



MATTHEWS STATION

110 MATTHEWS STATION ST.
MATTHEWS, NC 28105

Office Available for lease:

714 - 2,422 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



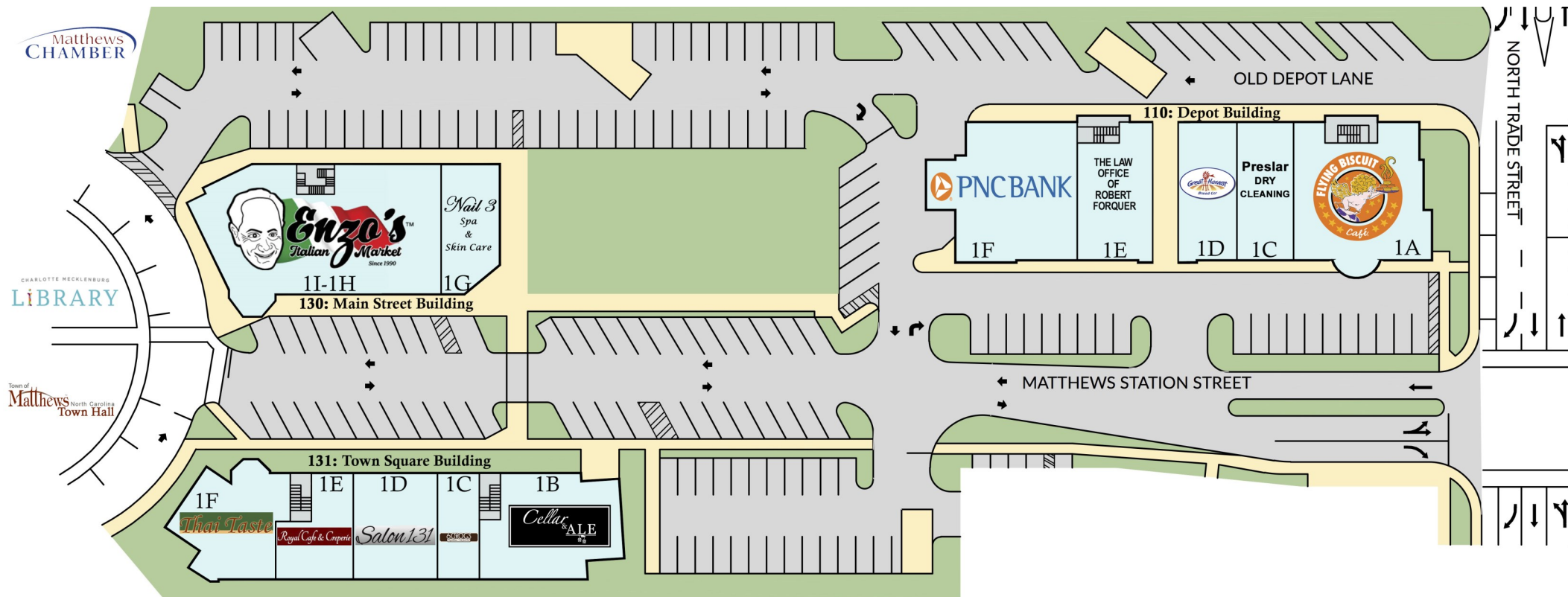
DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	6,654	61,360	164,276
DAYTIME POP.	14,190	34,977	62,118
AVG. HH INCOME	\$73,059	\$97,748	\$97,643

TRAFFIC COUNTS

HWY 51 29,000 VPD



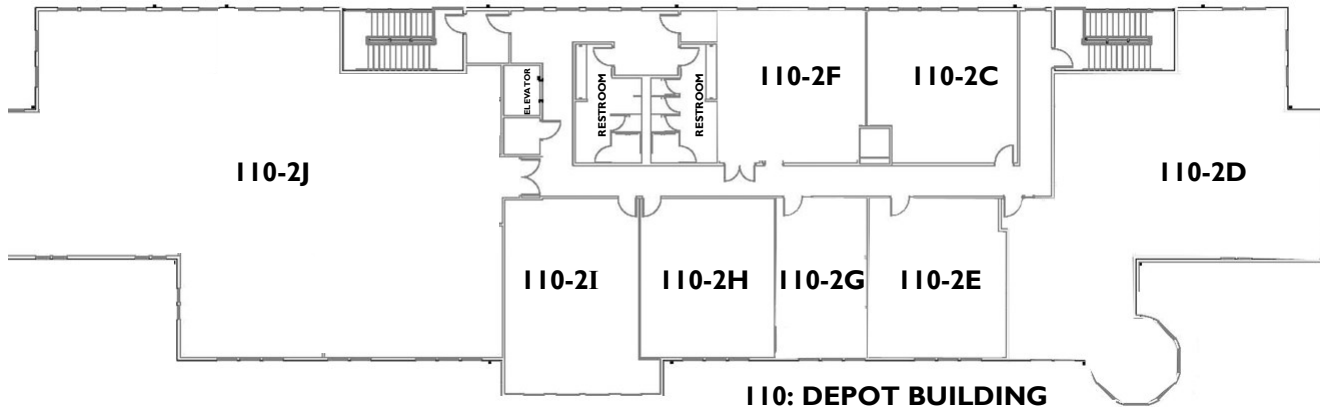


TENANT LIST

130: MAIN STREET BUILDING			110: DEPOT BUILDING		
Suite 11 - 1H	Enzo's Italian Market	4,500 SF	Suite 1F	PNC Bank	3,300 SF
Suite 1G	Nail 3	1,358 SF	Suite 1D	Great Harvest Bread Co.	1,585 SF
131: TOWN SQUARE BUILDING			Suite 1C	Preslar Dry Cleaner	1,700 SF
Suite 1B	Cellar & Ale	2,100 SF	Suite 1A	Flying Biscuit Café	3,168 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			

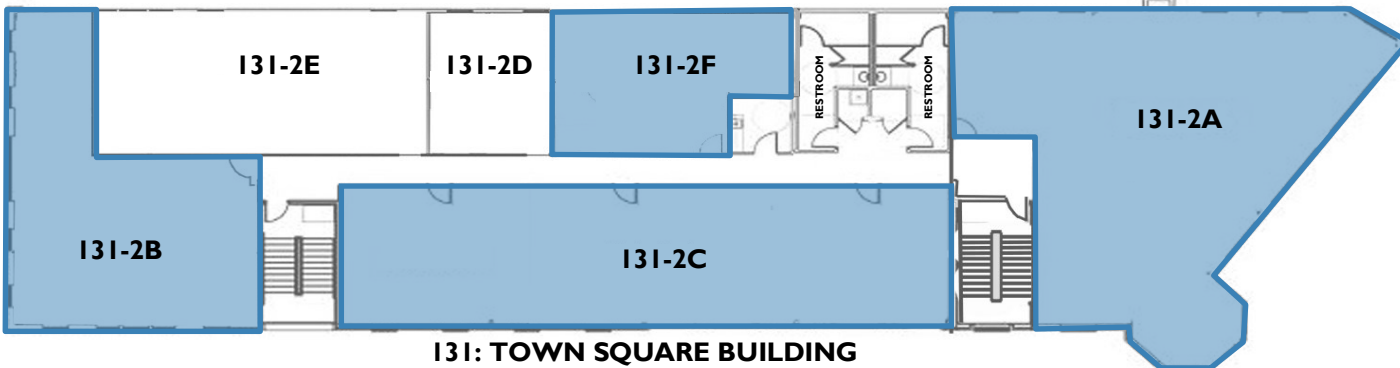
110: DEPOT BUILDING

110 2C	The Recovery Lounge	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	New South Wealth	467 SF
110 2H	Providence South Counseling	704 SF
110 2I	Nesmith Law Firm	887 SF
110 2J	Buffalo Jackson	4,560 SF



131: TOWN SQUARE BUILDING

131 2A	AVAILABLE	2,422 SF
131 2B	AVAILABLE	1,156 SF
131 2C	AVAILABLE	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

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

