

THE STATION

* Downtown Matthews *



Available for Lease

* NEW CONSTRUCTION *

Restaurant - Retail - Office
(1,036 to 21,769 SF)



TOWER
PROPERTY GROUP

THE STATION

126 Matthews Station St. Matthews, NC 28105



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We are pleased to offer THE STATION available in the heart of downtown Matthews, NC with ease of access to Hwy 74, I-485, and Uptown Charlotte. This new construction is the final building in the high-profile location in Matthews Station with walkability to local retail, restaurants, entertainment, and the 32,000 SF Mecklenburg County Library and Matthews Town Hall.

Location:	Downtown Matthews, NC
Availability:	FOR LEASE (Restaurant - Retail - Office)
Type:	Mixed Use
Square Footage:	21,769 SF / 3 Story (Available 1,036 to 21,769 SF)
Amenities:	Roof Top Event Space Outdoor Patio Seating Elevator
Occupancy:	Q3 2025
Zoning:	HUC (Historic Urban Core)
Parking:	Surface parking at the site on 3 sides
Pricing:	\$30 to \$37 per SF



Downtown

Matthews Station St



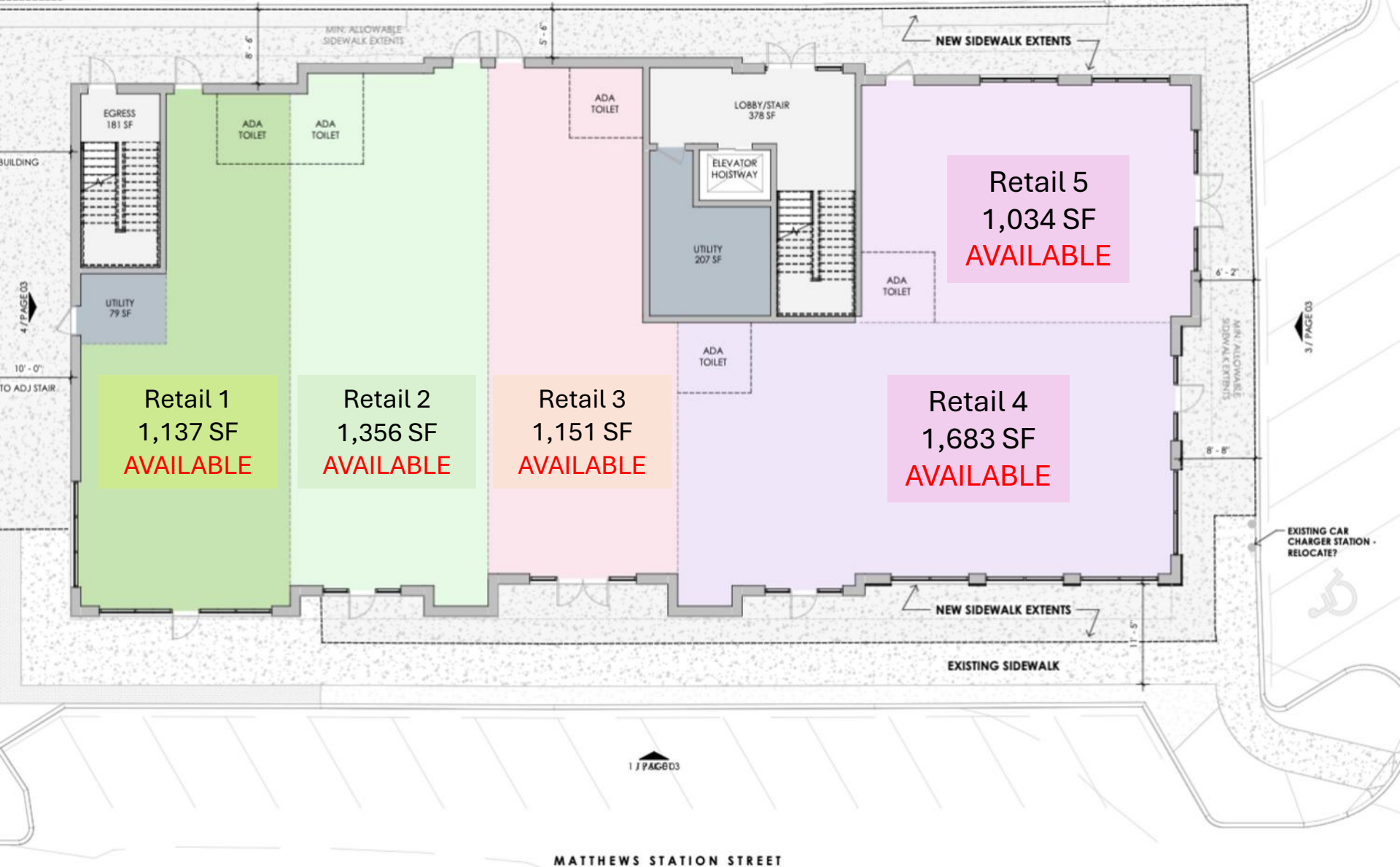
Downtown

Town Hall

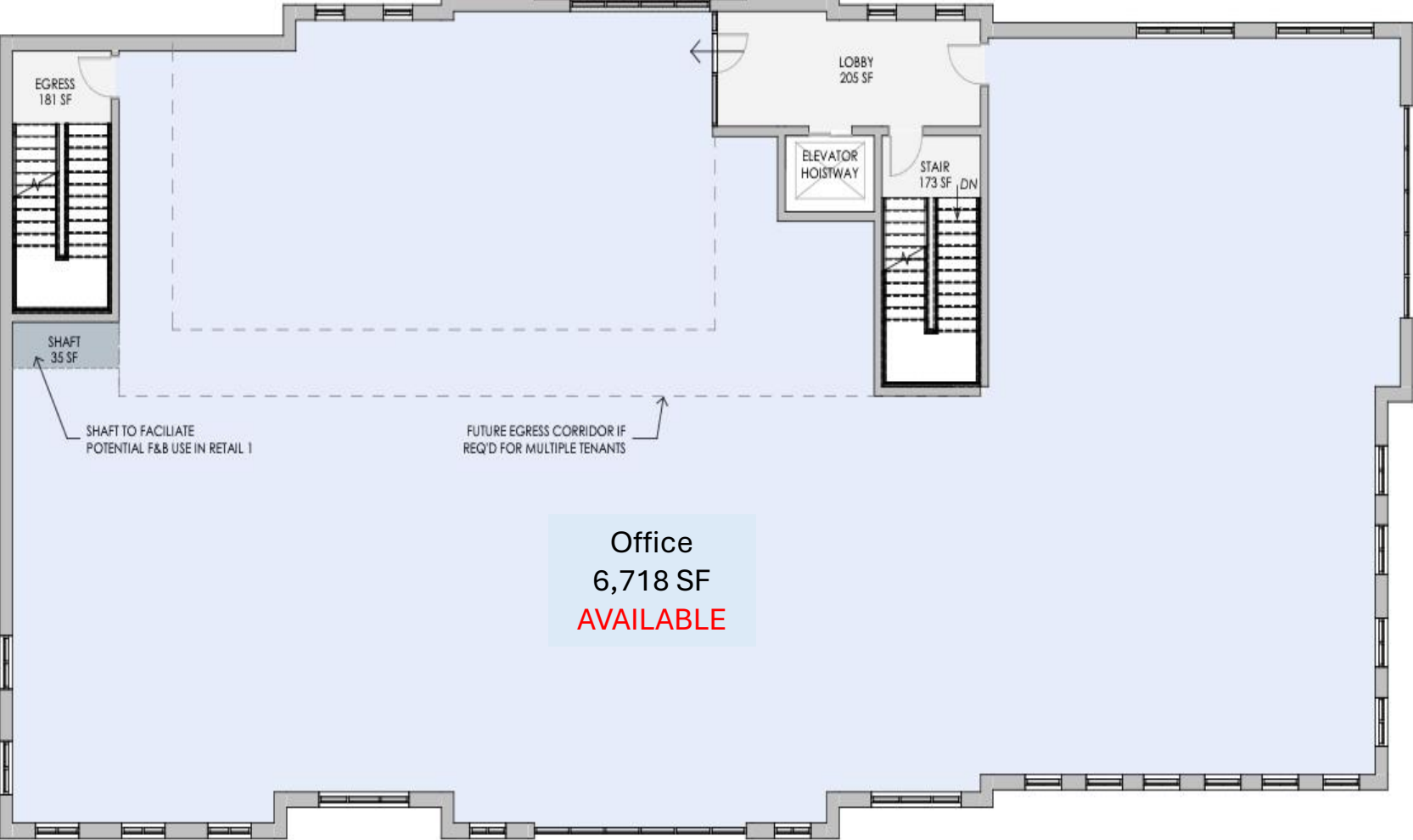


Downtown

SPACE PLAN – GROUND FLOOR

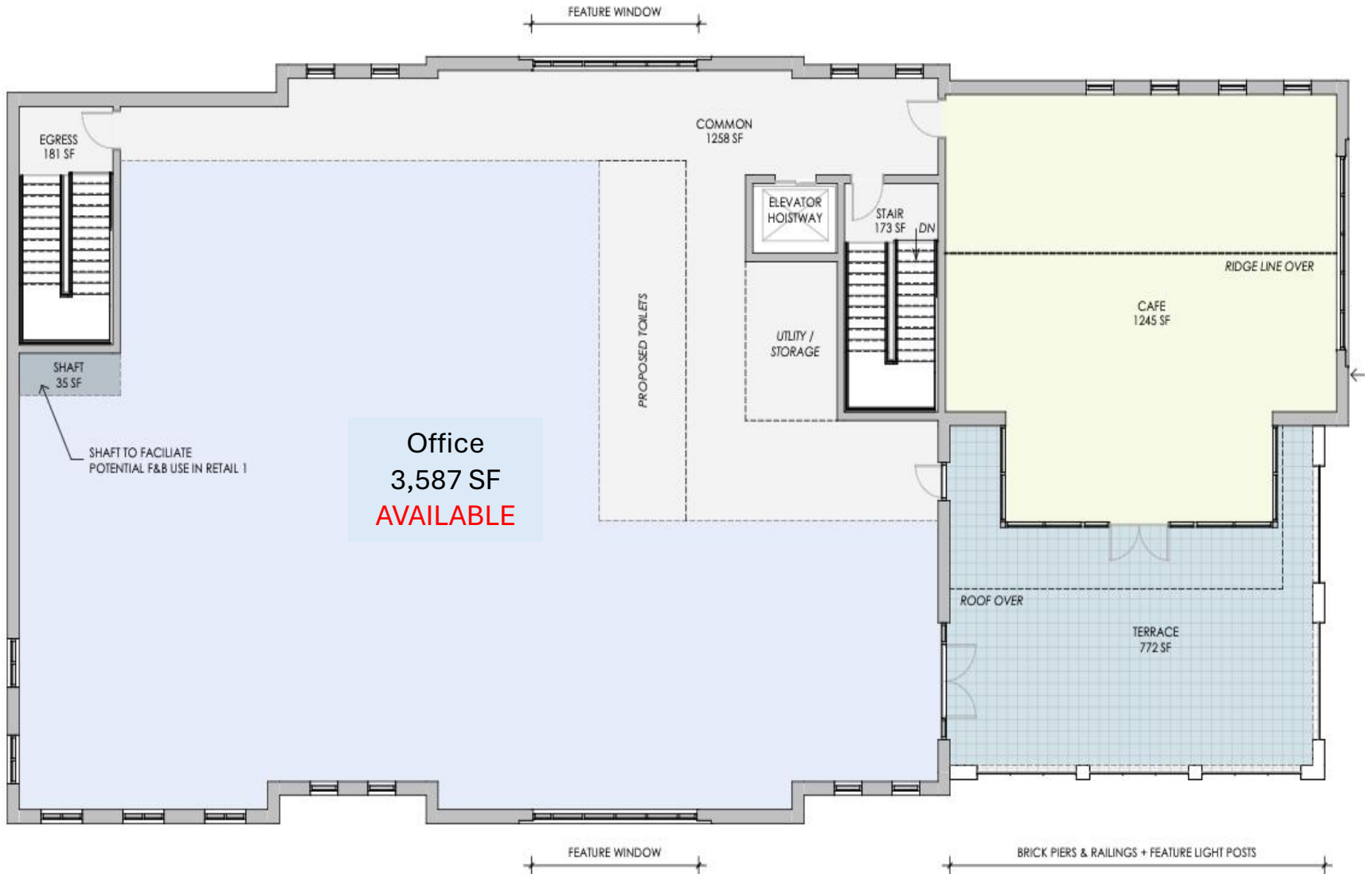


SPACE PLAN – SECOND FLOOR



MATTHEWS STATION STREET

SPACE PLAN – THIRD FLOOR



Downtown Retail Map



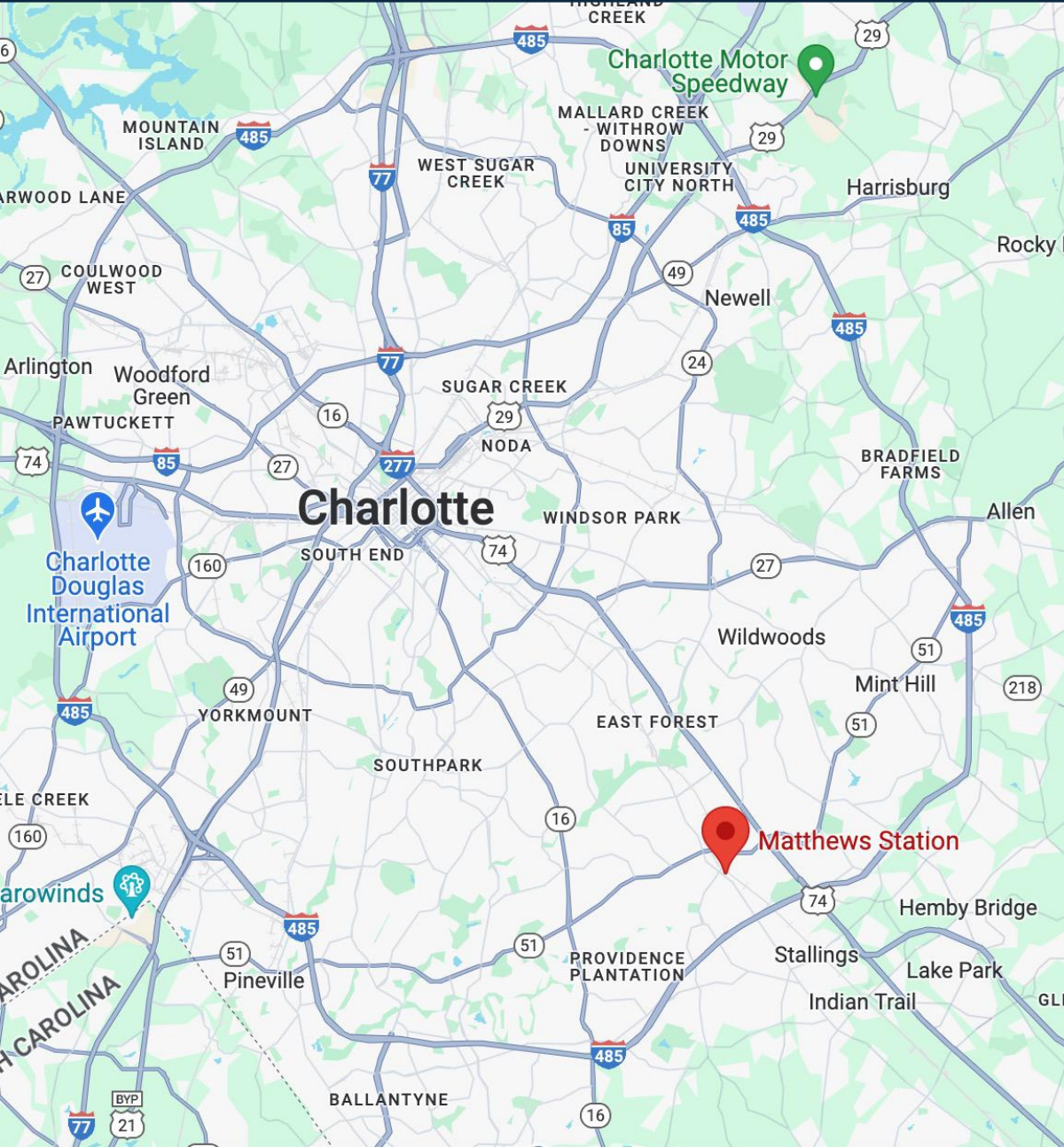


Matthews, NC

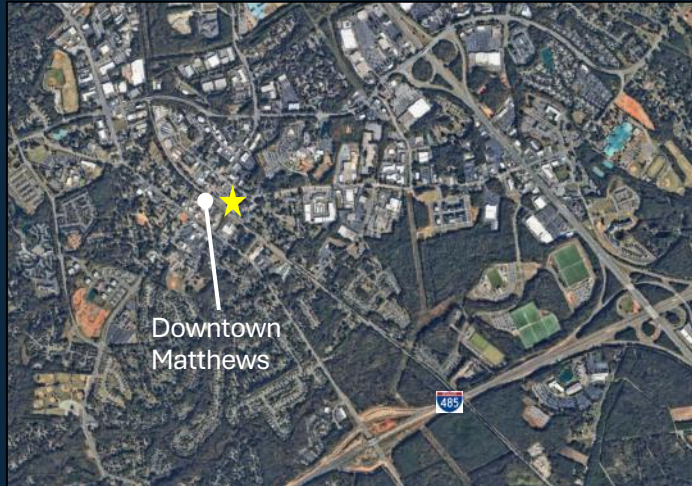
Matthews is situated between Charlotte and Union County, inside I-485, and is an ideal business location with a blend of city amenities and small-town charm. The town consistently ranks among the best places to live and is recognized for safety and family appeal. An influx of retailers have moved into the immediate downtown area including Mac's Speed Shop, Seaboard Brewing, Brakeman's Coffee, Flying Biscuit, Great Harvest Bread, White Duck Taco, Harriet's Hamburgers, and Moxi Mercantile.



Location Map and Demographics



TRAFFIC COUNTS	VPD
N Trade	14,431
E John St	20,598
Matthews Township Pkwy	29,028



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population (2023)	7,082	61,53	163,359
Median Age	41.8	39.3	39.3
Household Income	\$84,916	\$82,627	\$111,917
Median Home Value	\$314,414	\$313,845	\$321,329
Employees	13,724	34,299	59,675
Businesses	1,482	3,798	7,049

For Information Please Contact:

Daniel J. Burns

President

C: (704) 458-9065

O: (704) 817-0755

dburns@towerpg.com

Matthew C. Mielke

Vice President

C: (704) 564-6266

O: (704) 508-9099

mmielke@towerpg.com



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www.TOWERPG.com

124 W John St. Suite 101 | Matthews, NC 28105