



10800 Independence Pointe Pkwy

Suite E | Matthews, NC, 28105



Available for Lease

+/- 2,081 SF Office Suite in Matthews, NC

Property Overview

10800 Independence Pointe Pkwy Available for Lease

This move-in-ready space features ample parking in both the front and rear of the building and offers the option to convert +/- 380 SF into a conditioned warehouse space with a commercial loading dock. Conveniently situated just off Highway 74, with easy access to I-485 and Highway 51, the location provides excellent connectivity for a variety of business needs. Ideal for service-based businesses such as plumbers, electricians, painters, and general contractors, the space also suits showrooms, e-commerce operations, technology companies, R&D firms, and online retailers.

Property Details

Address 10800 Independence Pointe Pkwy, Suite E | Matthews, NC, 28105

Square Footage +/- 2,081 SF Available for Lease
Option to convert +/- 380 SF to conditioned warehouse space with a commercial loading dock.

Use Office

Parcel 19329139

Parking Ample

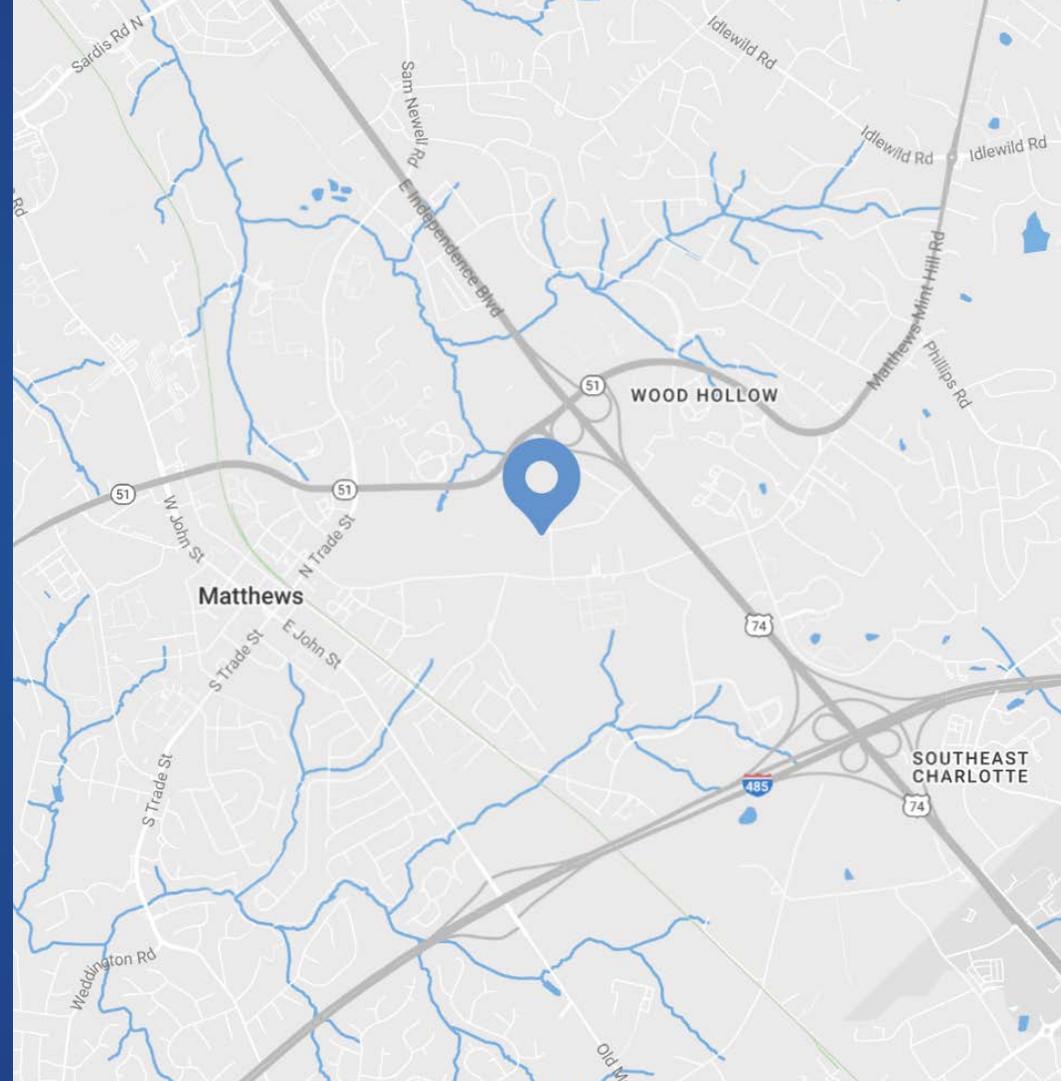
Zoning ML-1(CD)

Traffic Counts Hwy 74 | 52,000 VPD
I-485 | 77,500 VPD

Lease Rate \$16.75 SF Full Service (All utilities, trash, lawncare included)
Security Deposit Required: \$4,682.25

Lease Term 3 Years

Additional Details All tenant improvements or alterations to the space must be approved and completed by the Landlord, at the Tenant's expense



Demographics

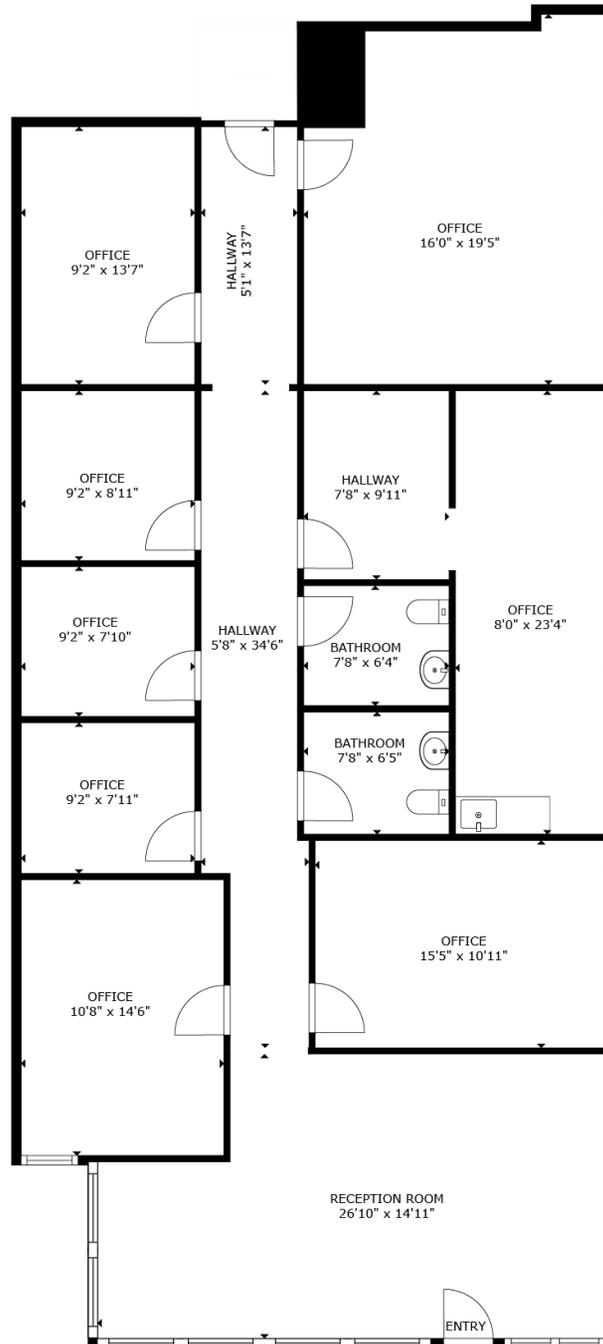
RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	6,648	52,882	167,314
Avg. Household Income	\$103,104	\$134,981	\$141,618
Median Household Income	\$100,487	\$107,492	\$104,368
Households	2,950	21,386	65,285
Daytime Employees	13,327	32,674	60,317

Available

Suite E

+/- 2,081 SF

 Virtual Tour



Property Photos



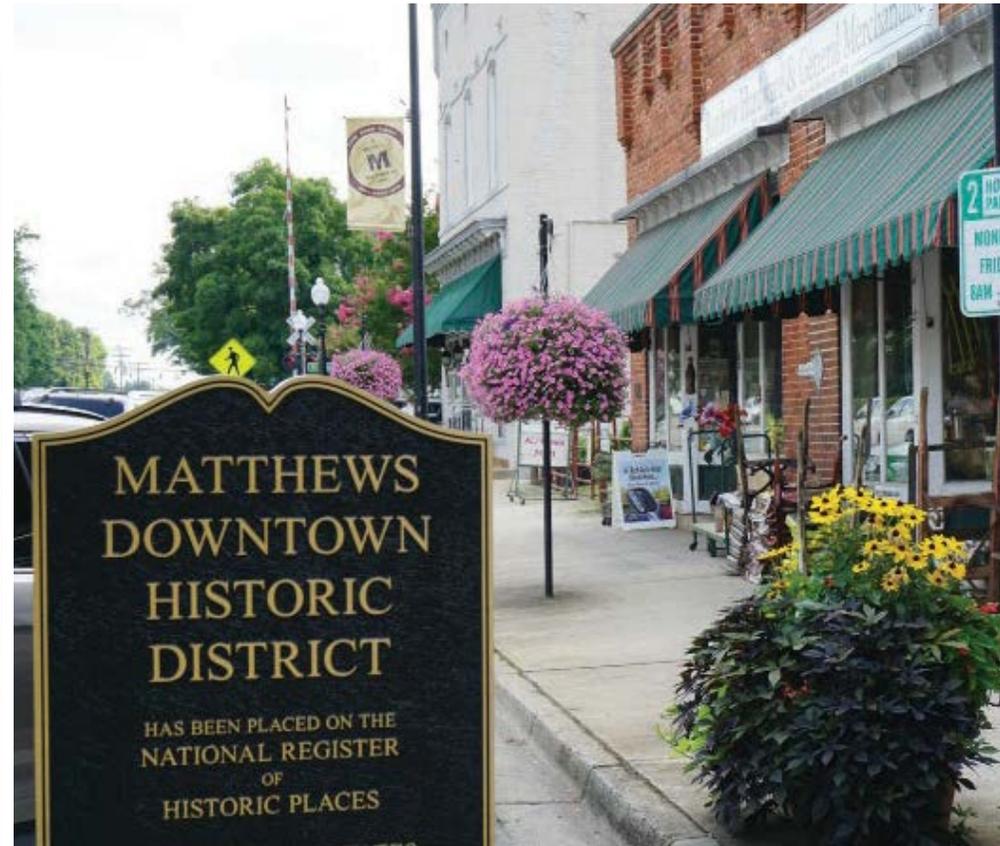
Market Overview



Matthews

North Carolina

Matthews, situated between Charlotte and Union County, is an ideal business location with a mix of city amenities and small-town charm. Matthews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. Recognized for safety and family appeal, it consistently ranks among the best places to live. Recently an influx of retailers have moved into the neighborhood including: Mac's Speed Shop, Temple Mojo Growler Shop, Artful Gourmet Burgers, Umani Sushi, Seaboard Brewing, Jekyll and Hyde Brewpub. With its affordability compared to other Charlotte submarkets, is becoming a smart choice for businesses, set to evolve further with additions like Ames Station in Downtown





Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.