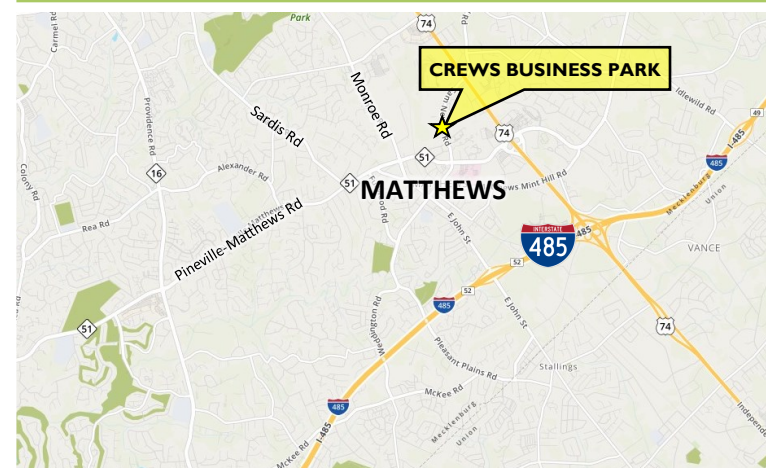


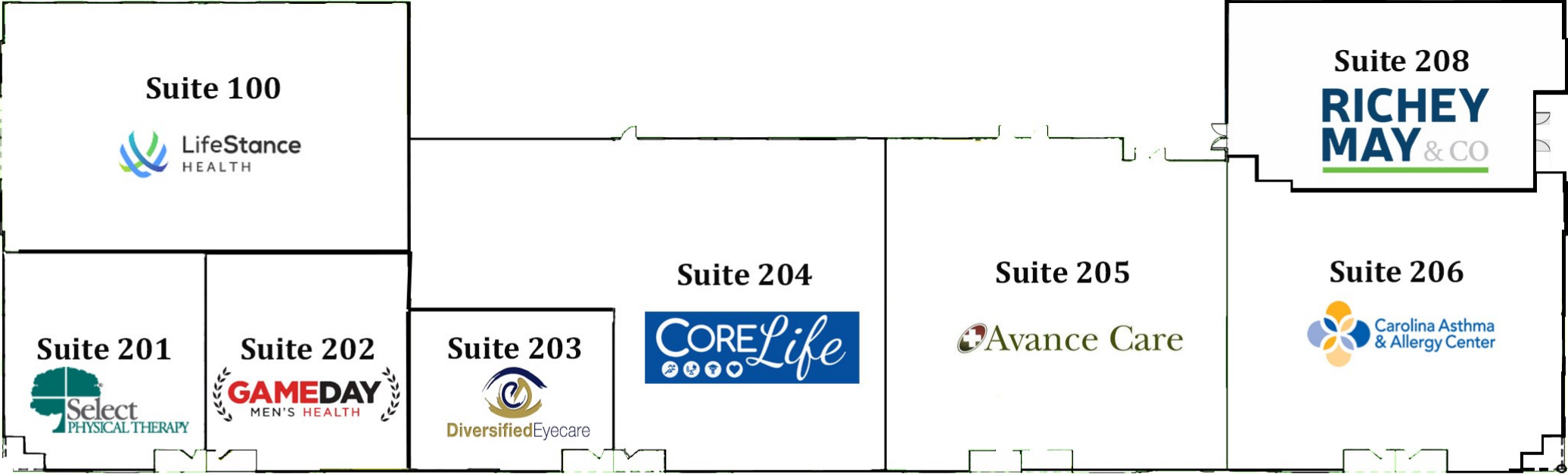
CREWS BUSINESS PARK

855 Sam Newell Rd | Matthews, NC

100% Leased

- Professional storefront suites with high visibility along Sam Newell Rd
- Suitable for medical, fitness, classroom, workshop, training, education, photography, gallery, artistic, creative or collaborative type studio space
- TIA package available
- On-building signage opportunities
- Convenient location with proximity to HWY 51, I-485, Matthews Town Hall & Novant Medical





Sam Newell Road

DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	4,268	59,022	169,288
EMPLOYEES	13,222	35,020	60,202
AVG. HH INCOME	\$76,300	\$102,883	\$108,968

TRAFFIC COUNTS

SAM NEWELL RD	13,000 VPD
MATTHEWS TOWNSHIP PKWY	31,000 VPD



