



MATTHEWS FESTIVAL

10400 E. Independence Blvd
 Matthews, NC 28105

Longitude: -80.70729
Latitude: 35.12764

LEASING CONTACT

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SHOPPING CENTER HIGHLIGHTS

Matthews Festival is located at the busy intersection of E. Independence Blvd. and Matthews Township Parkway, just 11 miles southeast of Charlotte. Several entrances provide easy access with ample parking available. Major tenants include Big Lots, MOD Pizza, Metro Diner, Merle Norman Cosmetics and Sola Salons. Surrounding the center are many national tenants including Home Depot, Steinmart and Harris Teeter who draw a great amount of traffic to the area.

Demographics	3 Mile	5 Mile	10 Mile
Population	51,223	160,503	578,051
Projected	56,654	175,718	633,163
Avg. HH Income	\$86,79	\$89,012	\$91,832
Med. HH Income	\$62,054	\$63,051	\$59,616



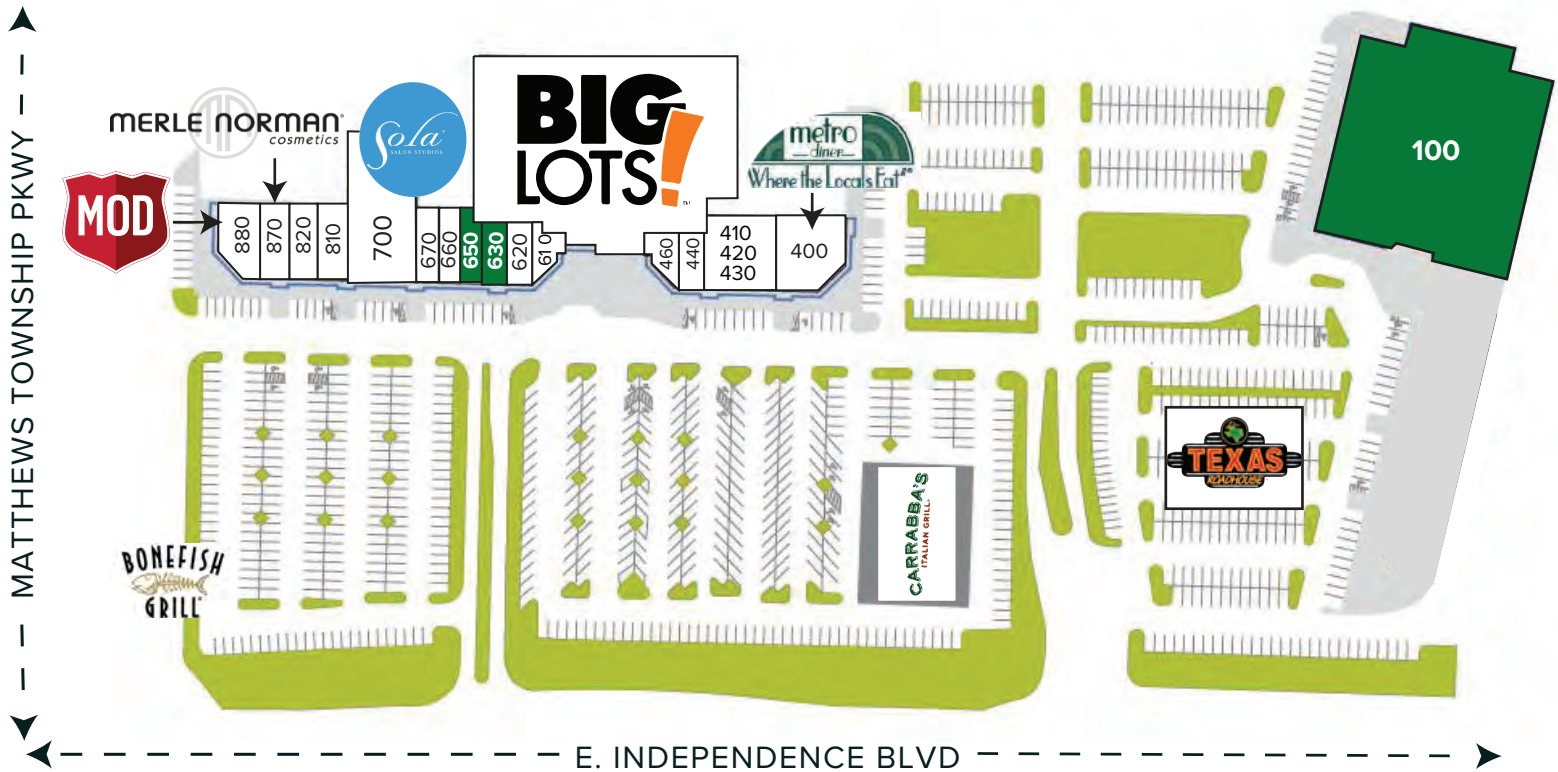
GLA: 127,817 SF



55,000+ VPD



+ - 919 PARKING SPACES



Tenant Key

400	Metro Diner	5,000 SF	620	Miracle Ear	1,100 SF	810	ILoveKickboxing	2,687 SF
410-430	Mr. Tokyo Japanese	4,721 SF	630	AVAILABLE	1,222 SF	820	Lendmark Financial	1,400 SF
440	OM Barber & Threading	800 SF	650	AVAILABLE	1,200 SF	870	Merle Norman	1,578 SF
460	Smart Phone City	400 SF	660	Sweet Honey Brazilian Wax	1,600 SF	880	MOD Pizza	2,530 SF
500	Big Lots	40,526 SF	670	Bark 5th Avenue	1,260 SF	100	AVAILABLE	37,176 SF
610	Your CBD Source	1,260 SF	700	Sola Salons	8,640 SF	OP	Texas Roadhouse	

Notice of disclaimer: Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.

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