



1320 Matthews-Mint Hill Rd.
 Matthews, NC 28105

Property Highlights

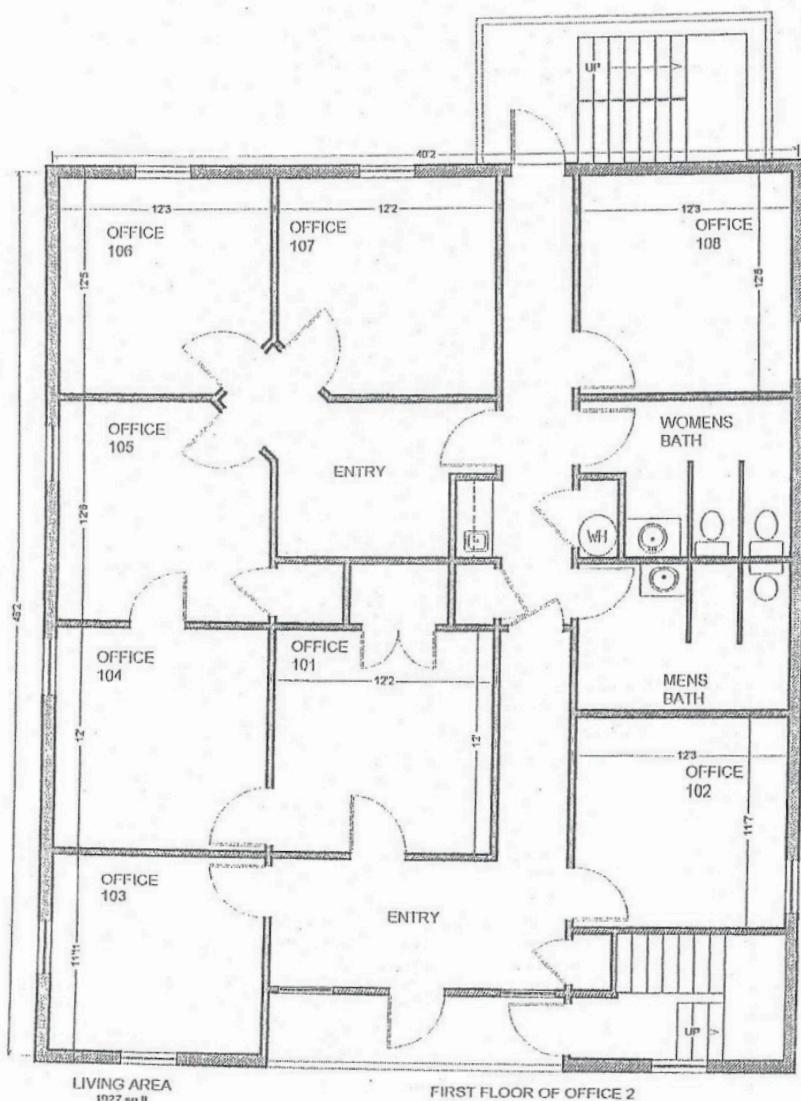
- 3,854 SF
- Upstairs can be a separate suite with stairs on both front and back of the building.
- Land Acreage: .47 AC
- Parking: 24 Spaces (5.48 Spaces per 1,000 SF Leased)
- Parcel #: 215-081-27
- Zoning: Office within Matthews new entertainment district overlay
- Renovated: 2017
- Easy access to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



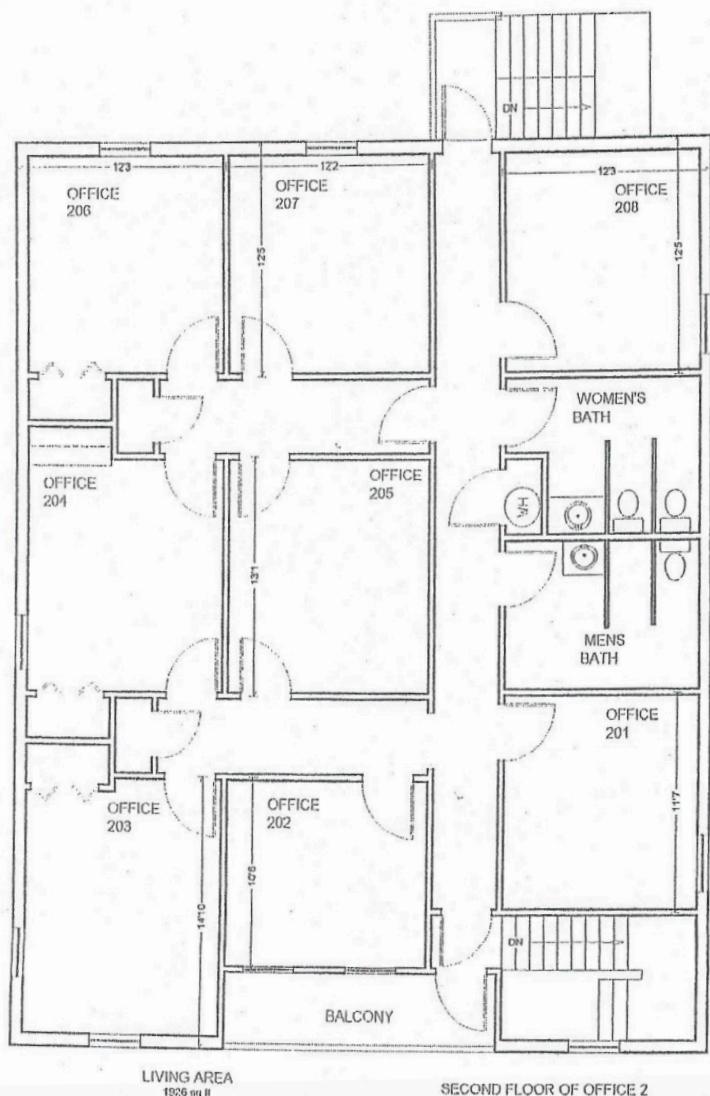
Contact Information

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Floor Plans



Floor 1



Floor 2

TOWN OF MATTHEWS ZONING MAP

Updated: January 16, 2020

Pre 2012 Cluster Provision Subdivisions

Entertainment Overlay

Downtown Overlay

Special Highway Overlay District

Conditional District

Straight Conditional

Traditional Nonresidential Districts

R/I (minimum lot size = 2 acres)

O (minimum lot size = 9,000 sf)*

HUC (Historic Urban Core)

B-1 (Neighborhood Business)

B-3 (High-Rise)

B-D (Business Distributive)

B-H (Highway Business; formerly B-2)

I-1 (Light Industrial)

I-2 (General Industrial)

Traditional Residential Districts

R-20 (minimum lot size = 20,000 sf)

R-15 (minimum lot size = 15,000 sf)

R-12 (minimum lot size = 12,000)

R-9 (minimum lot size = 9,000 sf)

R-MH (manufactured home district)

R-15MF (minimum lot size = 15,000 sf)

R-12MF (minimum lot size = 12,000 sf)

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)

