

INDEPENDENCE COMMERCE

2028 Independence Commerce Drive, Units A-E, Matthews, NC 28104



LOCATION DESCRIPTION

Situated in the thriving town of Matthews, NC, the area surrounding Independence Commerce is bustling with industrial and flex space opportunities. With convenient access to major highways, businesses here benefit from exceptional connectivity.

Unlock the potential of this versatile commercial flex space, originally designed as a 5-unit building — now thoughtfully combined into one expansive unit for a single user. This property offers the rare combination of functionality and convenience, making it a standout opportunity for businesses seeking space that works as hard as they do.

PROPERTY HIGHLIGHTS

- Two convenient drive-in doors for seamless loading/unloading
- Ample parking available in the front, side, and rear — perfect for employees, customers
- Ideal for light industrial, warehouse, showroom, or mixed-use operations

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (MG)
Available SF:	5,188 SF
Office SF:	3,700 SF
Zoning:	LI
Grade Level Doors:	2
Warehouse Ceiling Height:	15.7' at center

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MATTHEW HAGLER

Broker
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mhagler@kwcommercial.com
NC #206869

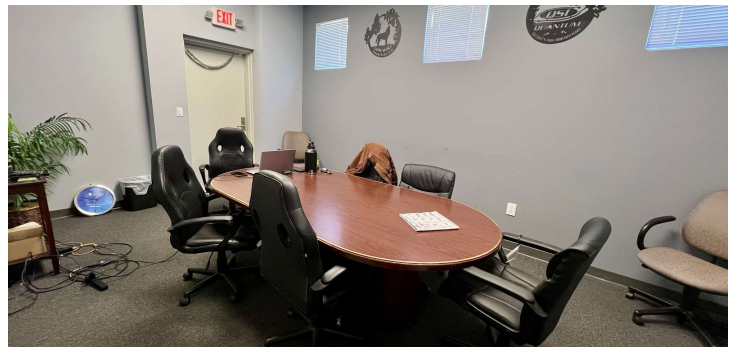
KW COMMERCIAL
14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

FLEX / OFFICE FOR LEASE

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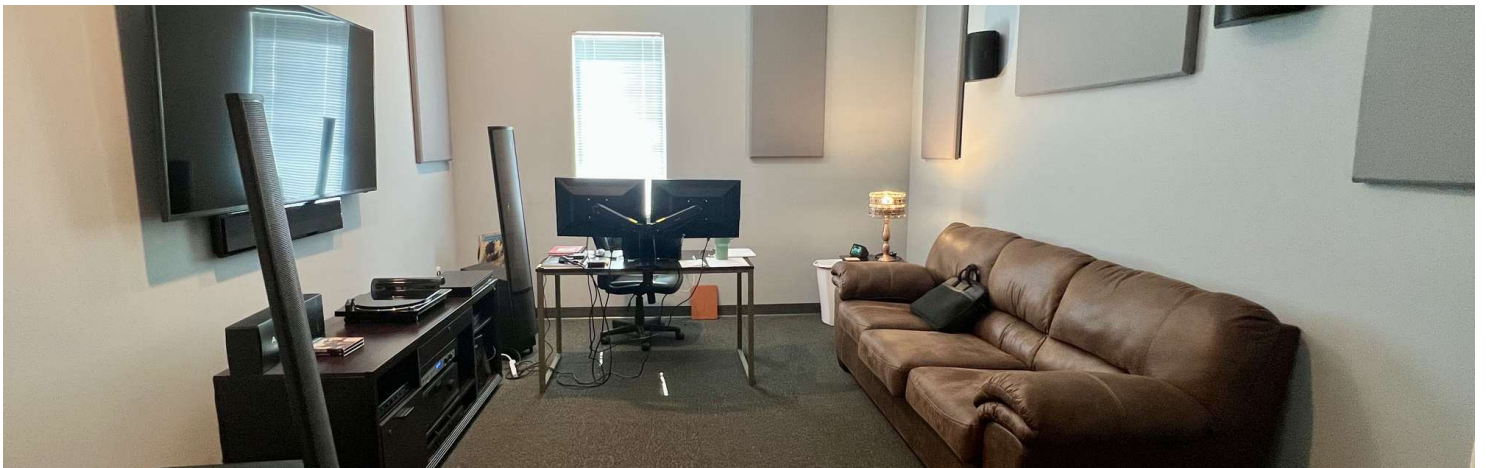
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Project 2489

SUBMITTED BY

Don Williams
don@carolinameasurepro.com
📍 336-355-7971

CREATED ON

2025-03-21

LOCATION

2028 Independence Commerce Drive
28104 Matthews North Carolina US

DETAILS

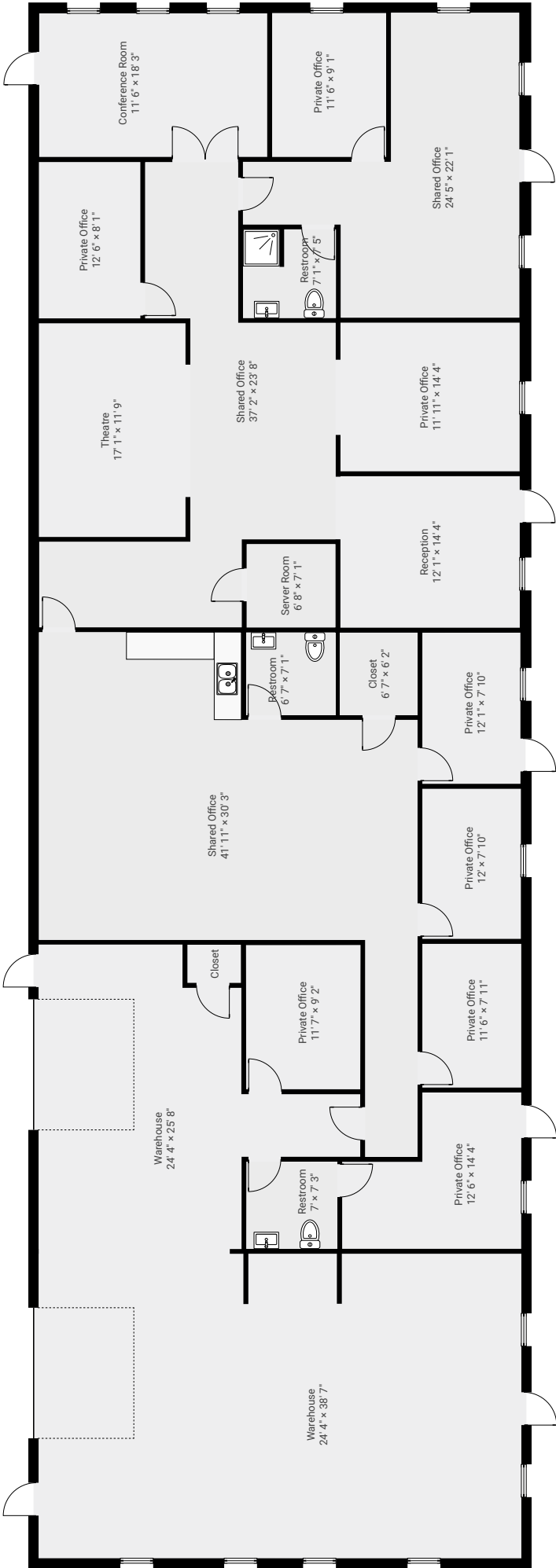
Floors: 1
Rooms: 22

Carolina MeasurePro

168 Oakbrook Dr
27006 Advance NC

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🏢 License C39034

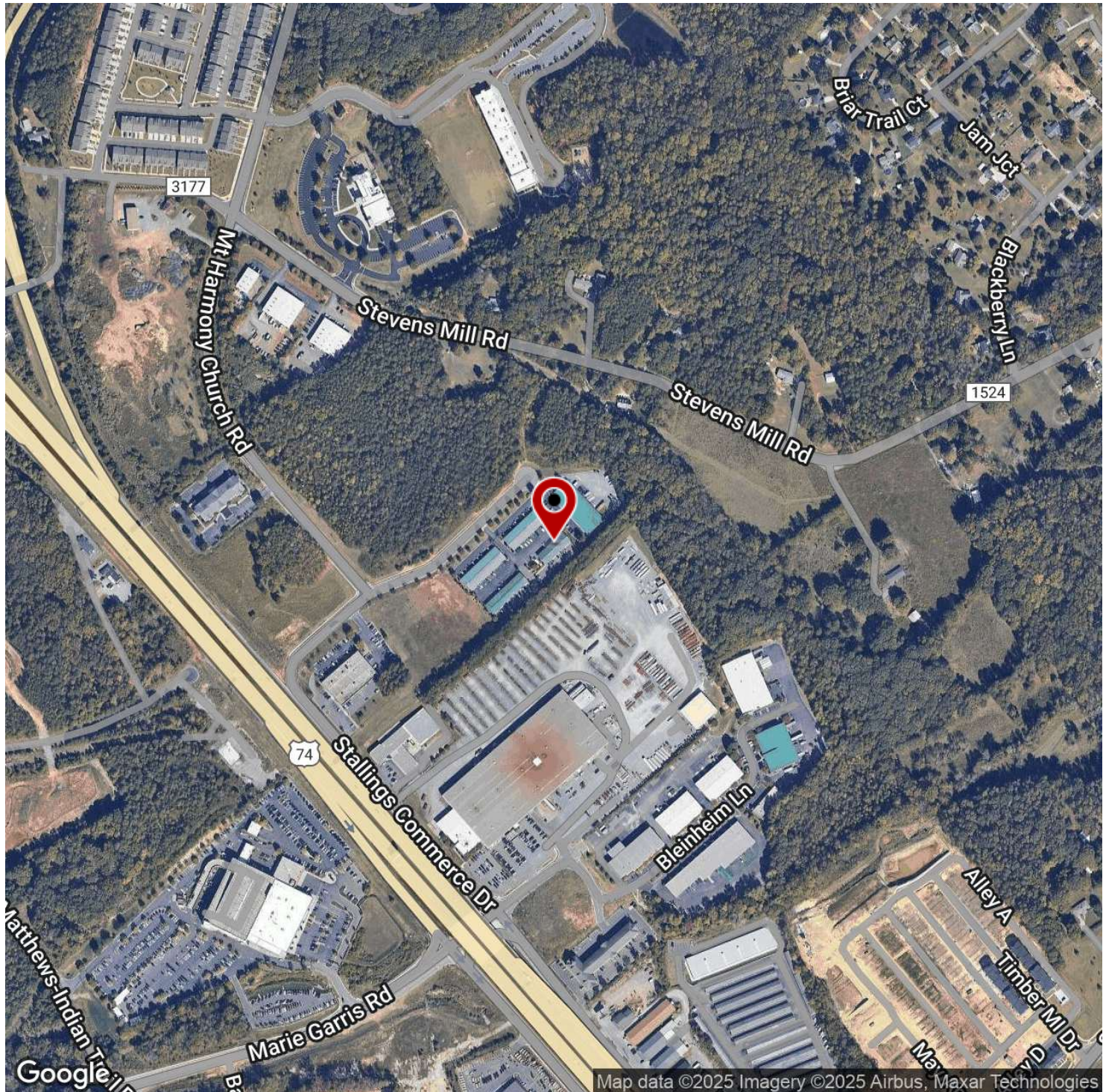
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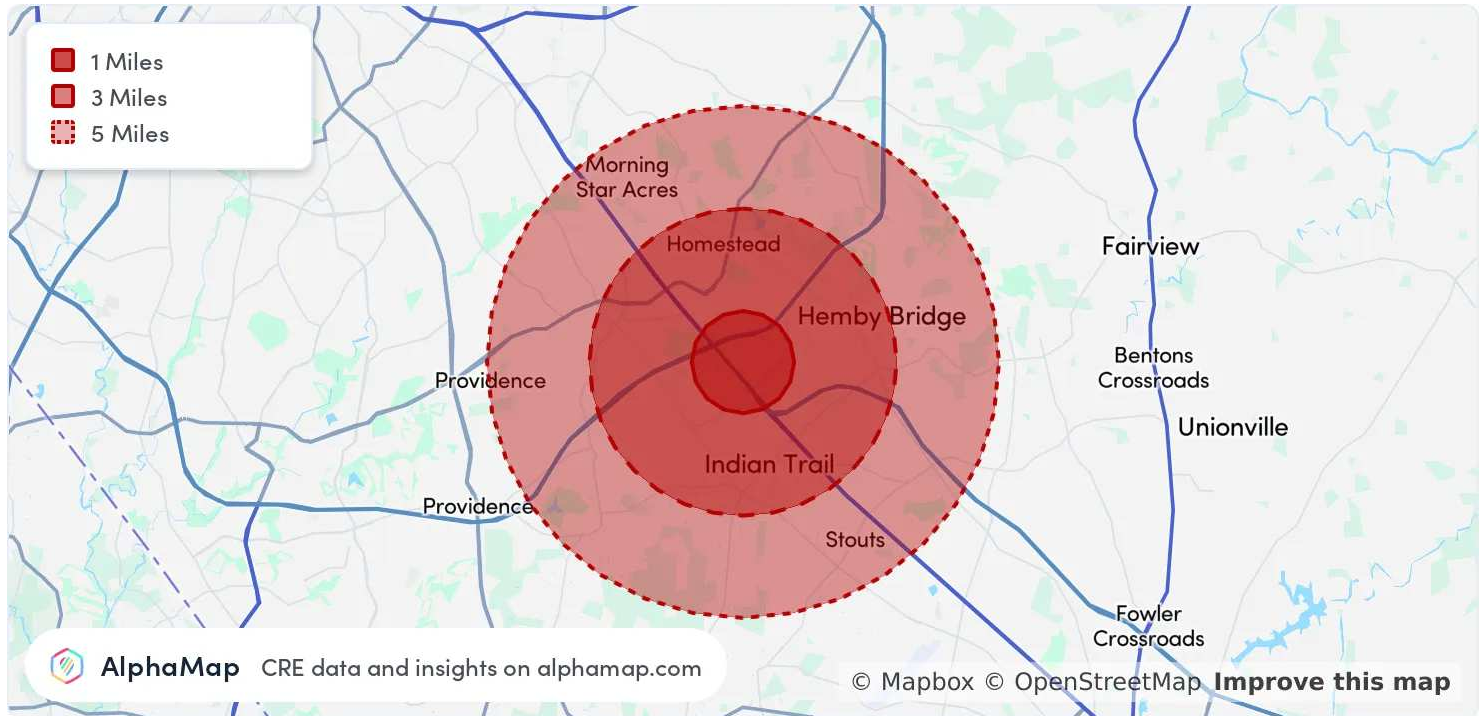
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,590	44,753	129,613
Average Age	41	41	40
Average Age (Male)	39	40	39
Average Age (Female)	42	43	41
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	950	17,344	47,728
Persons per HH	2.7	2.6	2.7
Average HH Income	\$106,975	\$117,000	\$134,201
Average House Value	\$372,435	\$406,523	\$445,209
Per Capita Income	\$39,620	\$45,000	\$49,704

Map and demographics data derived from AlphaMap

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