

**welltower**

MEDICAL OFFICE SPACE  
**FOR LEASE**

Click or Scan Below



For Information:

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**Matthews Medical Office Building**

1450 MATTHEWS TOWNSHIP PKY | MATTHEWS, NC

[medicaloffice.welltower.com](http://medicaloffice.welltower.com)

# EXECUTIVE SUMMARY



## Location Description

Located near North Trade St. and Matthews Township Turnpike.

## Property Highlights

- Located on the Novant Health Matthews Medical Center Campus and connected to the hospital on all four floors.
- Convenient access to hospital cafeteria and gift shop.
- On-site building management.





# DEMOGRAPHICS MAP & REPORT



## Population

	1 Mile	3 Miles	5 Miles
Total Population	4,945	49,064	145,257
Average Age	35.2	38.1	36.6
Average Age (Male)	35.1	37.7	35.9
Average Age (Female)	35.2	38.7	37.3

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,137	19,322	56,198
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$70,290	\$86,056	\$83,877
Average House Value	\$232,402	\$251,296	\$256,887

2020 American Community Survey (ACS)

