LPA

Lat Purser & Associates, Inc.

HOODS CROSSROADS

3609 MATTHEWS-MINT HILL RD. | MATTHEWS, NC 28105



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

Justin Caskey
704.519.4261 | justin.caskey@latpurser.com

Property Overview

RETAIL SPACE FOR LEASE

Fully Leased

- ±75,000 SF Food Lion anchored shopping center
- Located at the intersection of Idlewild Rd & NC HWY 51 in the Matthews/ Mint Hill area
- Established surrounding residential community
- ±390 Parking Spaces

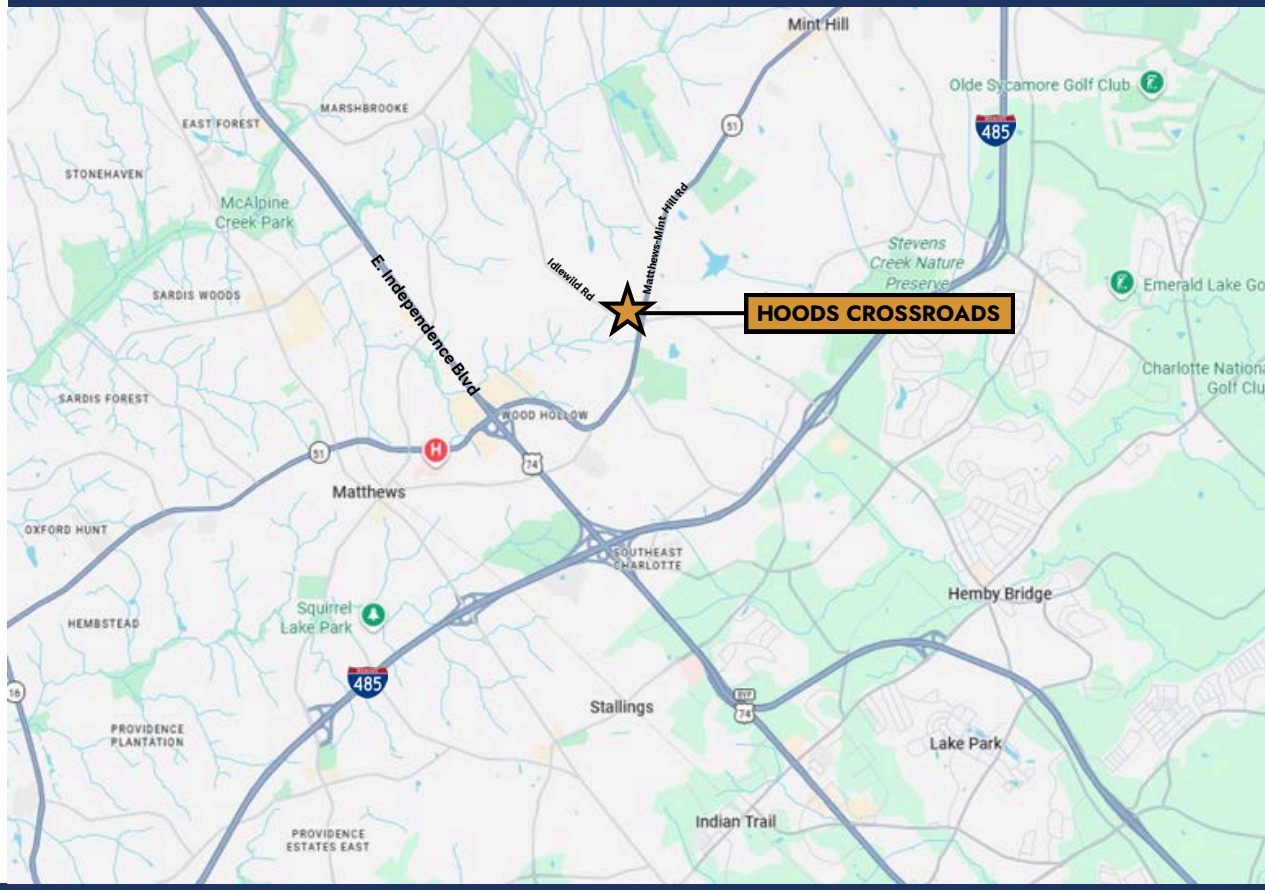
Demographics

	1 Miles	3 Miles	5 Miles
Population	4,054	45,628	157,032
Employees	1,236	28,228	56,982
Avg. HH Income	$129,980	$115,025	$111,856

Traffic Counts

- NC HWY 51: 20,500 VPD





Site Plan



Tenant List & Availability

3501	Jeremiah's Italian Ice	1,852 SF
3509	Izcalli Mexican Restaurant	3,210 SF
3517	The Cleaning Authority	800 SF
3521	Antioch Pizza Shop	1,600 SF
3523	Finishig Touch Hair Salon	800 SF
3525	Idlewood Chiropractic	800 SF
3531	Osaka Japanese Cuisine	2,720 SF

3555-1	Get Me Some Green	1,216 SF
3555-2	Dawson Modern Dentistry	3,865 SF
3601-1	Burn Boot Camp	4,155 SF
3601-2	Signarama	1,641 SF
3601-3	Casa Glow Brazilian Wax	900 SF
3601-4	Top Line Nails	900 SF
3601-5	Prov Testing Center	1,200 SF
3601-6	State Farm	1,200 SF
3563	South Charlotte Animal Hospital	1,920 SF
3565	Boba Cafe of Charlotte	1,268 SF

3607-8	China Express II	1,000 SF
3607-9	SO NewYork Cutz	1,400 SF
3607-10	Regional Finance	1,400 SF
3607-11	Crossroad Cleaners	1,200 SF
3609	Food Lion	30,280 SF
3611	Dollar Tree	9,600 SF

Property Photos







