4309 LEBANON

4309 LEBANON RD, MINT HILL, NC 28227

FOR LEASE

New South Properties
NEWSOUTHPROP.COM

±4,073 SF FREE STANDING FLEX BUILDING

PROPERTY INFORMATION:

- ±4,073 SF of available office/warehouse space offered for lease
- Competitive asking rental rate of $18.00 PSF NNN
- Approximately 50% office and 50% warehouse space, providing a functional layout for a variety of business uses
- Dock-high loading door with ramp for convenient loading and unloading
- Fully conditioned space for year-round comfort and functionality
- 12-foot clear height offering ample vertical warehouse space
- Move-in ready space available for immediate occupancy

DEMOGRAPHICS (2025):

POPULATION
1 Mile: 3,191
3 Miles: 46,908
5 Miles: 155,219

AVG. HH INCOME
1 Mile: $115,166
3 Miles: $104,590
5 Miles: $96,975

DAYTIME EMPLOYEES
1 Mile: 1,086
3 Miles: 20,066
5 Miles: 56,484

BROKER CONTACT:

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704.927.2882
ksmith@newsouthprop.com

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704.927.2884
halexander@newsouthprop.com

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SITE PLAN

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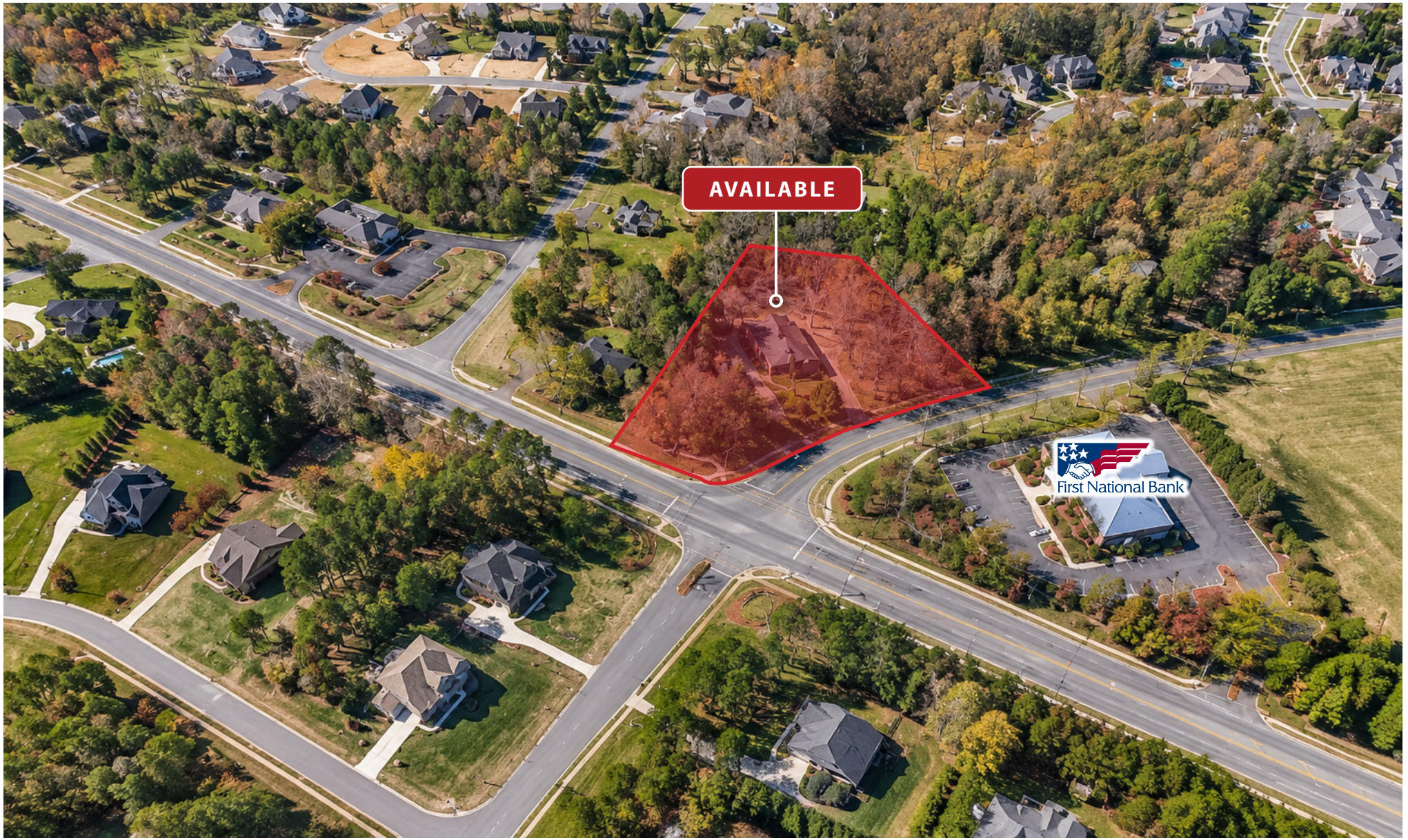

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AERIAL

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FLOOR PLAN

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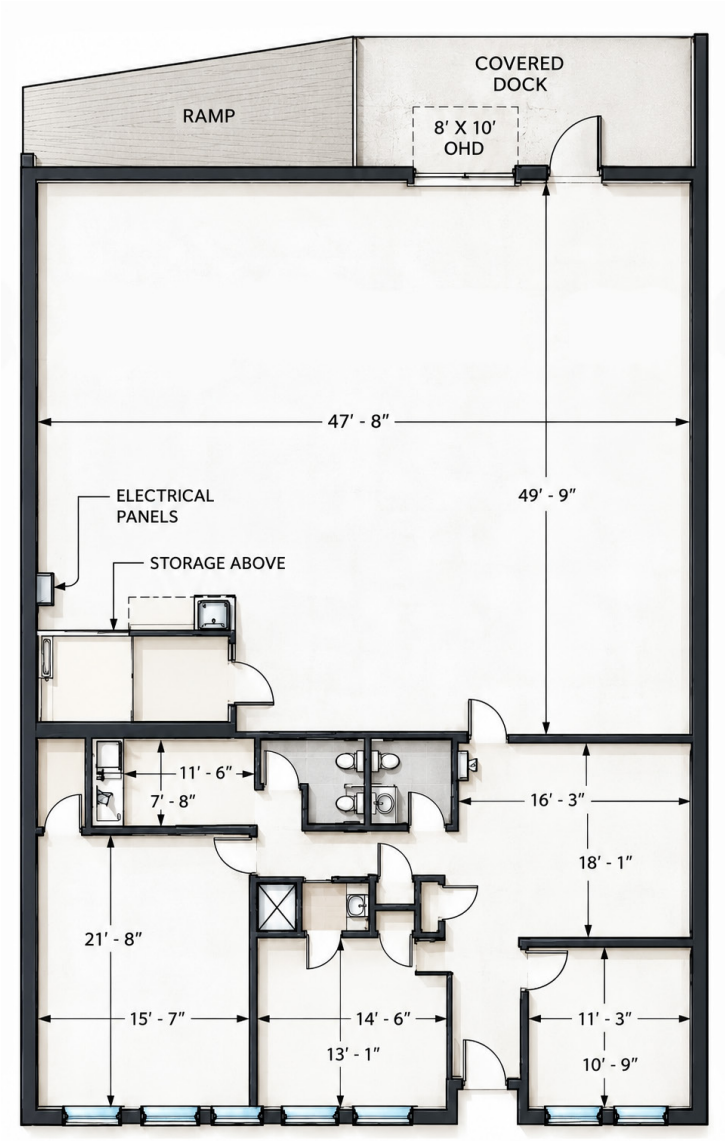

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PHOTOS

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INTERIOR PHOTOS

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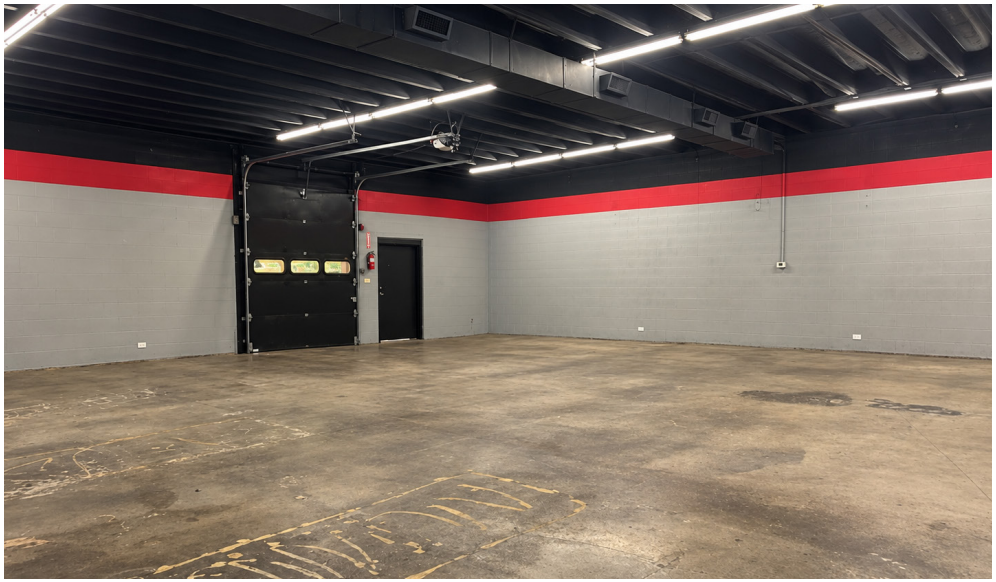

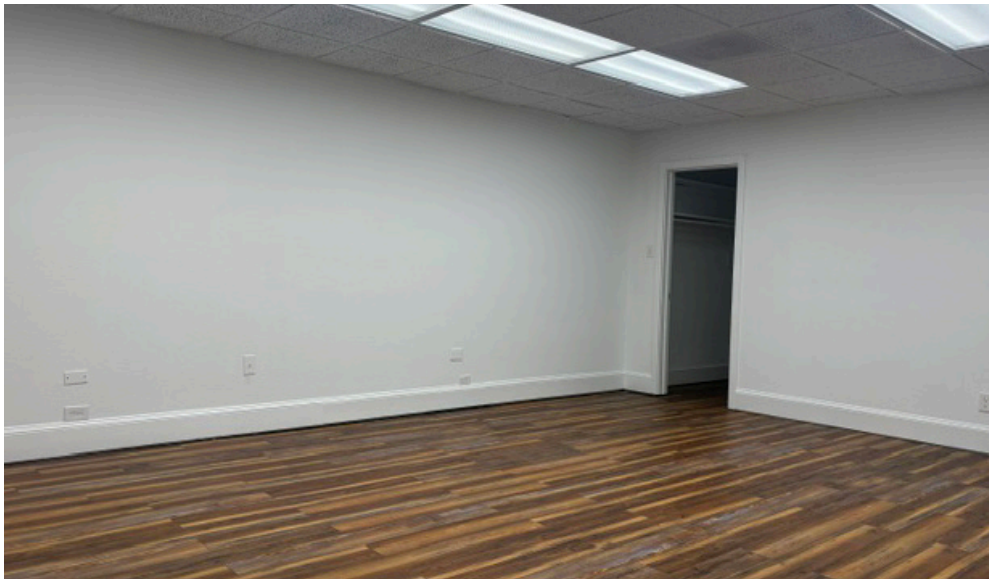

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LOCATION OVERVIEW

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MINT HILL, NC

Mint Hill offers a desirable location just southeast of Charlotte, combining strong regional accessibility with a growing residential and commercial base. Convenient access to I-485 and major corridors provides connectivity to Uptown Charlotte, Charlotte Douglas International Airport, and major employment centers throughout the region.

LOCATION HIGHLIGHTS

CHARLOTTE MSA

Strategic Charlotte area location

I-485 ACCESS

Convenient regional connectivity

GROWING MARKET

Growing residential & retail base

MINT HILL REGIONAL FORTUNE 500 PRESENCE

TRUIST
Bank of America
DUKE ENERGY
LOWE'S
IR Ingersoll Rand
Sonic Automotive
NUCOR
Honeywell

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