



CREWS BUSINESS PARK

855 SAM NEWELL RD • MATTHEWS NC 28105

AVAILABLE TO LEASE:

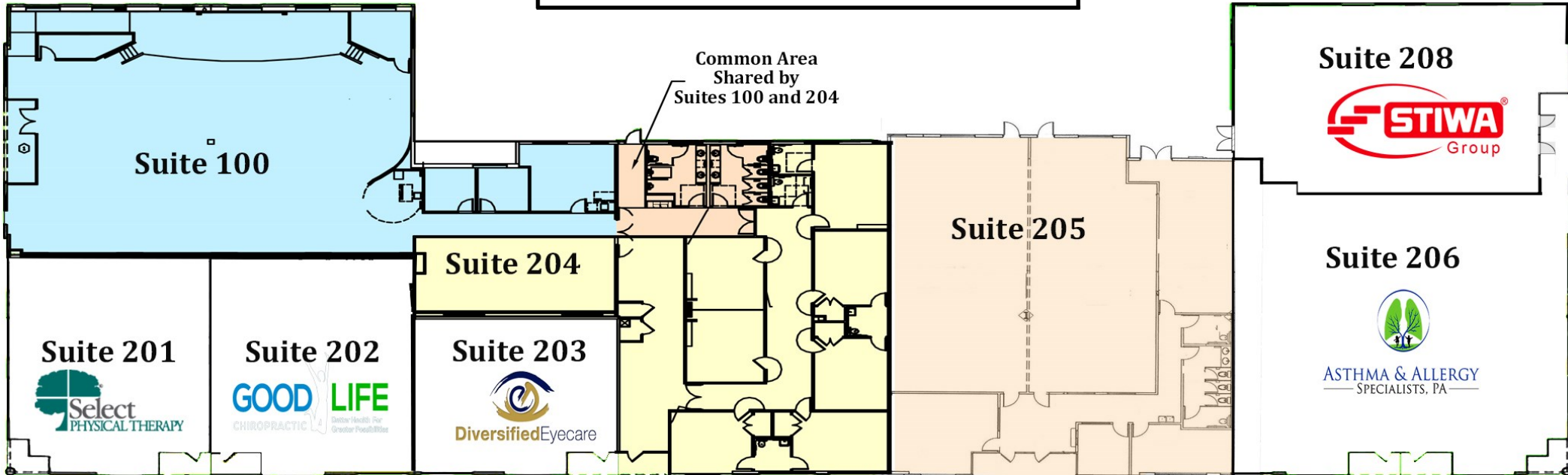
- ◆ 4,200 SF UP TO 15,604 SF
- ◆ CONTACT PHIL CHAMBERS FOR ADDITIONAL INFORMATION

HIGHLIGHTS:

- ◆ EXCELLENT FOR MEDICAL, FITNESS, CLASSROOM, WORKSHOP, TRAINING, EDUCATION, PHOTOGRAPHY, GALLERY, ARTISTIC, CREATIVE OR COLLABORATIVE TYPE STUDIO SPACE
- ◆ PROFESSIONAL STOREFRONT SUITES WITH HIGH VISIBILITY ALONG SAM NEWELL ROAD
- ◆ 5 PARKING SPACES PER 1,000 SF
- ◆ TIA PACKAGE AVAILABLE
- ◆ ON-BUILDING SIGNAGE OPPORTUNITIES
- ◆ CONVENIENT LOCATION WITH PROXIMITY TO HWY 51, I-485, MATTHEWS TOWN HALL & NOVANT



OrthoCarolina



Sam Newell Road

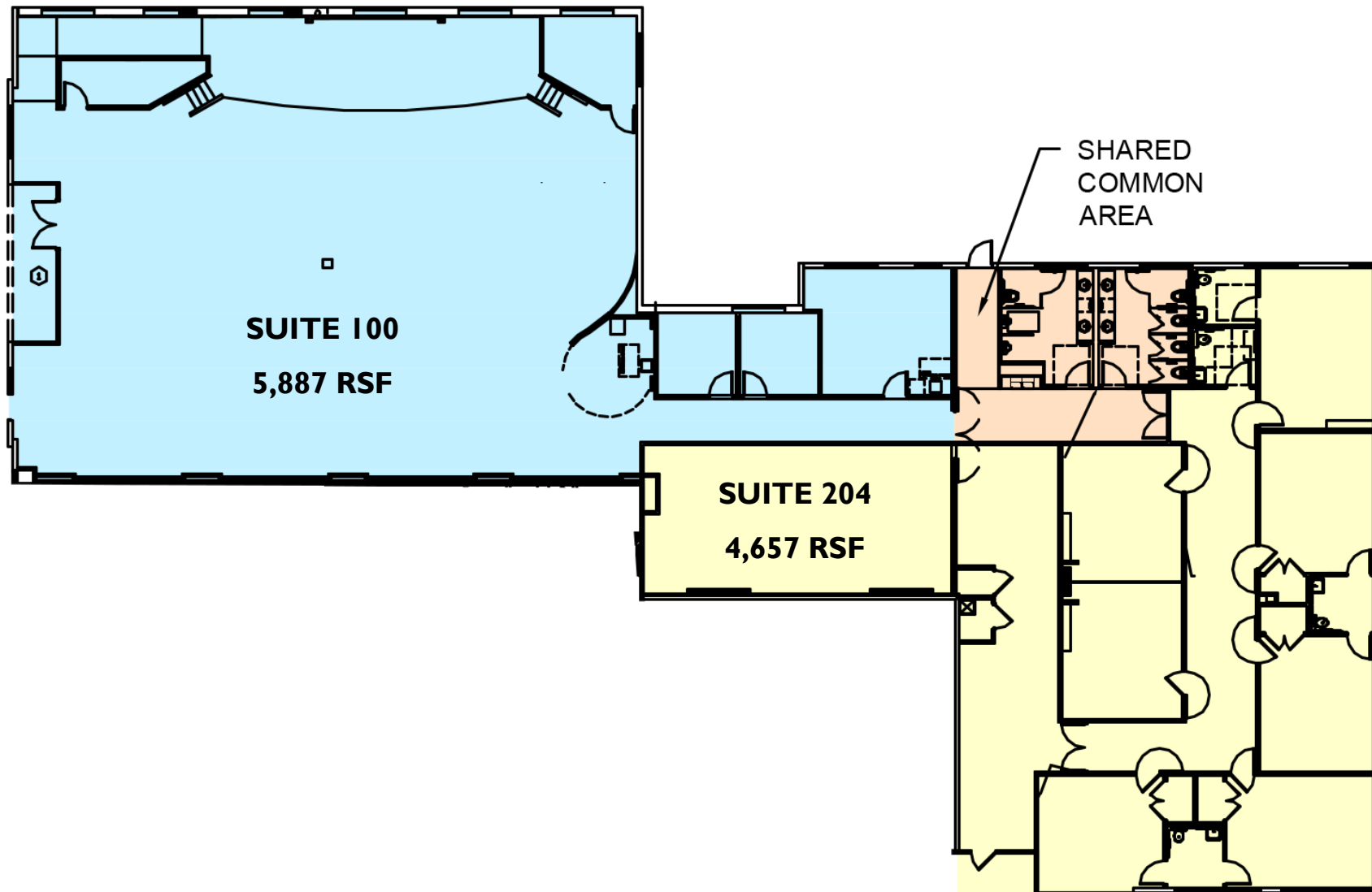


DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	4,191	58,159	174,898
DAYTIME POP.	17,427	35,065	61,950
AVE. HH INCOME	\$72,232	\$100,698	\$106,635

TRAFFIC COUNTS

SAM NEWELL ROAD	13,000 VPD
MATTHEWS TOWNSHIP PKWY	31,000 VPD



SUITES 100 & 204

FORMERLY OCCUPIED BY THE CHURCH AT CHARLOTTE, WHO MOVED AS THE RESULT OF A MERGER, THIS SPACE IS CURRENTLY ONE LARGE SUITE, AND AS PICTURED ABOVE, COULD BE SUBDIVIDED INTO TWO SUITES WITH A SHARED COMMON SPACE.

• TIA PACKAGE AVAILABLE •

SUITE 205

5,060 RSF

CURRENTLY BUILT OUT AS A DANCE STUDIO. FEATURING HIGH CEILINGS, WOOD FLOORS AND RECESSED LIGHTING.

• TIA PACKAGE AVAILABLE •

