



*1320 Matthews-Mint Hill Rd.  
Matthews, NC 28105*

### ***Property Highlights***

- 3,854 SF
- Upstairs can be a separate suite with stairs on both front and back of the building.
- Land Acreage: .47 AC
- Parking: 24 Spaces (5.48 Spaces per 1,000 SF Leased)
- Parcel #:215-081-27
- Zoning: Office within Matthews new entertainment distinct overlay
- Renovated: 2017
- Easy access to HWY 74, Hwy 51 and I-485

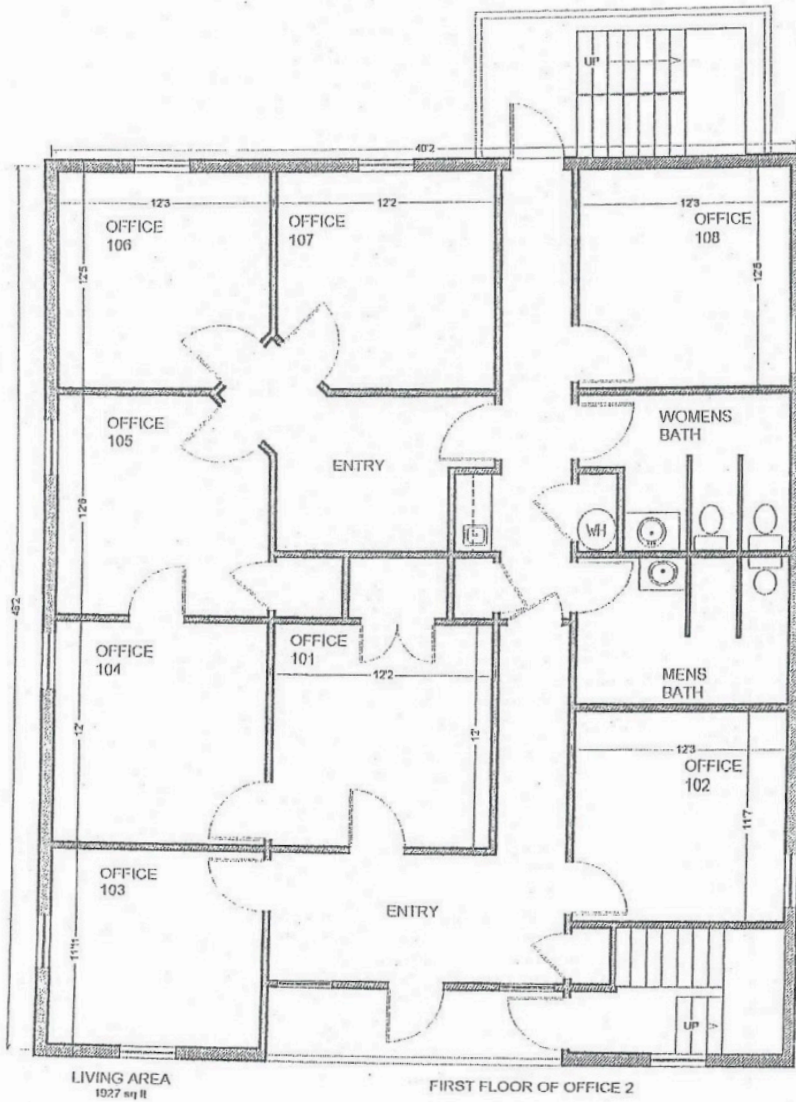
### ***Contact Information***

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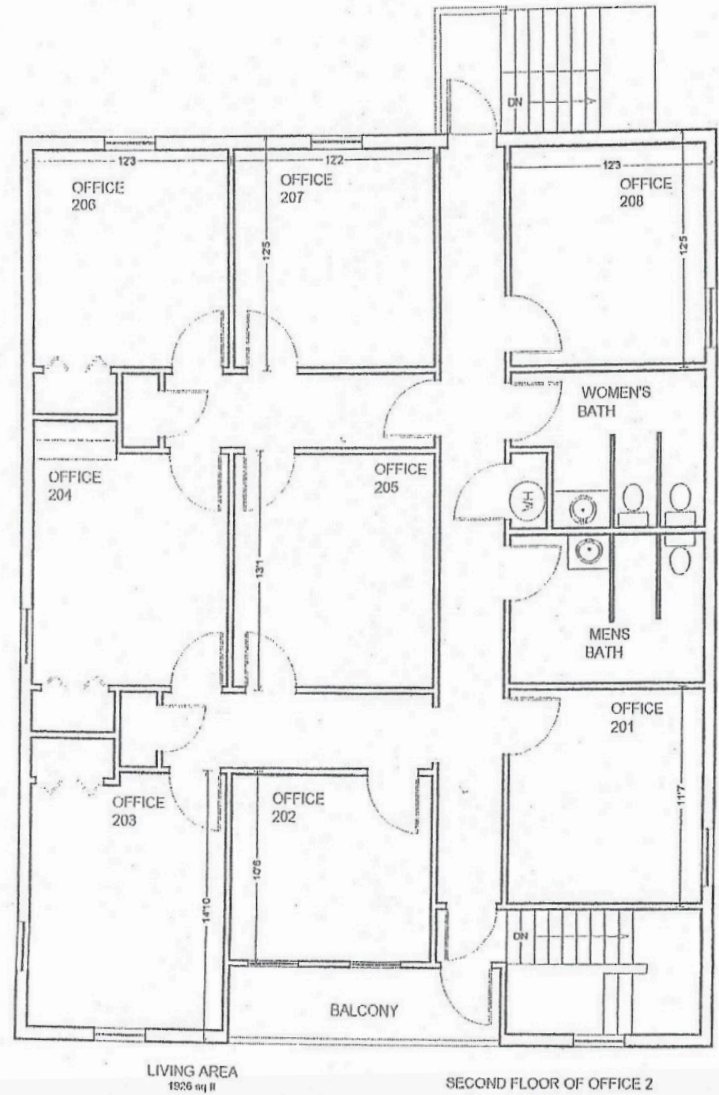




# Floor Plans



**Floor 1**



**Floor 2**



## Updated: January 16, 2020

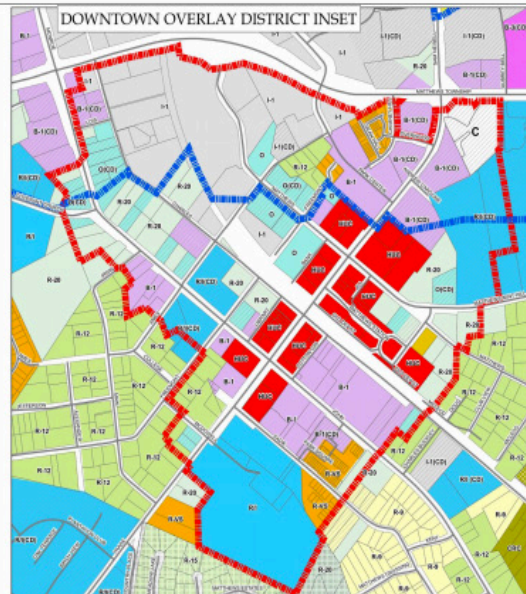
Updated: January 16, 2020

- ### Traditional Nonresidential Districts

- ### Traditional Residential Districts

- ### Conditional Only Districts

- B-1SCD (Shopping Center District)
- ENT (Entertainment District)
- MUD (Mixed Use District)
- SRN (Small Residential Neighborhood)
- R-VS (Varied Style; higher density)
- C-MF (Concentrated Multi-Family)
- CRC (Crestdale Conservation District)
- CRC2 (Crestdale Conservation District)



### CRTPO Thoroughfares

- Minor Thoroughfare (70' ROW)  
 — Major Thoroughfare (100' ROW)  
 - - - Proposed Collector (60' ROW)  
 Proposed Freeway (350' ROW)  
 Proposed Minor Thoroughfare (70' ROW)  
 Proposed Major Thoroughfare (100' ROW)

SUBDIVISIONS DEVELOPED UNDER CLUSTER PROVISIONS OF THE TOWN  
OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (UDOD)

Alexander Ridge	0-12
Anglemere	0-12
Asquith	0-12
Cadby Cliff	0-13
Chatterbox	0-13
Clashford Farm	0-13 (3)
Exton at Wykeham	0-15
Fairfax Woods	0-13
The Farm	0-20
Gresholt	0-13
Mathews Estate	0-12, 0-15, 0-30
Mathews Farmstead	0-13
Milborne Ridge	0-20
Norfolk Point	0-12
Old Pennington	0-12, 0-13 (3), 0-15
South Winthorpe	0-15
Squire's Lake Village	0-12 (3)
Thorncliffe Hill	0-13
Village at Wykeham	0-13
Wyllans Crossing	0-13
Wykeham	0-15
Yarwood	0-15

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