



RETAIL FOR LEASE

2,250SF - 4,500SF

**11500 E Independence Blvd
Matthews, NC 28105**

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Hepp Commercial Real Estate

SITE PLAN

**AVAILABLE
IMMEDIATELY**
SUITE D & E
2,250 SF Each

**AVAILABLE
SUMMER 2026**
SUITE F 2,250 SF



PROPERTY SPECS

Address 11500 E Independence Blvd
Matthews, NC 28105

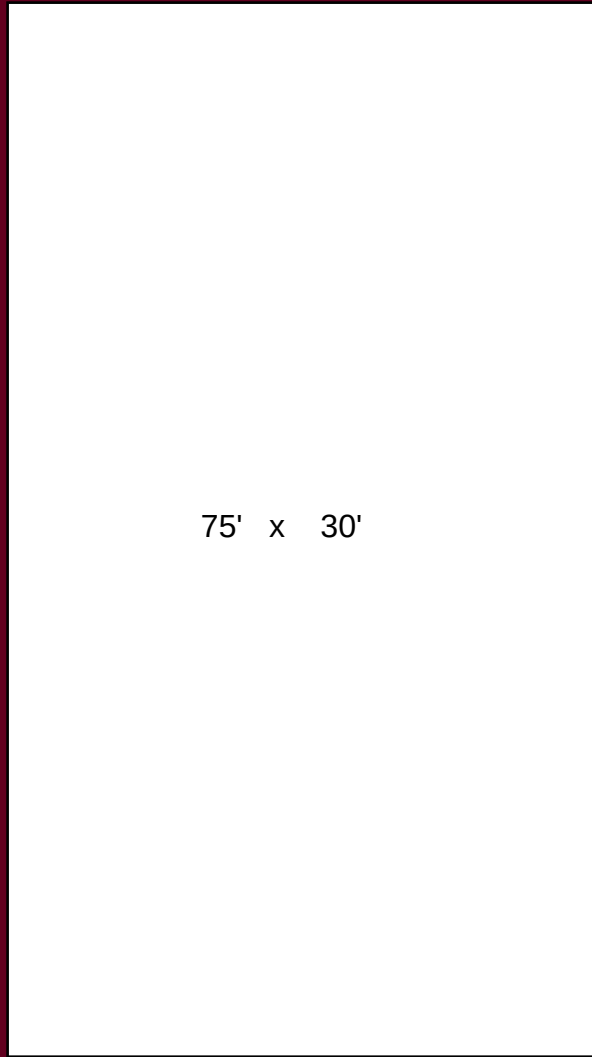
Parcel ID 21508124

Total Building SF 13,500 SF

Total Acreage 1.4 acres

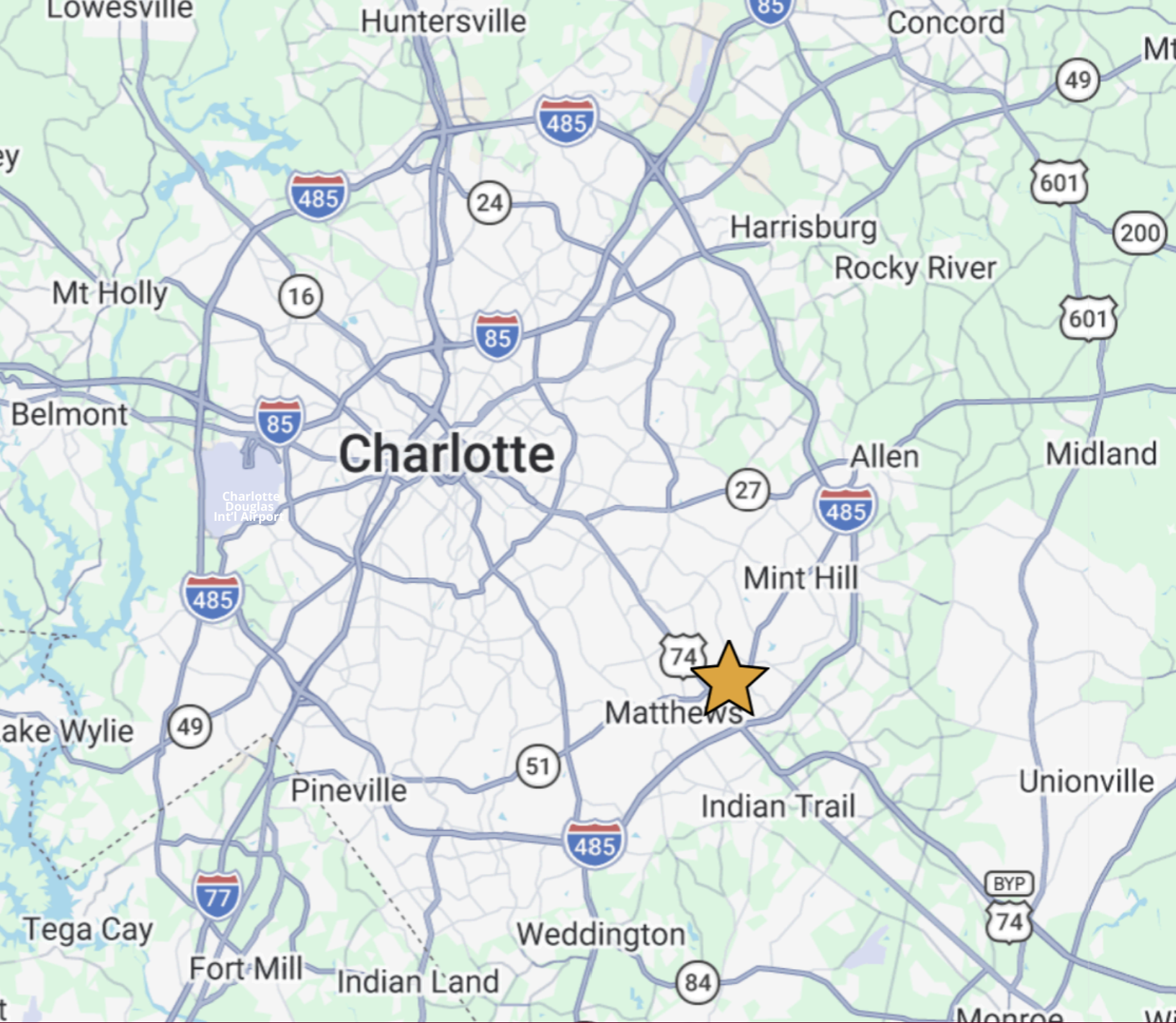
Building Capital
Improvements Updated Facade and
Fresh Painted Units
*pending - not pictured

SUITE D & E | 2,250 SF Each



SUITE SPECS

Suite: Total	D & E
SF:	2,250 SF (each, can be combined)
Use:	Standard Retail
Availability:	Immediately
Lease Rate:	Call For Pricing



18 Miles to I-77 via
I-485



1/4 Mile to I-485 via
Independence Blvd



23 Miles to I-85
I-485 NE Interchange
by UNCC



12 Miles to Charlotte
Center City



29 Miles to Charlotte
Douglas Int'l Airport

Market Overview

2024 Population	2 Mile Radius	5 Mile Radius
TOTALS	20,992	158,091
White	14,121	100,199
Black	2,485	22,738
American Indian/Alaskan Native	67	464
Asian	996	9,264
Hawaiian & Pacific Islander	14	64
Two or More Races	3,309	25,361
Hispanic Origin	2,377	18,924

Traffic				Income	2 Mile Radius	5 Mile Radius
Streets	Volume (VPD)	Year	Distance From Property			
				Avg. Household Income	\$119,346	\$123,702
E Independence Blvd & Royal Commons Lane E	65,847	2024	.09 Miles	Mediun Household Income	\$103,235	\$97,788
E Independence Blvd & Matthews Mint Hill Rd NW	58,049	2025	.24 Miles			
I-485 & E Independence Blvd	77,680	2025	.68 Miles			

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