

2 Pad Sites Available for Ground Lease

NW Corner Matthews Township Pkwy (Hwy 51)
& Sam Newell Rd, Matthews, NC



Availability & Highlights

- ◆ 3.27+/- Acres
- ◆ 2 Pads Available
- ◆ Ground Lease
- ◆ Excellent Visibility
- ◆ Signalized Intersection
- ◆ Double Road Frontage
- ◆ Within 1 - 2 miles of Hwy 74 & I-485
- ◆ Located near major retail, restaurants & banking
- ◆ Commercial uses could include fast food, specialty grocery, convenience store, gas, etc.

For additional information, please contact:

Phil Chambers

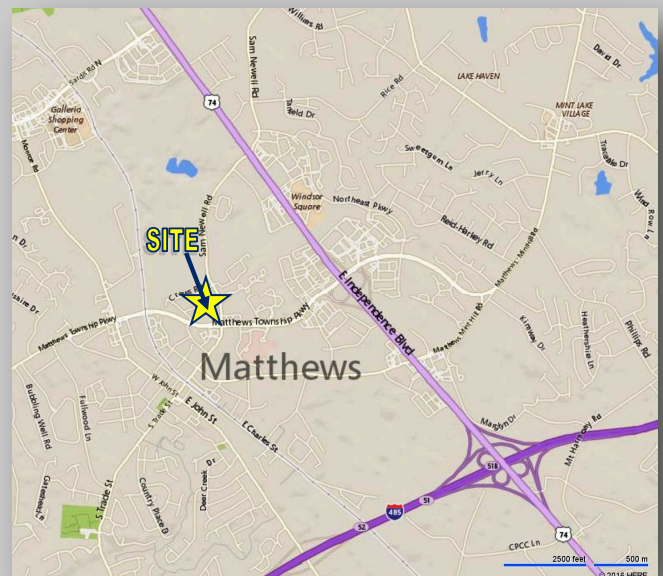
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Matthews NC 28105



Demographics			
Radius (miles)	One	Three	Five
Population	4,075	57,884	162,248
Employee Pop.	15,636	35,249	60,703
Avg. HH Income	\$64,127	\$90,947	\$94,815
Med. HH Income	\$46,615	\$63,227	\$65,458

Traffic	vehicles per day
Hwy. 51	29,000
Sam Newell Rd.	12,000