



MATTHEWS STATION

110 MATTHEWS STATION ST.
MATTHEWS, NC

1,357 SF RETAIL AVAILABLE

714 - 1,573 SF OFFICE AVAILABLE

- ◆ ±27,000 SF MIXED-USE SHOPPING CENTER
- ◆ ADJACENT TO 32,000 SF MECKLENBURG COUNTY LIBRARY AND MATTHEWS TOWN HALL
- ◆ CLOSE PROXIMITY TO HWY 51 & I-485
- ◆ LESS THAN 1 MILE FROM NOVANT MEDICAL CENTER



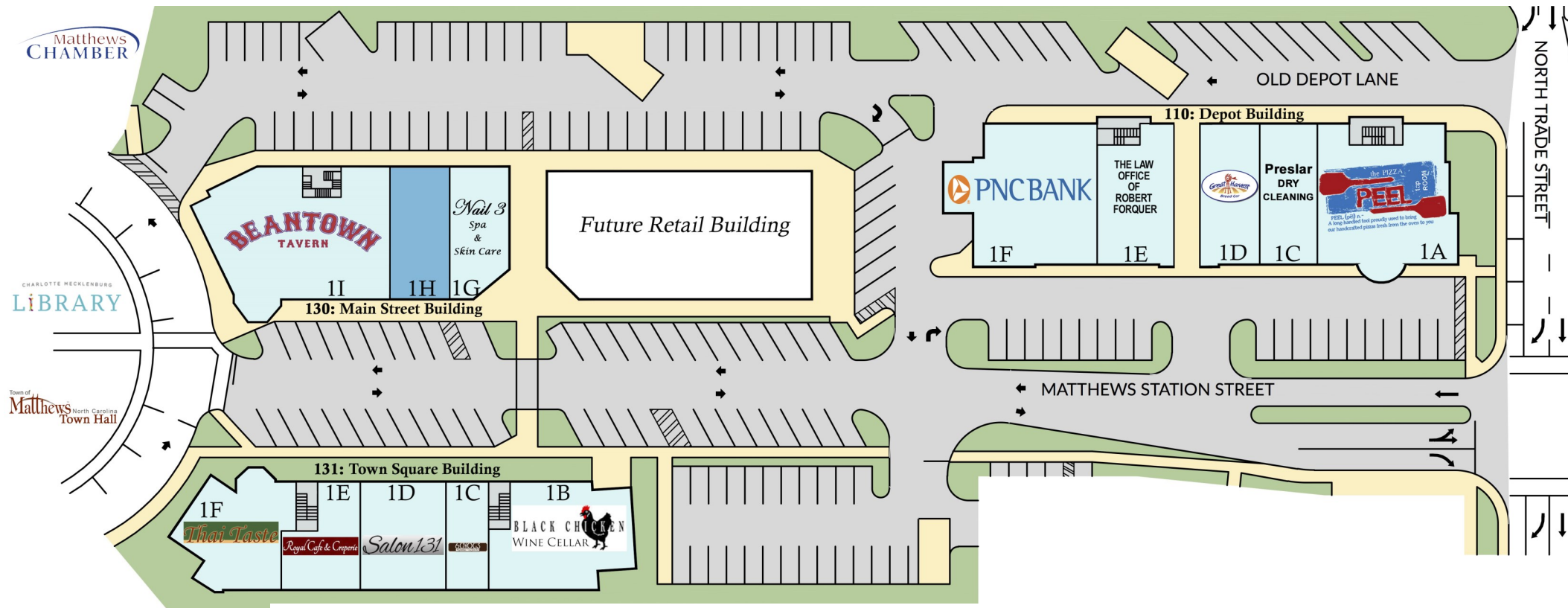
DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	6,654	61,360	164,276
DAYTIME POP.	14,190	34,977	62,118
AVG. HH INCOME	\$73,059	\$97,748	\$97,643

TRAFFIC COUNTS

HWY 51 29,000 VPD



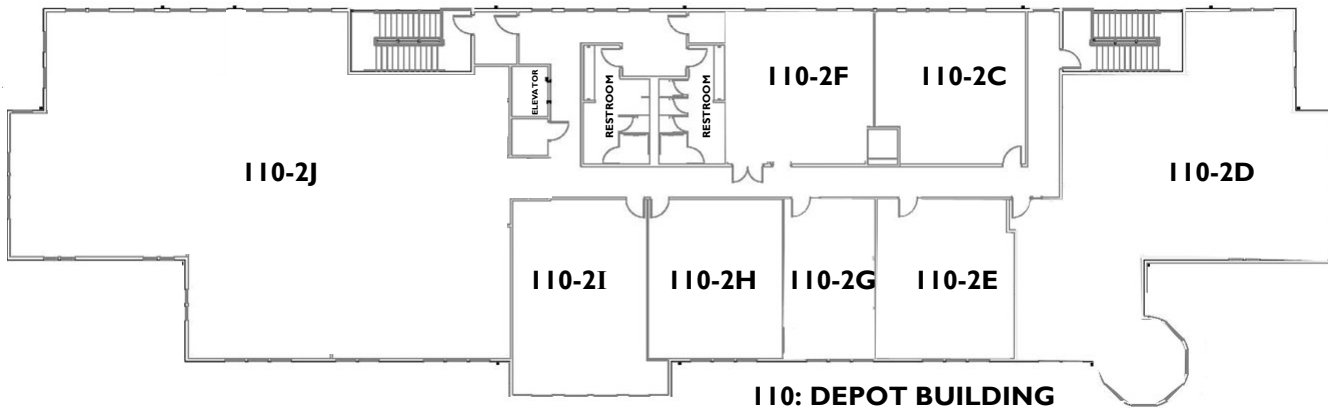


TENANT LIST

130: MAIN STREET BUILDING			110: DEPOT BUILDING		
SUITE II	BEANTOWN TAVERN	4,500 SF	SUITE 1F	PNC BANK	3,300 SF
SUITE IH	AVAILABLE	1,357 SF	SUITE 1E	LAW OFFICE OF ROBERT FORQUER	1,554 SF
SUITE IG	NAIL 3	1,358 SF	SUITE 1D	GREAT HARVEST BREAD CO.	1,585 SF
131: TOWN SQUARE BUILDING			SUITE 1C	PRESLAR DRY CLEANER	1,700 SF
SUITE 1B	BLACK CHICKEN WINE CELLAR	2,100 SF	SUITE 1A	PIZZA PEEL	3,168 SF
SUITE 1C	6 GROGS GAME BAR	1,480 SF			
SUITE 1D	SALON 131	1,513 SF			
SUITE 1E	ROYAL CAFÉ & CREPERIE	1,529 SF			
SUITE 1F	THAI TASTE	2,250 SF			

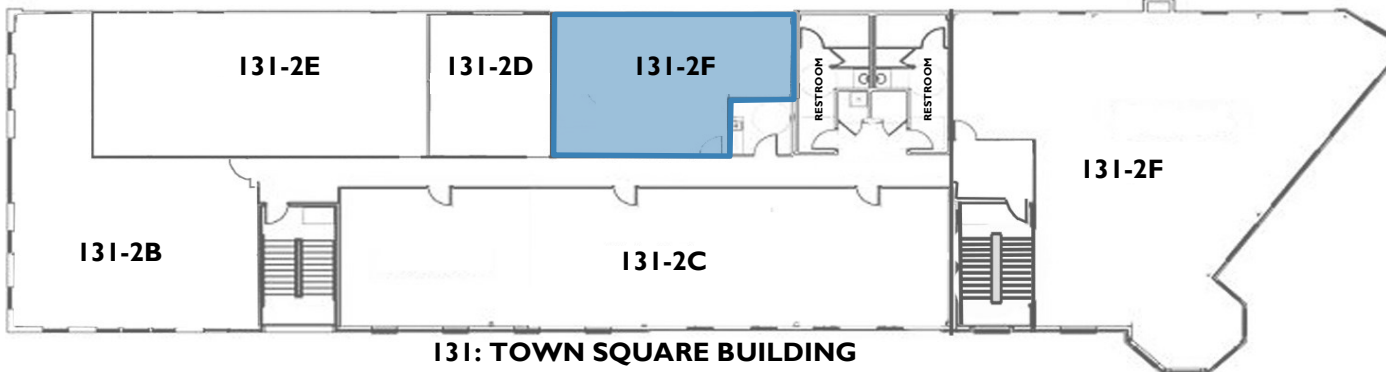
I 10: DEPOT BUILDING

I 10 2C	FAIRWAY MORTGAGE	715 SF
I 10 2D	FAIRWAY MORTGAGE	2,403 SF
I 10 2E	CENTIMARK	699 SF
I 10 2F	FAIRWAY MORTGAGE	735 SF
I 10 2G	JANE USA	467 SF
I 10 2H	THREEONE CORP	704 SF
I 10 2I	A.G. ADJUSTMENTS	887 SF
I 10 2J	BUFFALO JACKSON	4,560 SF



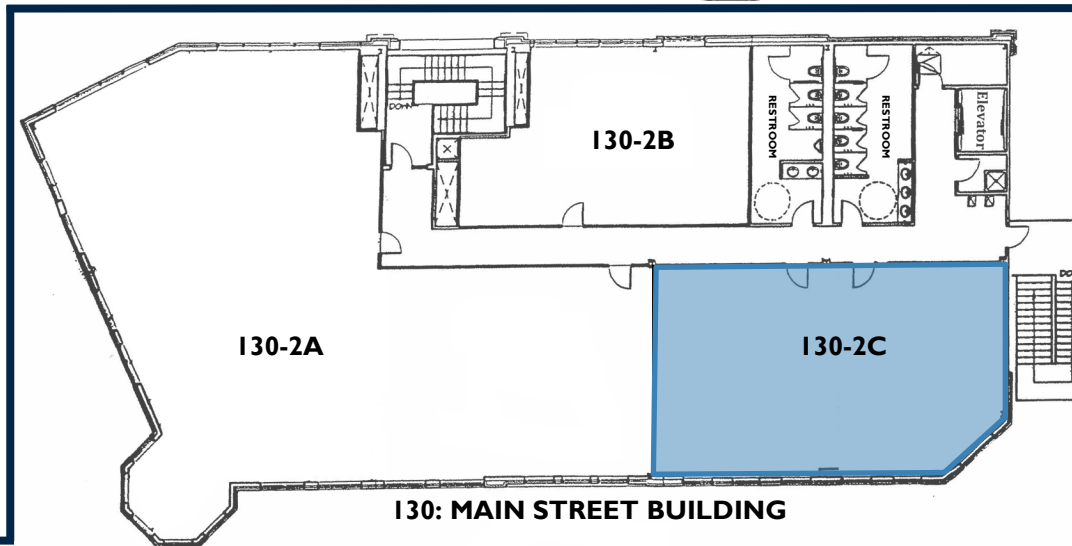
I 31: TOWN SQUARE BUILDING

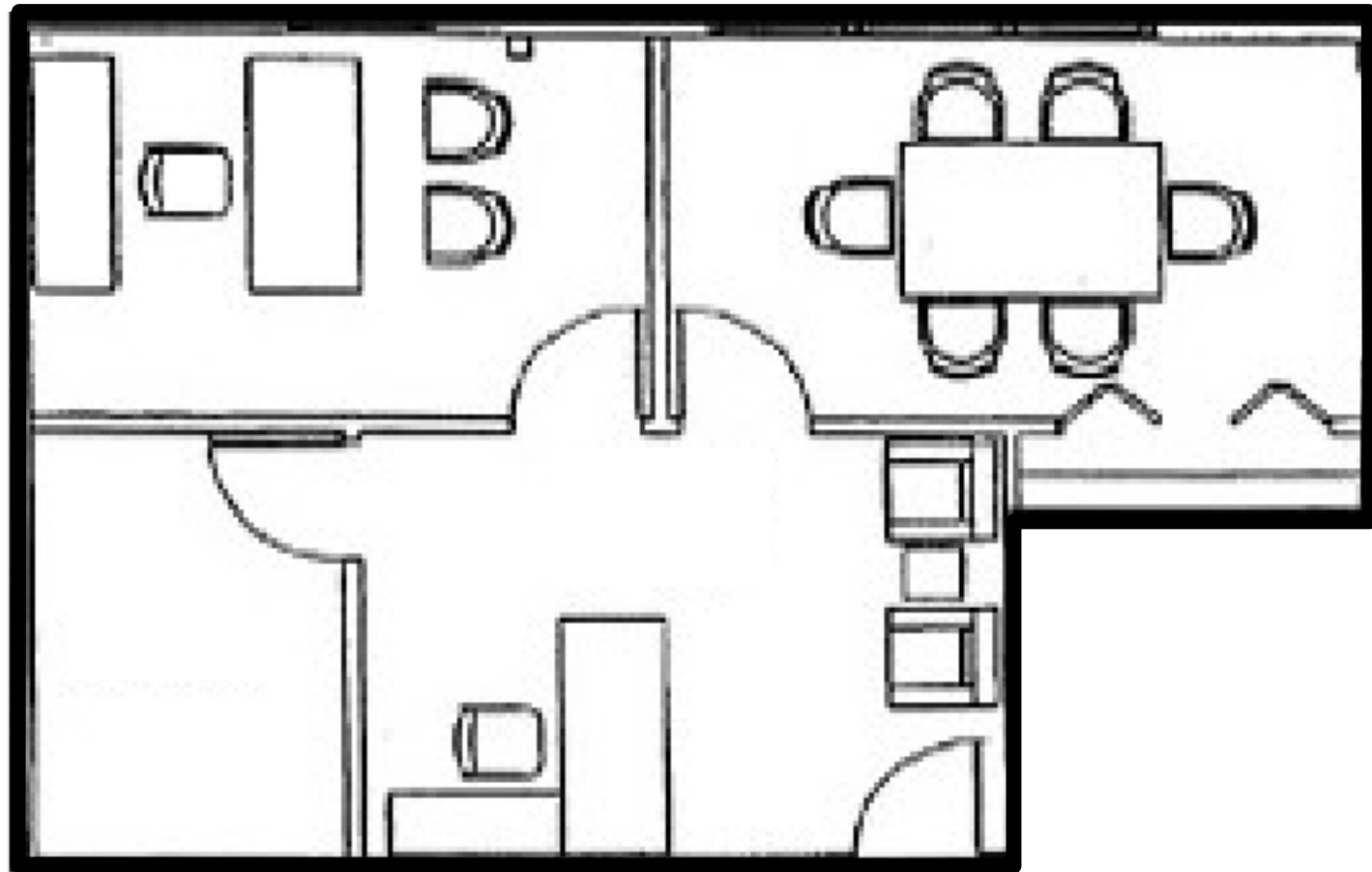
I 31 2A	CHELSEA BUILDING GROUP	2,422 SF
I 31 2B	RICHEY MAY & CO.	1,156 SF
I 31 2C	AEGIS LOGISTICS GROUP	2,088 SF
I 31 2D	MANDY BIRD	350 SF
I 31 2E	ENGINEERED AIR	1,200 SF
I 31 2F	AVAILABLE	714 SF



I 30: MAIN STREET BUILDING

I 30 2A	SAPERE WEALTH MANAGEMENT	3,835 SF
I 30 2B	FRED CAUDILL, MD	1,002 SF
I 30 2C	AVAILABLE	1,573 SF





**714 RSF AVAILABLE TO LEASE
ON 2ND FLOOR OF
TOWN SQUARE BUILDING**

