LPA

Lat Purser & Associates, Inc.

MATTHEWS STATION

110 MATTHEWS STATION ST. | MATTHEWS, NC 28105



Lat Purser & Associates, Inc.
4530 Park Road, Suite 410, Charlotte, NC 28209

Thomas Wilkinson
704.519.4205 | thomas.wilkinson@latpurser.com

Property Overview

RETAIL

Fully Leased

OFFICE FOR LEASE

467 - 4,560 SF

- ± 27,000 SF Mixed-Use Shopping Center
- Adjacent to 32,000 SF Mecklenberg County Library & Matthews Town Hall
- Close proximity to HWY 51 & I-485
- Less than 1 Mile from Novant Medical Center

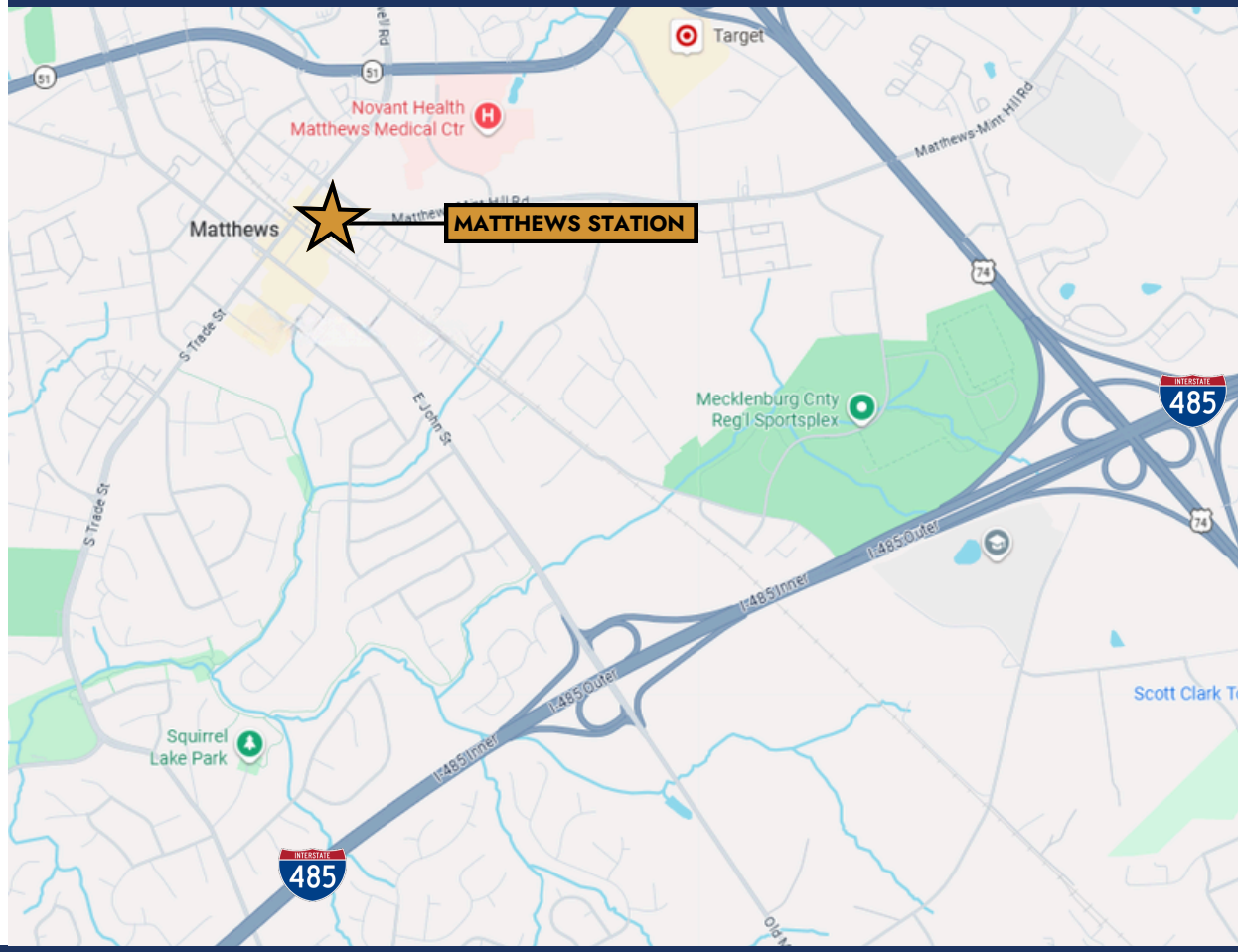
Demographics

	1 Miles	3 Miles	5 Miles
Population	7,536	66,676	174,984
Employees	12,056	33,772	60,464
Avg. HH Income	$112,564	$127,921	$129,534

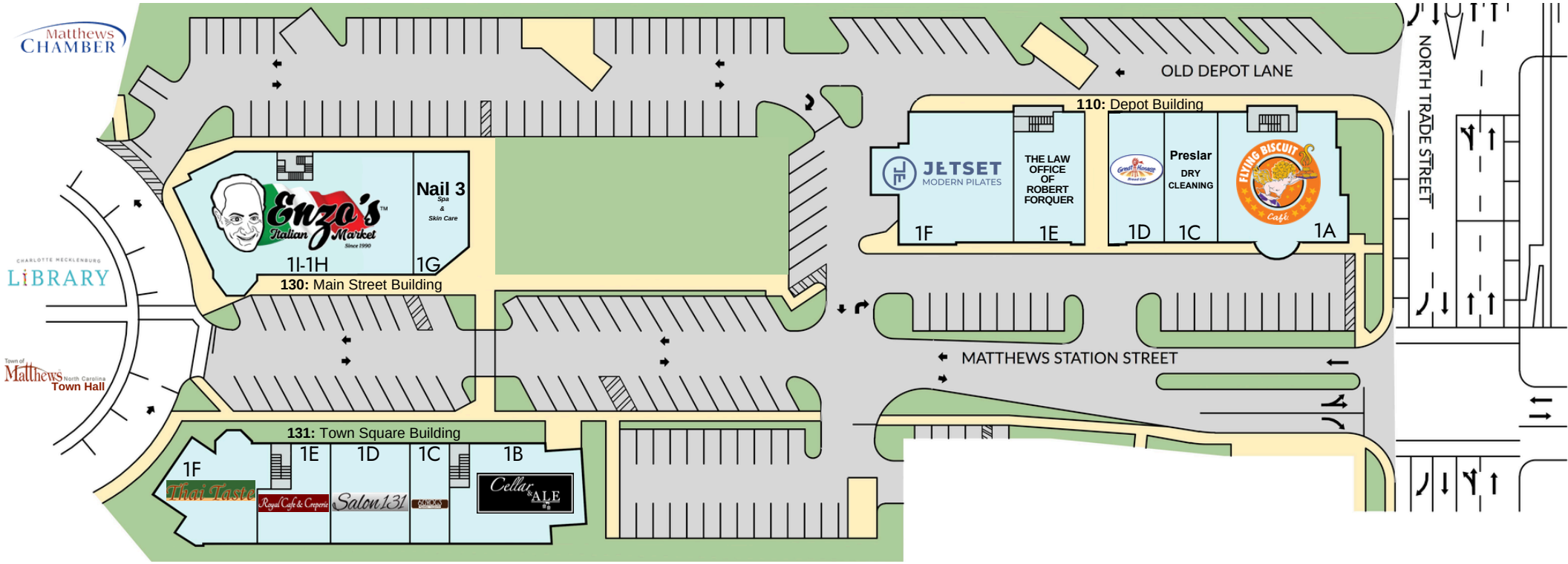
Traffic Counts

- N TRADE ST: 11,000 VPD





Retail Site Plan



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

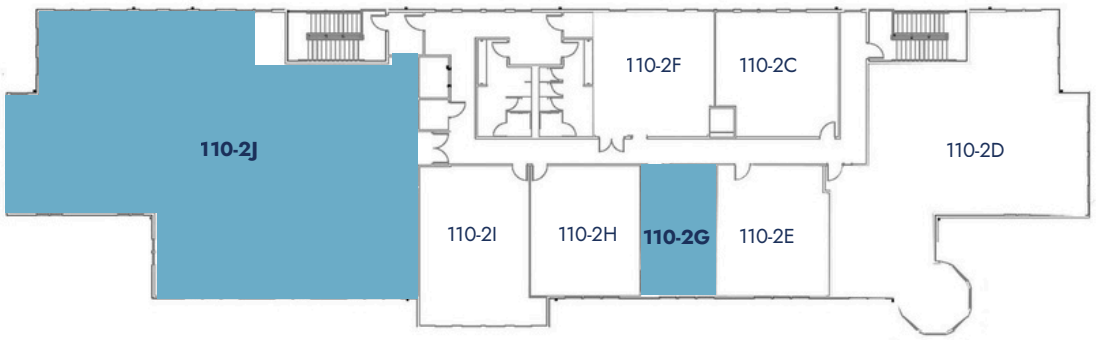
Suite 1B	Cellar & Ale	2,100 SF
Suite 1C	6 Grogs Game Bar	1,480 SF
Suite 1D	Salon 131	1,513 SF
Suite 1E	Royal Café & Creperie	1,529 SF
Suite 1F	Thai Taste	2,250 SF

110
Depot Building

Suite 1F	JetSet Pilates	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

Office Floor Plans

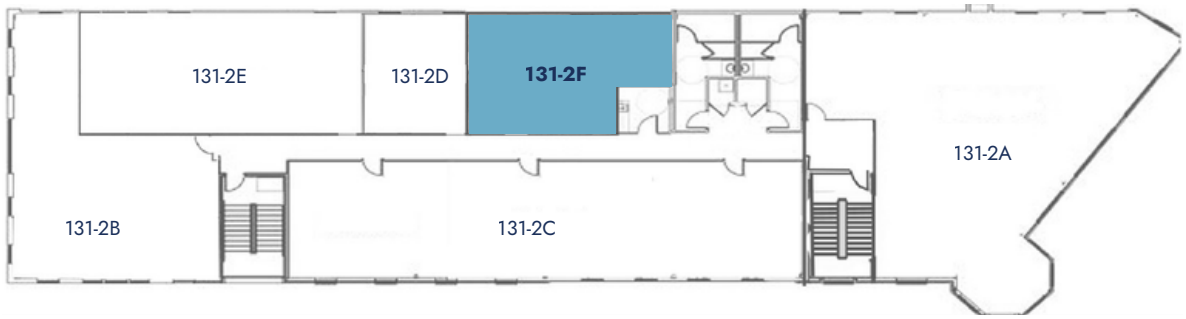
110 Depot Building

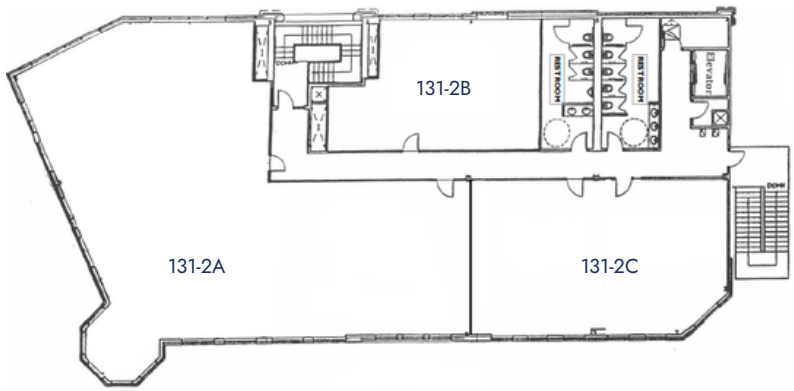


110 2C	Rutherford Learning	715 SF
110 2D	Pursuit Search Group	2,403 SF
110 2E	Touchpoint Healthcare	699 SF
110 2F	Plyler, Long & Corigliano	735 SF
110 2G	**AVAILABLE**	**467 SF**
110 2H	Providence South Counseling	704 SF
110 2I	Nesmith Law Firm	887 SF
110 2J	**AVAILABLE**	**4,560 SF**

131 Town Square Building

131 2A	Architecture Unlimited	2,422 SF
131 2B	Kaya Massage	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**

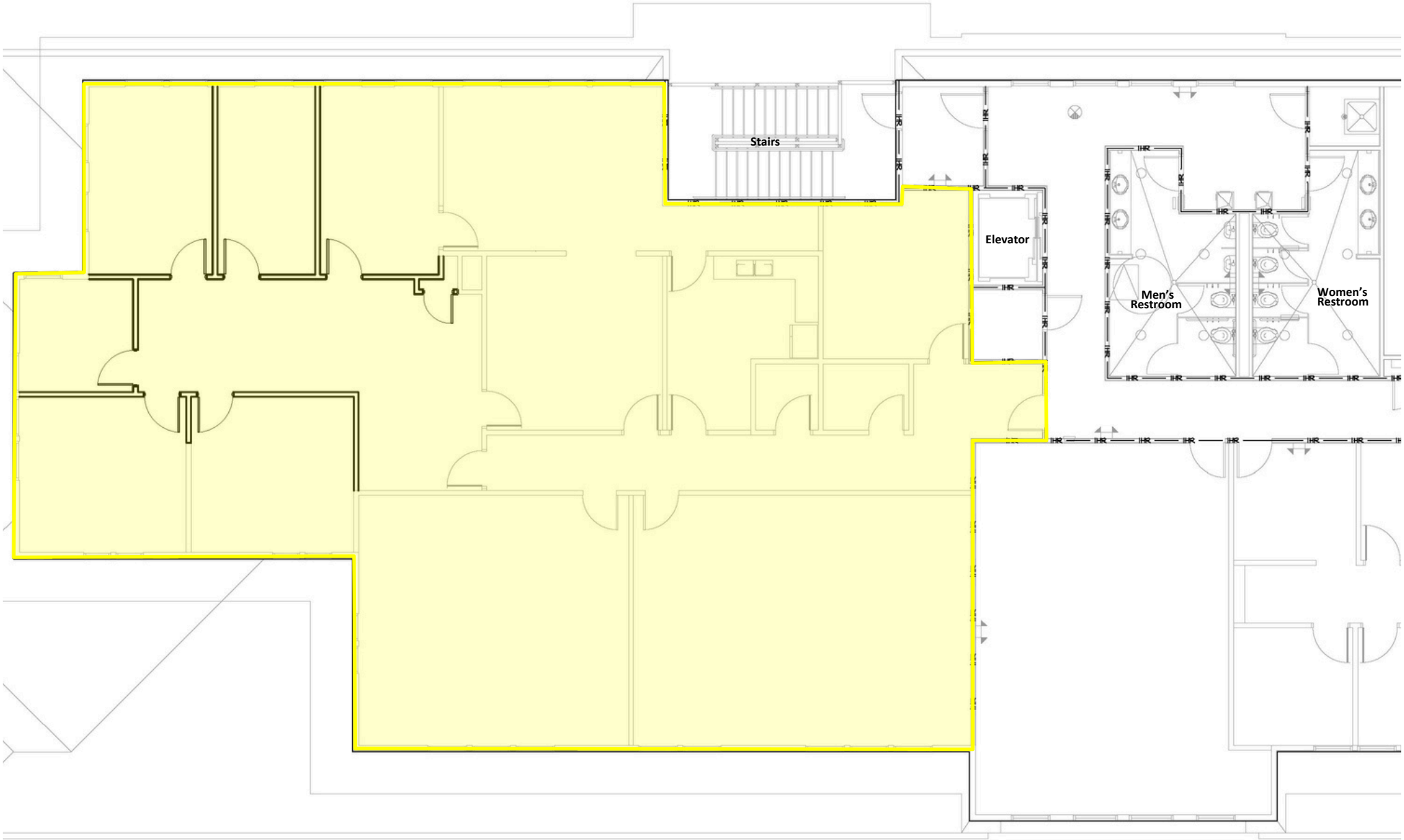




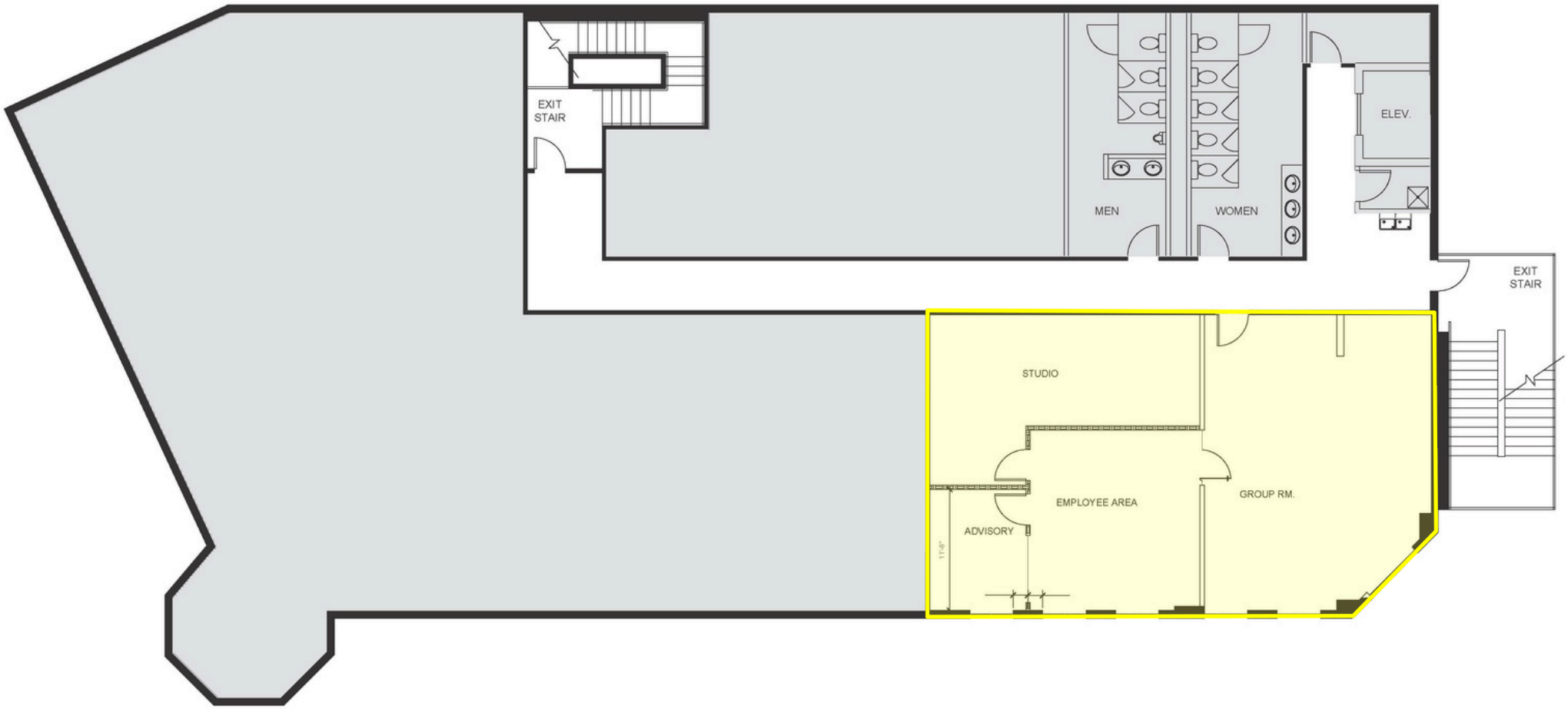
130 Main Street Building

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

130-2J Floor Plan



130-2C Floor Plan











Property Photos







