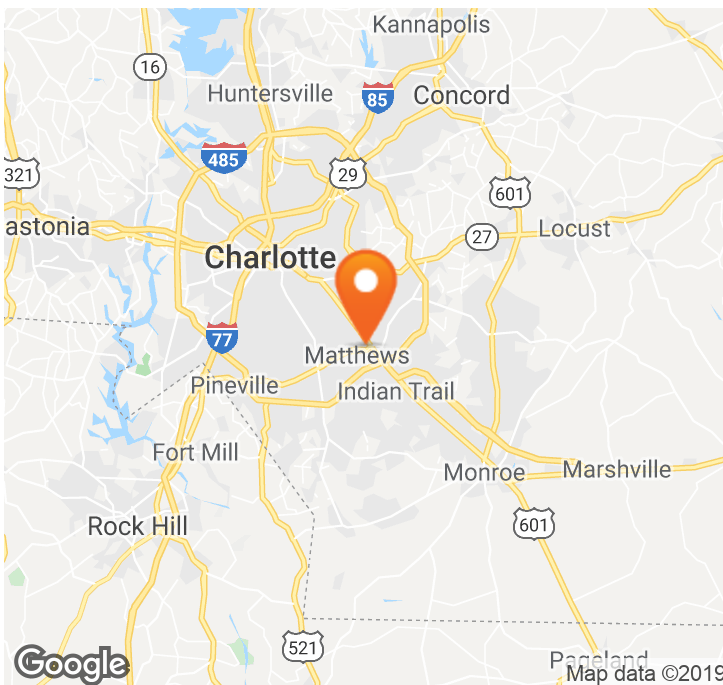


# MATTHEWS TOWNSHIP SHOPPING CENTER

1811 Matthews Township Parkway, Matthews, NC 28105

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

128,651 SF neighborhood center anchored by Harris Teeter and Stein Mart

### PROPERTY HIGHLIGHTS

- Located at the intersection of Independence Blvd (US-74) and Matthews Township Pkwy
- Area Retailers: Lowe's Home Improvement, Costco, Guitar Center, Kohl's, Sam's Club, JCPenney, Office Depot, Target, Kirkland's, A.C. Moore, Hobby Lobby and Marshalls
- Traffic Counts: Independence Blvd - 58,000 AADT; Matthews Township Pkwy - 29,000 AADT

### DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
2018 Population	52,551	166,304	310,169
2018 Daytime Population	40,590	70,922	115,143
2018 Median HH Income	\$70,109	\$70,435	\$68,780

### EXCLUSIVE AGENT(S)

DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455

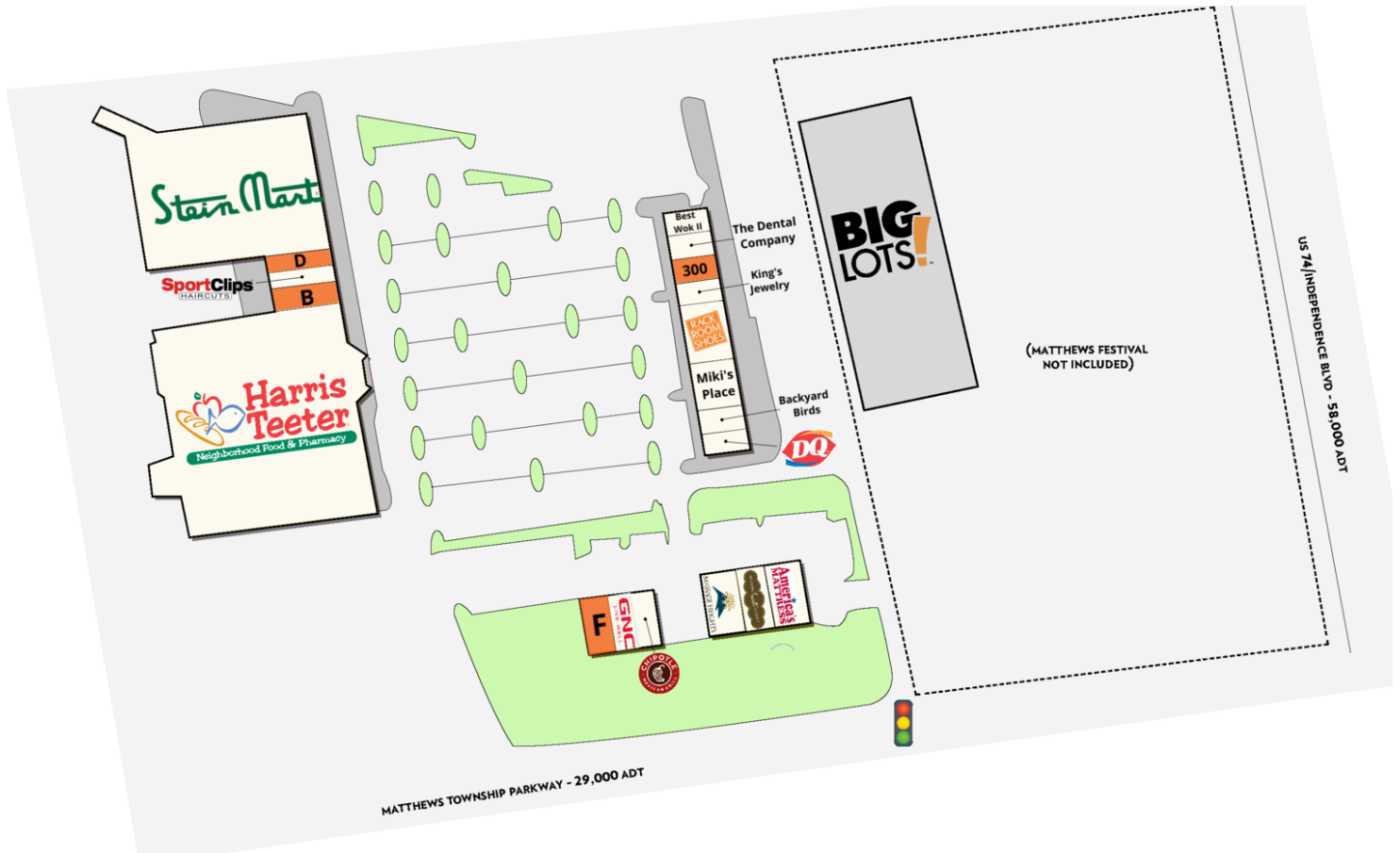
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## SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
B	Available	3,010 SF	5	Harris Teeter	58,453 SF	600	Miki's Place	2,500 SF
C	SportClips	1,050 SF	100	Best Wok II	1,500 SF	800	Backyard Birds	1,200 SF
D	Available	1,050 SF	200	The Dental Company	2,500 SF	900	Dairy Queen	1,240 SF
F	Available	1,500 SF	300	Available	880 SF	1000	America's Mattress	3,000 SF
G	GNC	1,800 SF	400	King's Jewelry	880 SF	1100	Nothing Bundt Cakes	2,143 SF
H	Chipotle	2,300 SF	500	Rack Room Shoes	5,300 SF	1200	Massage Heights	2,345 SF
1	Stein Mart	36,000 SF						

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