

# NC MATTHEWS – CHARLOTTE MSA PAD SITE



11025 EAST INDEPENDENCE BOULEVARD, MATTHEWS, NC 28105



## OFFERING SUMMARY

County	Mecklenburg
Lease Rate	Contact Broker for Details
Lot Size	1.33 Acres
Zoning	Commercial
Traffic Count	58,000 AADT
Traffic Street	Hwy 74
Best Use	Retail, Medical Office, Bank, Light Industrial, Restaurant

## PROPERTY HIGHLIGHTS

- 1.33 acre outparcel for sale, lease or build to suit with direct access and excellent visibility from East Independence Blvd
- Located on the busiest, non-highway road in North Carolina adjacent to Golden Corral
- Dense residential area with high average household incomes and employment density
- In close proximity to Presbyterian Matthews Hospital (102 beds), Butler High School (2,300 Students/134 teachers), and Crestdale Middle School (1,008 students/55 teachers)
- Area retailers include Costco, Sam's Club, Target, Lowe's Home Improvement, Home Depot, Dick's Sporting Goods, Marshalls, Kohl's, PetSmart, Bed Bath & Beyond, Hobby Lobby, hhgregg, Old Navy, AC Moore

## DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	16,460	51,279	99,149
Total Population	41,891	134,872	258,099
Average HH Income	\$81,192	\$82,372	\$80,739