

3,300 SF FORMER BANK SPACE



MATTHEWS STATION

**110 MATTHEWS STATION ST.
MATTHEWS, NC 28105**

Retail for lease: 3,300 SF
Office for lease: 704 - 4,560 SF

- ♦ ±27,000 SF mixed-use Shopping Center
- ♦ Adjacent to 32,000 SF Mecklenburg County Library and Matthews Town Hall
- ♦ Close proximity to HWY 51 & I-485
- ♦ Less than 1 mile from Novant Medical Center

DEMOGRAPHICS

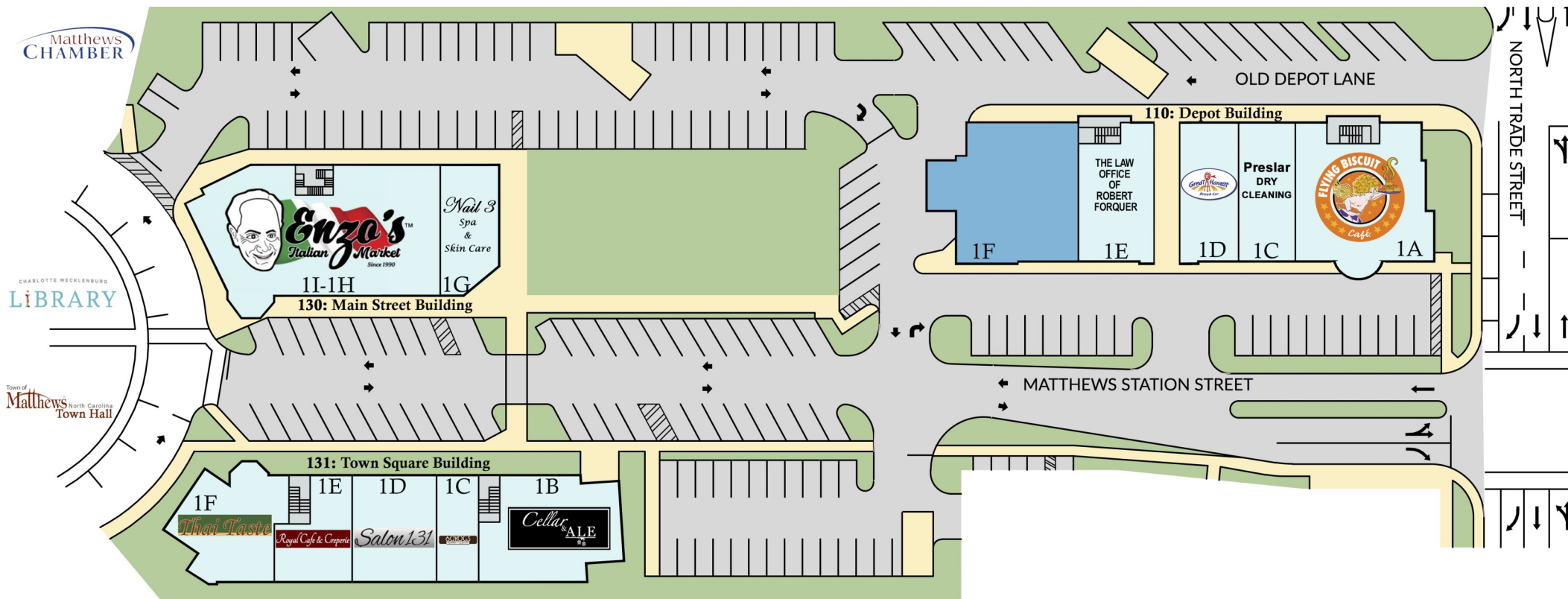
	ONE MILE	THREE MILES	FIVE MILES
POPULATION	7,848	61,518	164,316
EMPLOYEES	12,127	32,992	59,389
AVG. HH INCOME	\$93,194	\$116,025	\$117,683

TRAFFIC COUNTS

N. TRADE ST. 14,536 VPD



RETAIL SITE PLAN



TENANT LIST

130: MAIN STREET BUILDING

Suite 1I - 1H	Enzo's Italian Market	4,500 SF
Suite 1G	Nail 3	1,358 SF

131: TOWN SQUARE BUILDING

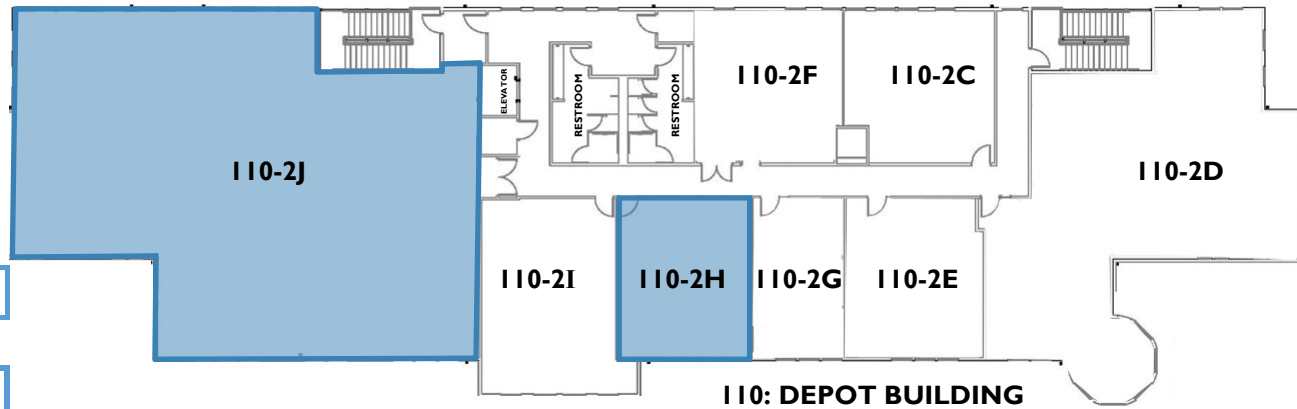
Suite 1B	Cellar & Ale	2,100 SF
Suite 1C	6 Grogs Game Bar	1,480 SF
Suite 1D	Salon 131	1,513 SF
Suite 1E	Royal Café & Creperie	1,529 SF
Suite 1F	Thai Taste	2,250 SF

110: DEPOT BUILDING

Suite 1F	FORMER BANK AVAILABLE	3,300 SF
Suite 1D	Great Harvest Bread Co.	1,585 SF
Suite 1C	Preslar Dry Cleaner	1,700 SF
Suite 1A	Flying Biscuit Café	3,168 SF

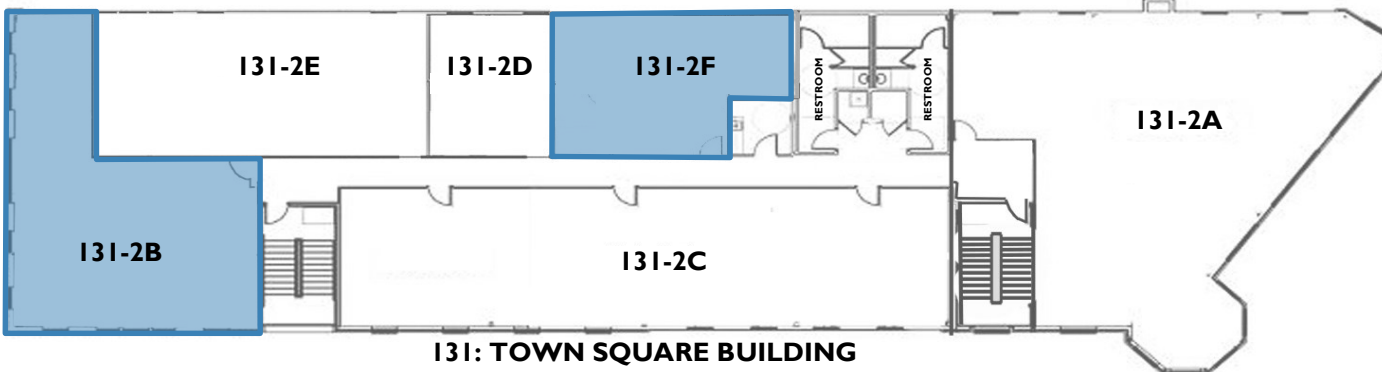
110: DEPOT BUILDING

110 2C	Rutherford Learning	715 SF
110 2D	Pursuit Search Group	2,403 SF
110 2E	Touchpoint Healthcare	699 SF
110 2F	New South Wealth	735 SF
110 2G	New South Wealth	467 SF
110 2H	AVAILABLE	704 SF
110 2I	Nesmith Law Firm	887 SF
110 2J	AVAILABLE	4,560 SF



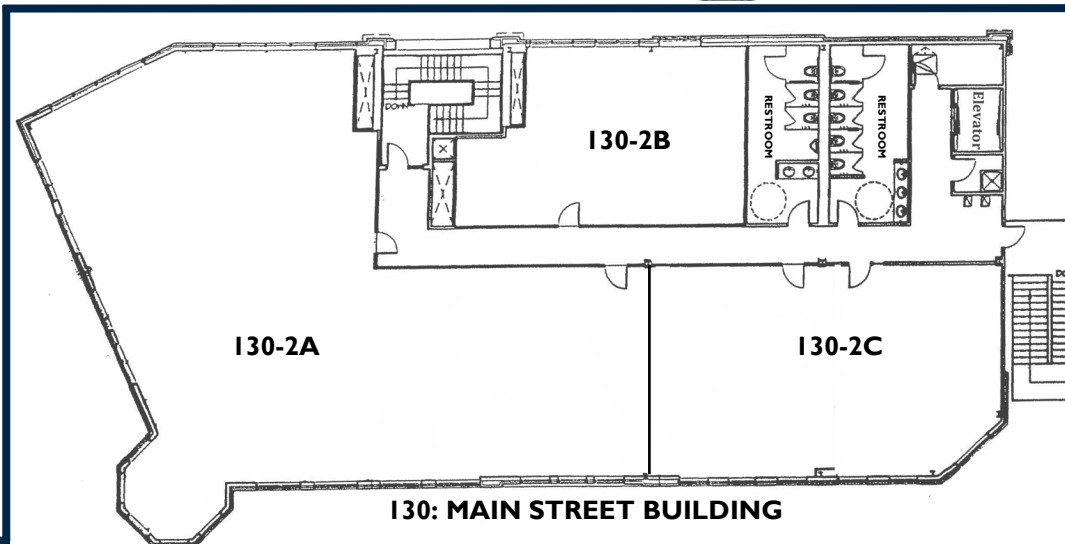
131: TOWN SQUARE BUILDING

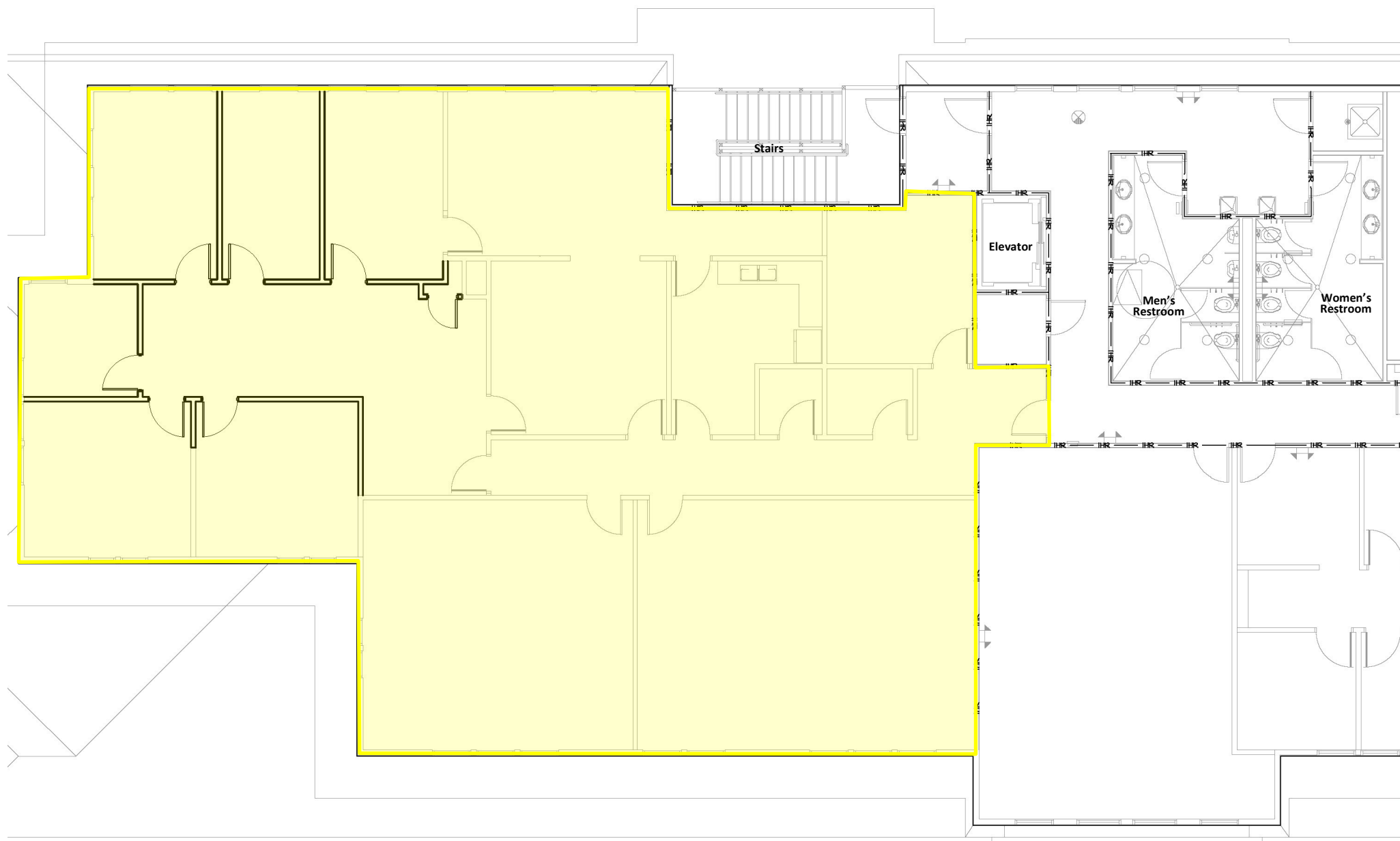
131 2A	Architecture Unlimited	2,422 SF
131 2B	AVAILABLE	1,156 SF
131 2C	Breslin, Young & Slaughter	2,088 SF
131 2D	Savvy Billing Solutions	350 SF
131 2E	Engineered Air	1,200 SF
131 2F	AVAILABLE	714 SF



130: MAIN STREET BUILDING

130 2A	Sapere Wealth Management	3,835 SF
130 2B	Fred Caudill, MD	1,002 SF
130 2C	Quo Vadis	1,573 SF





SUITE 130-2C FLOOR PLAN

