

# 324 NORTH TRADE ST

MATTHEWS, NORTH CAROLINA 28105

*Available for Lease*

1,356 SF OFFICE SPACE AVAILABLE  
CONVENIENTLY LOCATED IN DOWNTOWN MATTHEWS



CONTACT FOR DETAILS

JOSH BEAVER

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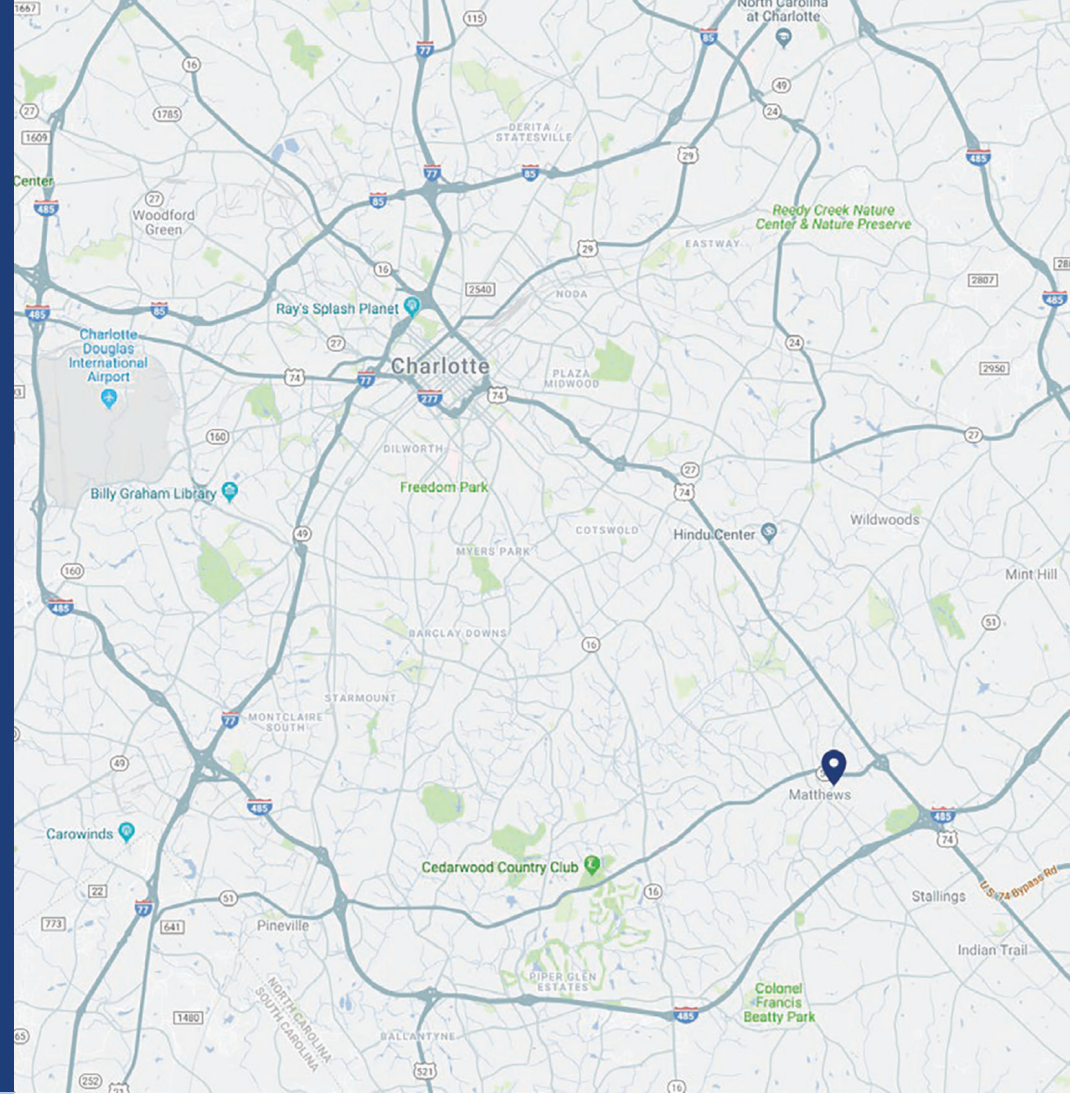
## PROPERTY OVERVIEW

# 324 NORTH TRADE STREET

+/- 1,356 SF office space for lease at 324 North Trade Street is conveniently located in Downtown Matthews with easy access to Hwy 51, I-485, Matthews Hospital and other amenities. The building is anchored by Truliant Federal Credit Union.

## PROPERTY DETAILS

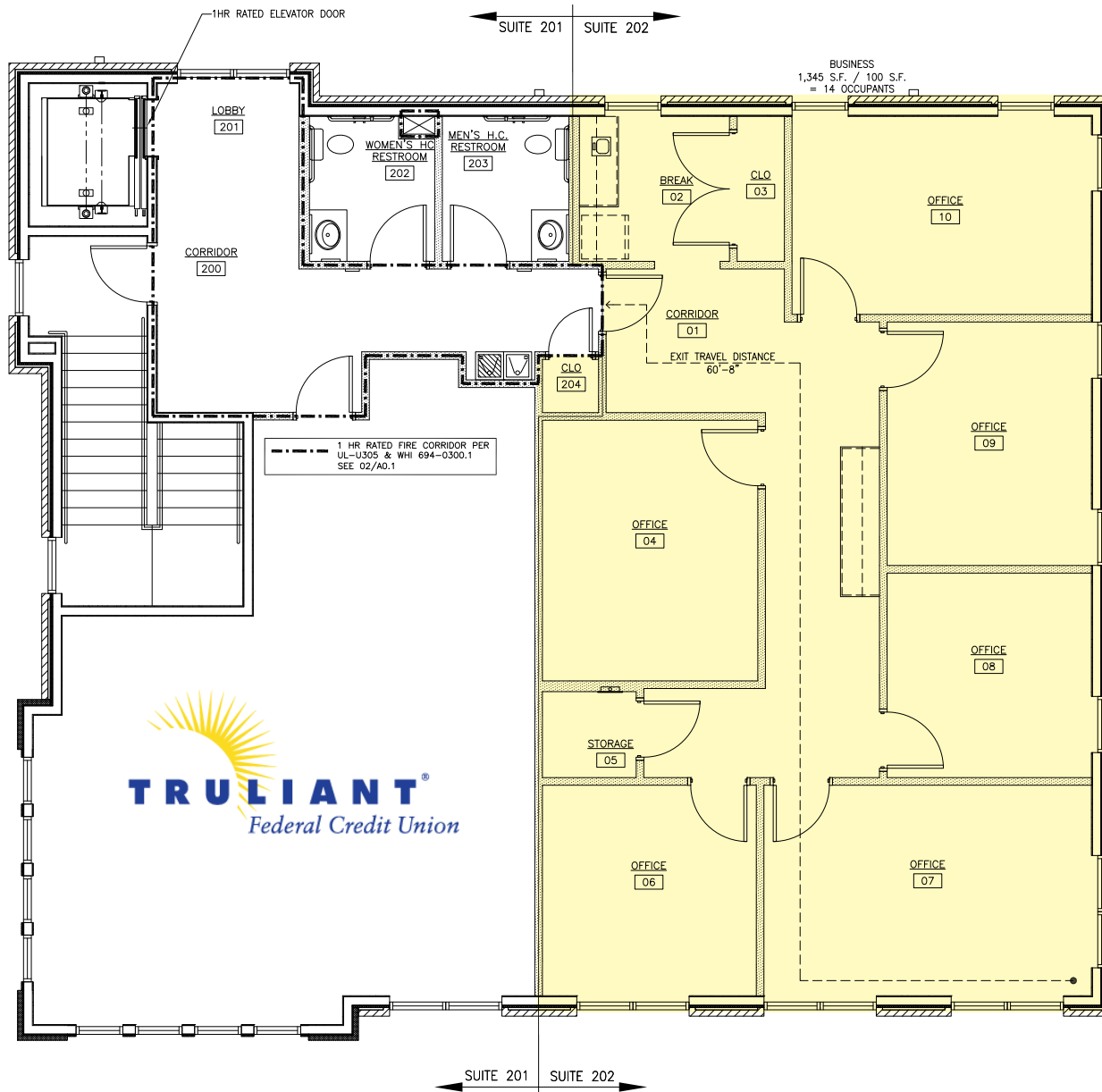
<b>Address</b>	324 North Trade Street Matthews, North Carolina 28105
<b>Available SF</b>	+/- 1,356 SF Office for Lease
<b>Parking</b>	Ample parking
<b>Access</b>	Easy access to Hwy 51 and I-485
<b>Traffic Counts</b>	North Trade Street   15,500 VPD
<b>Leasing Details</b>	\$18/SF NNN
<b>Additional Notes</b>	Elevator access



## DEMOGRAPHICS

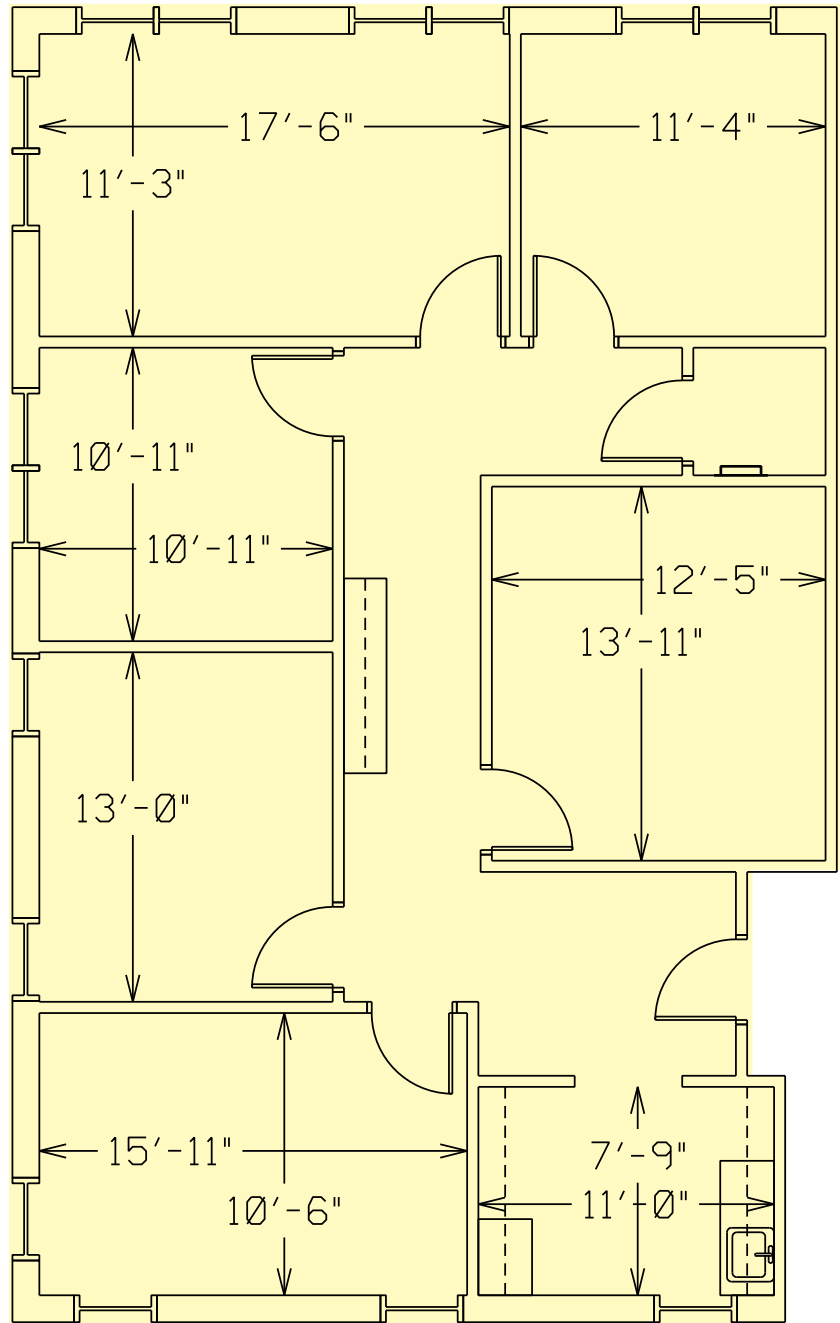
RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	6,651	61,097	167,800
<b>Avg. Household Income</b>	\$82,711	\$108,650	\$110,329
<b>Median Household Income</b>	\$57,625	\$79,334	\$79,720
<b>Households</b>	2,967	24,198	64,461
<b>Daytime Employees</b>	15,476	34,479	60,384

# FLOOR PLAN



TENANT ROSTER		
201	Truliant Federal Credit Union	788 SF
202	AVAILABLE	1,356 SF

FLOOR PLAN

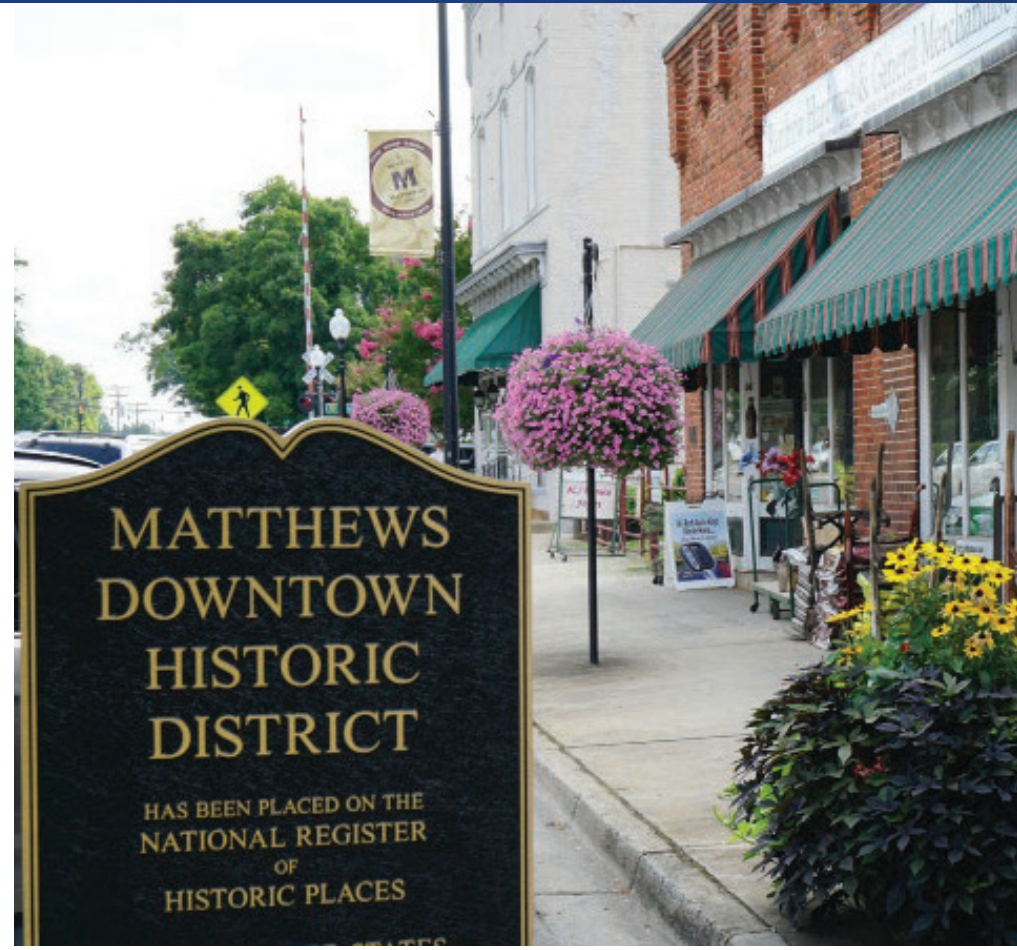


324 N TRADE ST  
SUITE 202  
MATTHEWS NC  
1,356 USF

# MATTHEWS NORTH CAROLINA

Nestled between Charlotte and Union County, Matthews offers big city amenities with a small-town feel. Annual festivals, family-friendly entertainment and plenty of recreational amenities have made it one of the most desired locations in the region. Downtown Matthews is a vibrant destination buzzing with nightlife, exciting restaurants, and shopping.

Consistently ranked as one of the safest places to live, and one of the best places to raise a family, Matthews has much to offer, yet maintains the small town feel that draw so many people here.



# MARKET OVERVIEW





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**THE NICHOLS COMPANY**

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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.