

# MATTHEWS RETAIL BUILDING – FOR SALE

9201 E Independence Blvd | Matthews, NC





+/- 6,400 SF on 1.2 Acres – \$2,250,000.00

## HIGHLIGHTS

- Available opportunity in the heart of Matthews retail corridor.
- Prime location for fast food, bank, or service-oriented use.
- 52,000 VPD on E Independence Blvd.
- 6,400 SF building with open floor plan.



## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 <b>Population</b>	4,162	62,296	191,059
 <b>Households</b>	1,759	26,171	76,634
 <b>Avg HH Income</b>	\$115,146	\$106,195	\$127,376
 <b>Employees</b>	4,899	26,447	62,614



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# High Level Aerial

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# Low Level Aerial

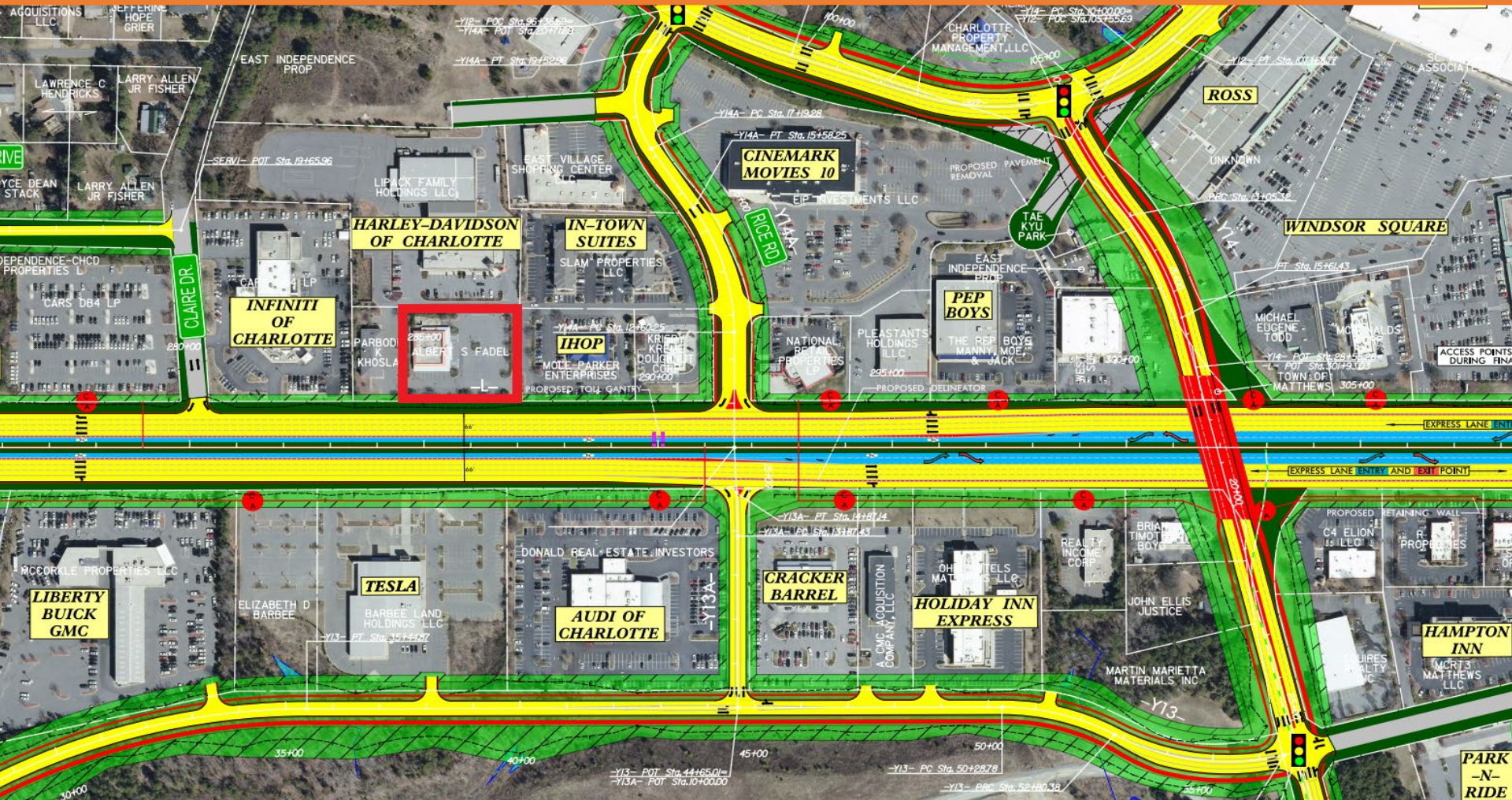
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# Future Road Improvements

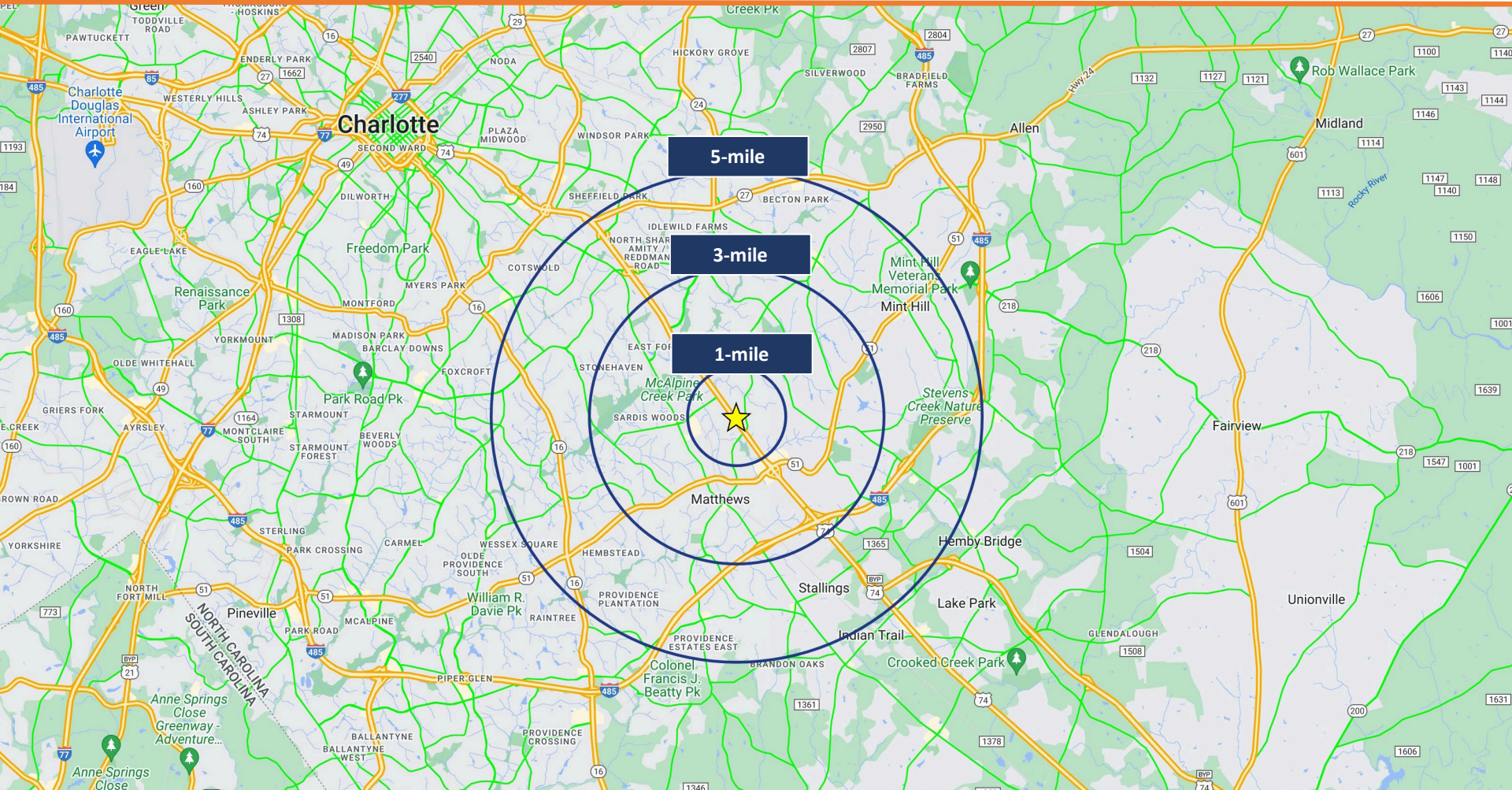
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# DEMOGRAPHIC RADIUS MAP

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# 1, 3 & 5-MILE DEMOGRAPHICS

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	1mi	3mi	5mi	
POPULATION	2023 Estimated Population	4,162	62,296	191,059
	2028 Projected Population	4,332	67,961	203,489
	2020 Census Population	4,195	60,841	186,564
	2010 Census Population	4,235	56,057	172,985
	Projected Annual Growth 2023 to 2028	0.8%	1.8%	1.3%
	Historical Annual Growth 2010 to 2023	-0.1%	0.9%	0.8%
HOUSEHOLDS	2023 Estimated Households	1,759	26,171	76,634
	2028 Projected Households	1,839	28,581	82,198
	2020 Census Households	1,758	25,250	73,914
	2010 Census Households	1,720	22,923	67,684
	Projected Annual Growth 2023 to 2028	0.9%	1.8%	1.5%
	Historical Annual Growth 2010 to 2023	0.2%	1.1%	1.0%
AGE	2023 Est. Population Under 10 Years	11.2%	11.5%	12.2%
	2023 Est. Population 10 to 19 Years	14.8%	12.8%	13.3%
	2023 Est. Population 20 to 29 Years	13.0%	12.9%	12.0%
	2023 Est. Population 30 to 44 Years	22.9%	21.1%	20.9%
	2023 Est. Population 45 to 59 Years	22.1%	20.6%	20.9%
	2023 Est. Population 60 to 74 Years	11.9%	15.0%	15.1%
	2023 Est. Population 75 Years or Over	4.0%	6.2%	5.7%
	2023 Est. Median Age	36.4	39.0	38.6

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	1mi	3mi	5mi	
MARITAL STATUS & GENDER	2023 Est. Male Population	48.0%	47.4%	48.0%
	2023 Est. Female Population	52.0%	52.6%	52.0%
	2023 Est. Never Married	35.7%	34.4%	33.4%
	2023 Est. Now Married	44.0%	46.1%	48.1%
	2023 Est. Separated or Divorced	18.8%	15.0%	13.5%
	2023 Est. Widowed	1.5%	4.6%	4.9%
	2023 Est. HH Income \$200,000 or More	11.5%	9.9%	14.8%
	2023 Est. HH Income \$150,000 to \$199,999	10.1%	9.3%	10.2%
	2023 Est. HH Income \$100,000 to \$149,999	22.5%	19.0%	17.7%
	2023 Est. HH Income \$75,000 to \$99,999	12.5%	11.6%	11.3%
INCOME	2023 Est. HH Income \$50,000 to \$74,999	13.0%	18.6%	16.6%
	2023 Est. HH Income \$35,000 to \$49,999	13.0%	12.3%	10.9%
	2023 Est. HH Income \$25,000 to \$34,999	7.8%	7.1%	7.1%
	2023 Est. HH Income \$15,000 to \$24,999	5.4%	6.6%	5.8%
	2023 Est. HH Income Under \$15,000	4.2%	5.8%	5.5%
	2023 Est. Average Household Income	\$115,146	\$106,195	\$127,376
	2023 Est. Median Household Income	\$87,336	\$82,175	\$93,833
	2023 Est. Per Capita Income	\$48,673	\$44,676	\$51,144
	2023 Est. Total Businesses	591	3,612	9,369
	2023 Est. Total Employees	4,899	26,447	62,614

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