



2930 Matthews Township Pkwy

Matthews, North Carolina 28105



20,500 VPD

+/- 3.370 AC

Matthews-Mount Hill Rd

Matthews Township Pkwy

32,000 VPD

Available for Sale, Ground Lease, or BTS

+/- 3.370 AC | Approved for up to +/- 43,000 SF Medical Office

Property Overview

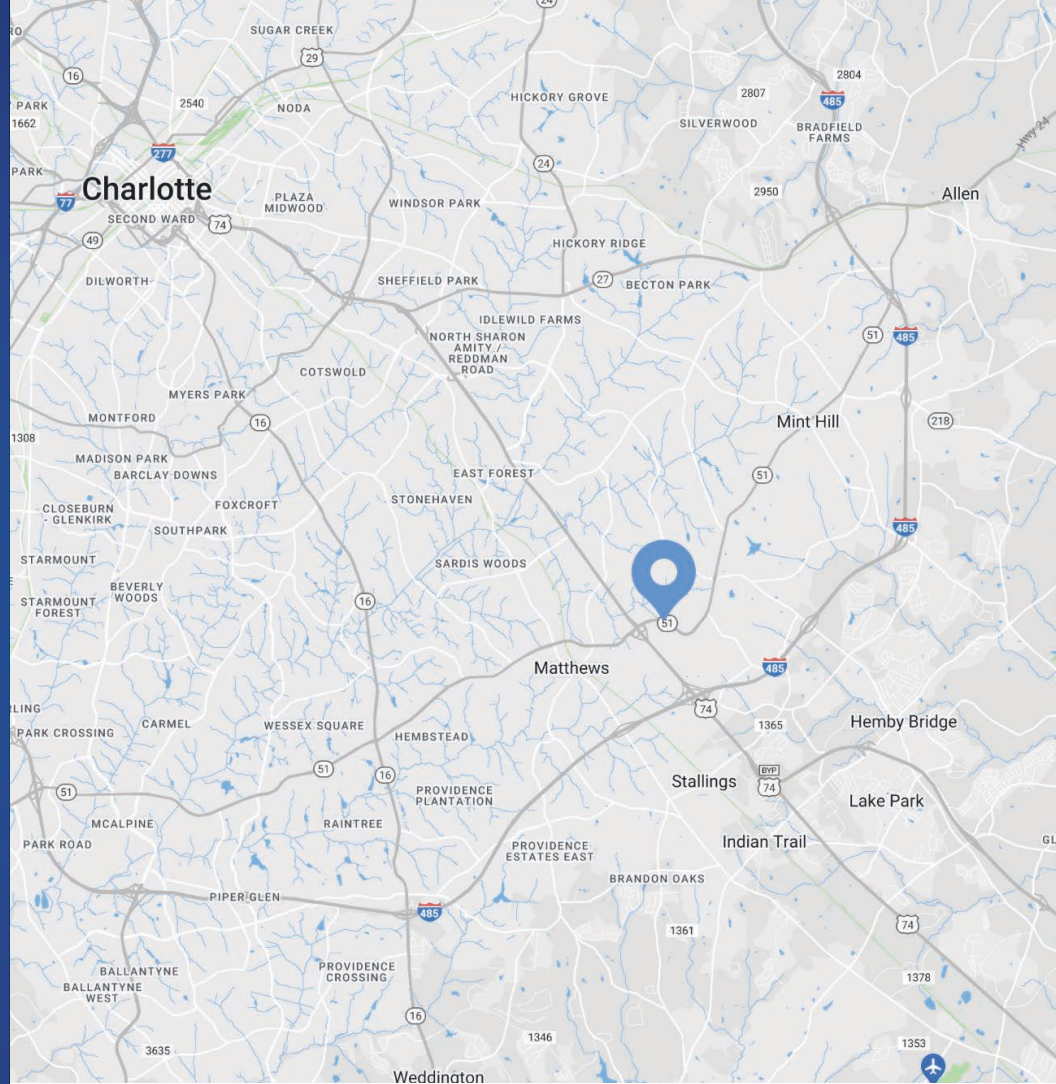
2930 Matthews Township Pkwy

Available for Sale, Ground Lease, or BTS

Commercial land available at the hard corner of Matthews-Mint Hill Rd and Matthews Township Pkwy. The site has recently been rezoned and is approved for up to +/- 43,000 SF of medical office space. This is a centrally located site at the East entrance to the City of Matthews with ample frontage and high traffic counts. Only a few minutes from Hwy 74 (E. Independence Blvd) and 1 mile from Novant Health's Matthews Medical Center and surrounded by many other medical and office users.

Property Details

Address	2930 Matthews Township Pkwy Matthews, NC 28105
Availability	+/- 3.370 AC Approved for up to +/- 43,000 SF Medical Office Available for Sale, Ground Lease, or BTS
Parcel ID	19331114
Parking	177 Surface Spaces
Zoning	B-1(CD) Click Here to View Approved Rezoning Plans
Signage	Building signage opportunity available
Frontage	Matthews-Mint Hill Rd 576 FT Matthews Township Pkwy 780 FT
Traffic Counts	Matthews-Mint Hill Rd 20,500 VPD Matthews Township Pkwy 32,000 VPD
Lease Rate	Call for Leasing Details
Sale Price	Call for Pricing



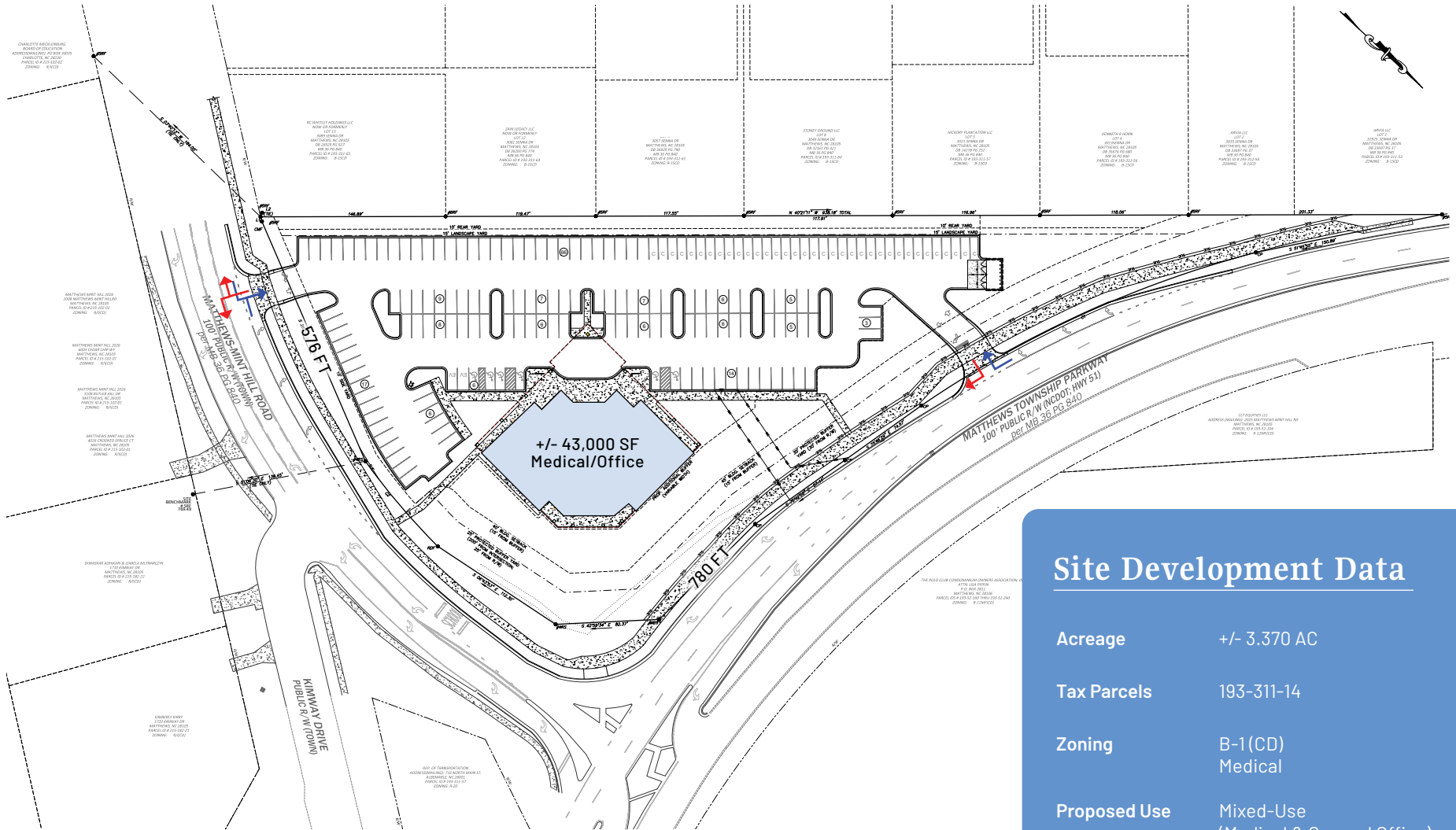
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	5,532	44,300	156,253
Avg. Household Income	\$108,084	\$113,746	\$118,049
Median Household Income	\$100,211	\$89,079	\$84,423
Households	2,266	17,491	59,389
Daytime Employees	4,904	31,642	57,093



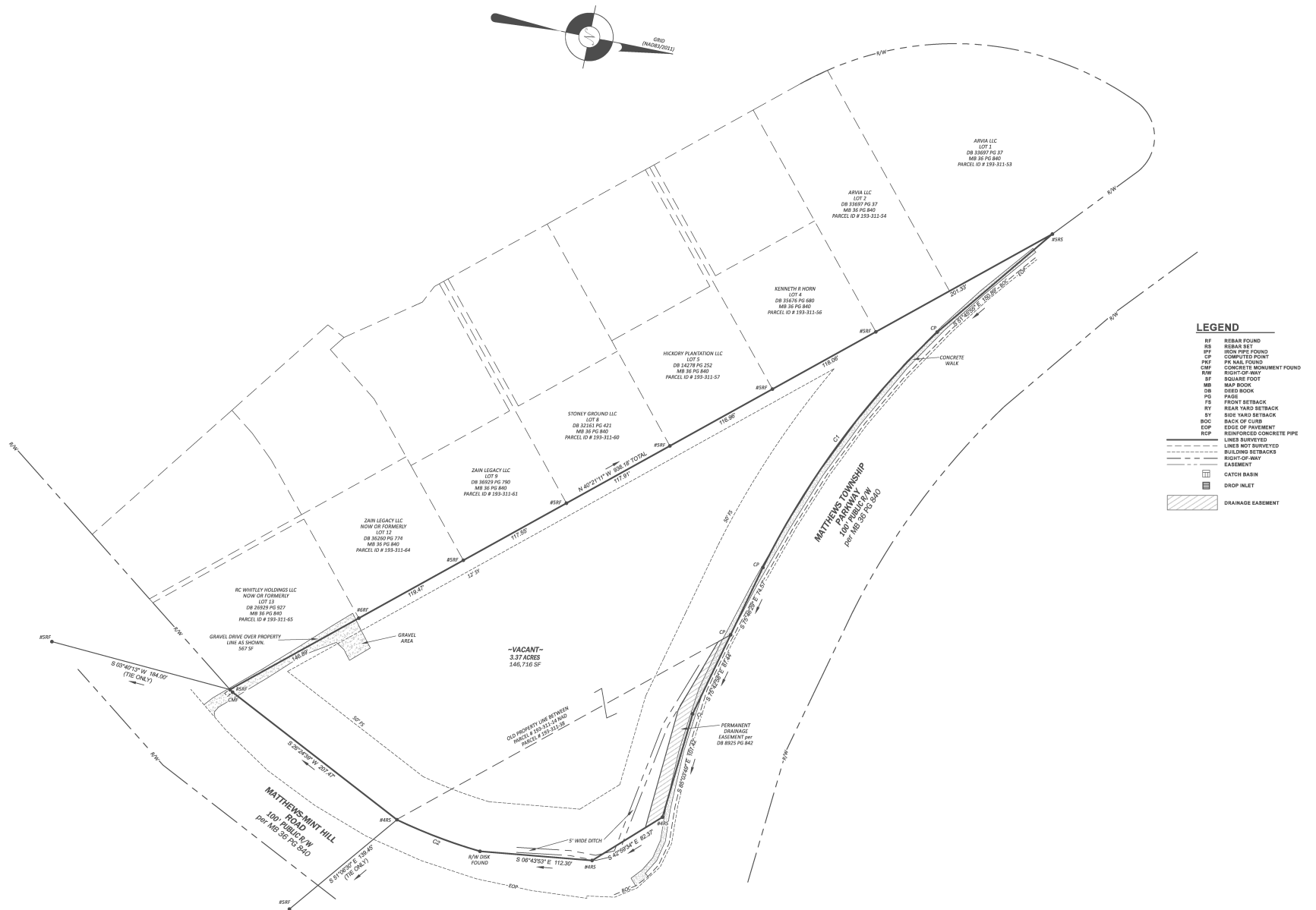
[▶ Drone Video](#)

Conceptual Rendering

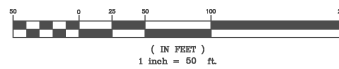


Site Development Data

Acreage	+/- 3.370 AC
Tax Parcels	193-311-14
Zoning	B-1(CD) Medical
Proposed Use	Mixed-Use (Medical & General Office)
Square Footage	Total +/- 43,000 SF Medical Office +/- 40,234 SF General Office +/- 2,000 SF
Parking	177 Surface Spaces
Opportunity	Sale, Ground Lease, or Build to Suit



GRAPHIC SCALE



Site Overview



Northwestern View of Site



NOVANT HEALTH
Novant Health Matthews Medical Center (NHMMC)
157 Beds

Matthews Township Shopping Center
Harris Doctor, CRUNCH, CHIPOTLE, MOD, BONEFISH GRILL, THE FLOOPY PENNY, State Employees' Credit Union, Dairy Queen, MATTRESS FIRM, SportClips HAIRCUTS, TEXAS ROCKERS

Matthews Corner
Academy, Marshalls, verizon, HOBBY LOBBY, Costco WHOLESALE, DICK'S SPORTING GOODS, LOWE'S, World Market, Michaels, ULTA, BEST BUY, Starbucks COFFEE, GameStop, crumbl, F Mobile, five BEI'W tropicalCAFE, pop shelf, M&W

TARGET, Panera, FIFTH THIRD BANK

Academy, Marshalls, verizon, HOBBY LOBBY, Andy's, GameStop

Bonafino

Briley
359 Apartment Units

TREXORNS

WILDWOOD'S BAGELS, VEGAN'S

MATTHEWS SQUARE
APARTMENTS
350 Apartment Units

Matthews

74

Bellasera Village
Giant Organic, BELLASERA, J&G, CONNOLLY, Foot & Ankle

Bellasera Villas
55+ Community

Matthews-Mint Hill Rd

Sycamore Trail

36 Townhomes &
24 Duets

+/- 3.370 AC

20,500 VPD

Matthews Township Pkwy

32,000 VPD

NOVANT HEALTH
1 Mile to Novant Health
Matthews Medical Center

Sams Club
KOHLS
McDonald's
ROSS
rue21

Windsor Square
PETSMART
Office DEPOT
at home
FIREHOUSE SUBS

COSTCO WHOLESALE
DICK'S SPORTING GOODS
LOWE'S
WORLD MARKET
Michaels
ULTA
BEST BUY
Starbucks
GROCE & BAKERY
T Mobile
GameStop
crumbl COOKIES
five BELOW
tropical CAFE
pop shelf

Matthews Corner
Academy SPORTS & OUTDOORS
Marshalls
verizon
HOBBY LOBBY
Andy's
ALLI'S CONCEPT



Sycamore Trail
36 Townhomes & 24 Duets

Butler High School
2,121 Students

Bellamera Village
BELLASERA
GIANT FARM
CONNOLLY'S RESTAURANT
FOOT LOCKER

MATTHEWS SQUARE
350 Apartment Units

outlet
Showmars
Applebees
URGENT CARE

Red Lobster
DISCOUNT TIRE

The Crossing Shopping Center
Chick-fil-A
ABC
LONGHORN STEAKHOUSE

Matthews Township Shopping Center
CHIPOTLE
MOD
BONEFISH GRILL
MATTRESS FIRM
SportClips HAIRCUTS

TARGET
TANERA
FIRST WATCH

WELLS FARGO

Elevation

CVS pharmacy

TRUIST

Abdel Plaza
CAROTEK

NOVANT HEALTH
Novant Health Matthews Medical Center (NHMMC)
157 Beds

Bruley
359 Apartment Units

Bowlero

Matthews Sportsplex

CENTRAL PIEDMONT
42,955 Students

Chocolate Factory
PIZZA

URGENT CARE

URGENT CARE

74

51,500 VPD

Matthews Township Pkwy

29,500 VPD

65,500 VPD

74

85,500 VPD

32,000 VPD

Matthews-Mint Hill Rd

77,500 VPD

485



Conceptual Rendering

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.