

FOR LEASE

MATTHEWS FESTIVAL

10412 E. INDEPENDENCE BLVD. | MATTHEWS, NORTH CAROLINA









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

LEASE INFORMATION

LEASE PRICE: Please Call for Details

SPACE AVAILABLE: - 1,260 to 2,687 SF

- Anchor Position

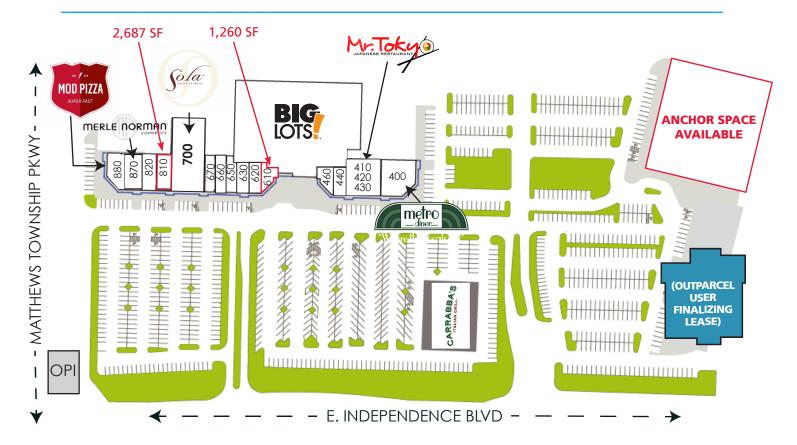
PROPERTY INFORMATION

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.

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 644-4583 | Fax (704) 973-0737 Bryan Wyker | bwyker@providencegroup.com | www.providencegroup.com

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400 - Metro Diner

410/430 - Mr Tokyo

440 - Nail Bar

460 - Alterations and Cleaners

500 - Big Lots

610 - AVAILABLE 1,260 SF

620 - Miracle Ear

630 - Tamarind Indian Cuisine

650 - Blade Runner Hair

660 - Finders Keepers

670 - Barks 5th Avenue

700 - Sola Salon

810 - AVAILABLE 2,687 SF

820 - Springleaf Financial

870 - Merle Norman

880 - MOD Pizza

TRAFFIC COUNTS 2016 (NCDOT)

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

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