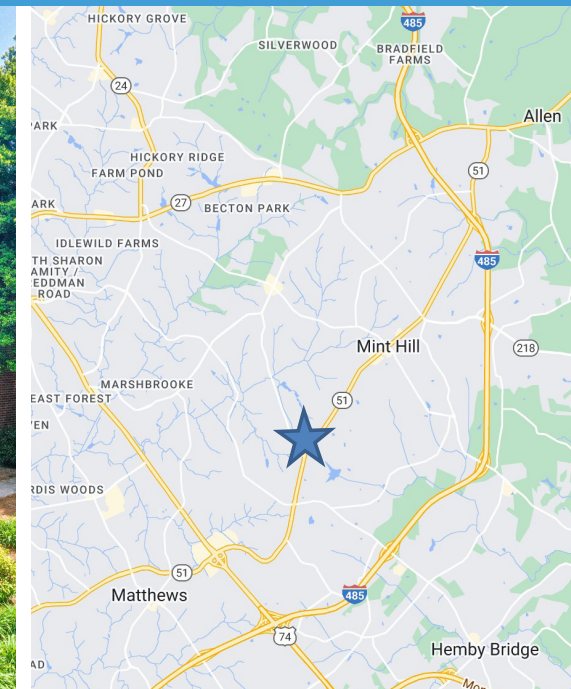
MORRIS BUSINESS PARK

4400 MORRIS PARK DRIVE, MINT HILL, NC 28227

FOR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

± 2,317 - 6,335 SF OFFICE/WAREHOUSE SPACE AVAILABLE



PROPERTY HIGHLIGHTS

- Located at the corner of Lebanon Road and Matthews Mint Hill Road
- Available for immediate occupancy

SUITE A/B/C

- ± 6,335 SF office space available; will subdivide
- Three dock high doors
- Approximately 1,700 SF of warehouse space
- Call Brokers for Pricing

SUITE F

- ± 2,317 SF office space available; second floor
- Call Brokers for Pricing

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 3,150
3 Miles: 47,990
5 Miles: 152,236



AVG. HH INCOME

1 Mile: \$151,533
3 Miles: \$123,574
5 Miles: \$113,059



DAYTIME EMPLOYEES

1 Mile: 993
3 Miles: 17,121
5 Miles: 49,233

BROKER CONTACT

HOLLY ALEXANDER

704.927.2884
halexander@newsouthprop.com

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SITE AERIAL

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MARKET AERIAL

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INTERSTATE 485
3 Miles

INTERSTATE 77
14 Miles

INTERSTATE 85
16.7 Miles


21 Minutes

Carowinds
28 Minutes

CLT
31 Minutes


42 Minutes

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