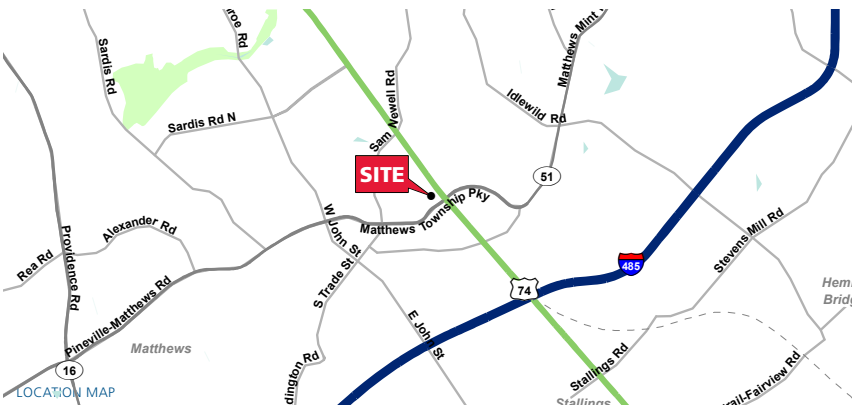
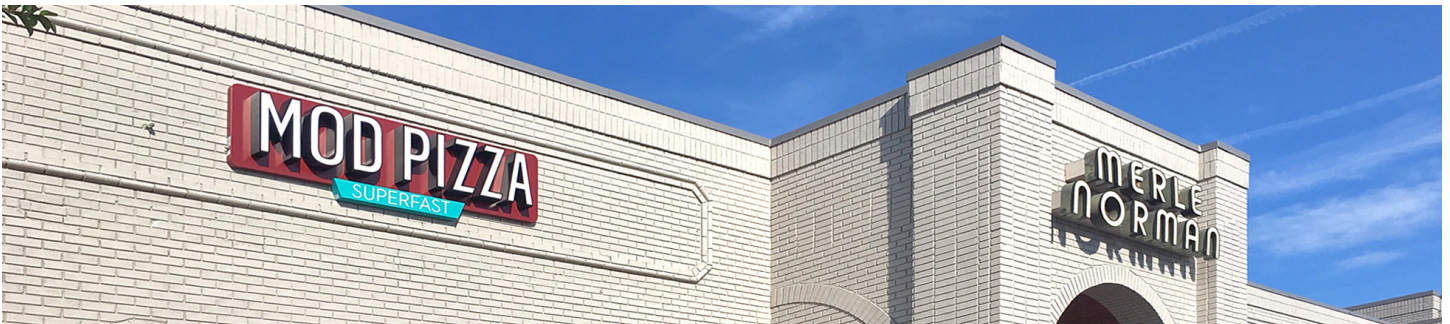




**MATTHEWS FESTIVAL**

10412 E. INDEPENDENCE BLVD. | MATTHEWS, NORTH CAROLINA



**LEASE INFORMATION**

LEASE PRICE: Please Call for Details  
SPACE AVAILABLE: - 1,260 to 2,687 SF  
- Anchor Position

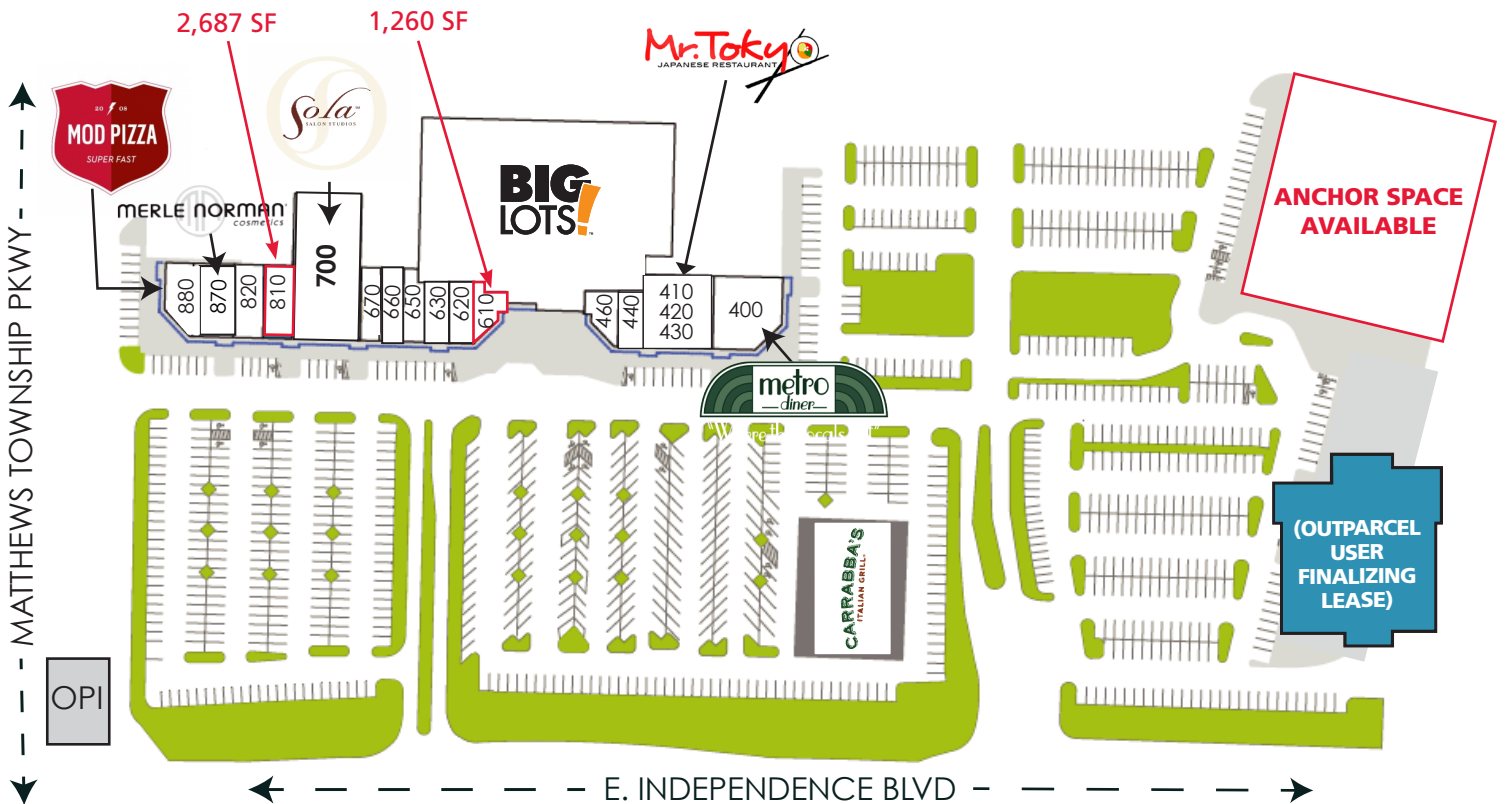
**PROPERTY INFORMATION**

The subject property is a 127,000 square foot center located on the Northwest corner of Independence Boulevard and Pineville-Matthews Road in Matthews, NC. Matthews Festival is well positioned retail within the development offering two access points on Highway 74 and signalized access on Highway 51. The center fronts The Home Depot, Stein Mart, and Harris Teeter.

DEMOGRAPHICS (2016)	1 MILE	3 MILE	5 MILE
POPULATION	5,456	51,235	161,850
AVERAGE HH INCOME	\$64,256	\$79,806	\$84,467
MEDIAN HH INCOME	\$52,488	\$66,211	\$69,485
BUSINESS ESTABLISHMENTS	1,036	3,356	6,662
DAYTIME EMPLOYMENT	12,357	32,166	56,978

# MATTHEWS FESTIVAL

10416 E. INDEPENDENCE BLVD. | MATTHEWS, NORTH CAROLINA



- |                                 |                                 |
|---------------------------------|---------------------------------|
| 400 - Metro Diner               | 660 - Finders Keepers           |
| 410/430 - Mr Tokyo              | 670 - Barks 5th Avenue          |
| 440 - Nail Bar                  | 700 - Sola Salon                |
| 460 - Alterations and Cleaners  | <b>810 - AVAILABLE 2,687 SF</b> |
| 500 - Big Lots                  | 820 - Springleaf Financial      |
| <b>610 - AVAILABLE 1,260 SF</b> | 870 - Merle Norman              |
| 620 - Miracle Ear               | 880 - MOD Pizza                 |
| 630 - Tamarind Indian Cuisine   |                                 |
| 650 - Blade Runner Hair         |                                 |

## TRAFFIC COUNTS 2016 (NCDOT)

- 48,000 VPD on E. Independence Blvd.
- 26,000 VPD on Matthews Township Parkway

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