



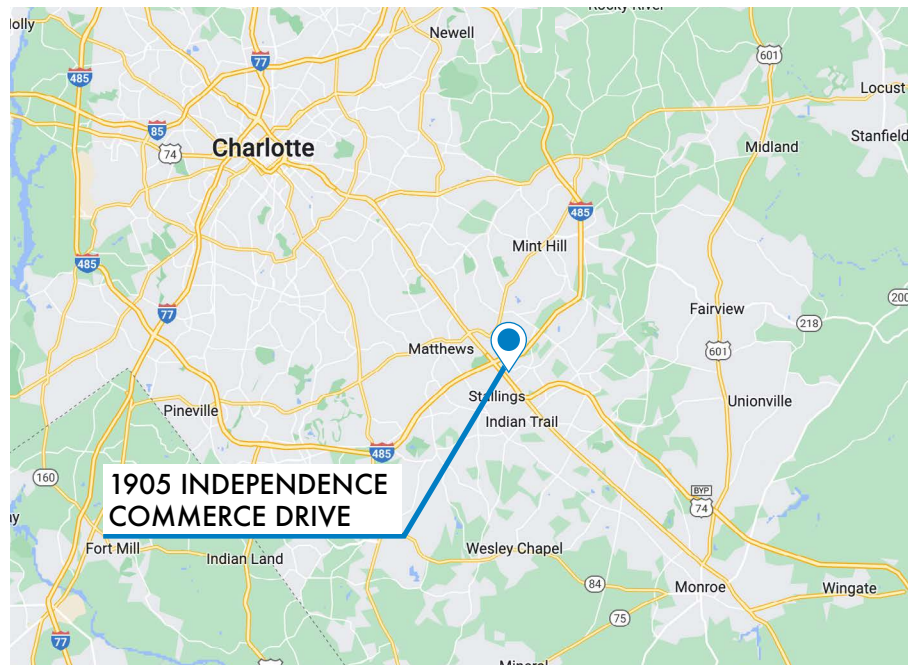
FOR SALE

1905 INDEPENDENCE COMMERCE DRIVE

MATTHEWS, NC

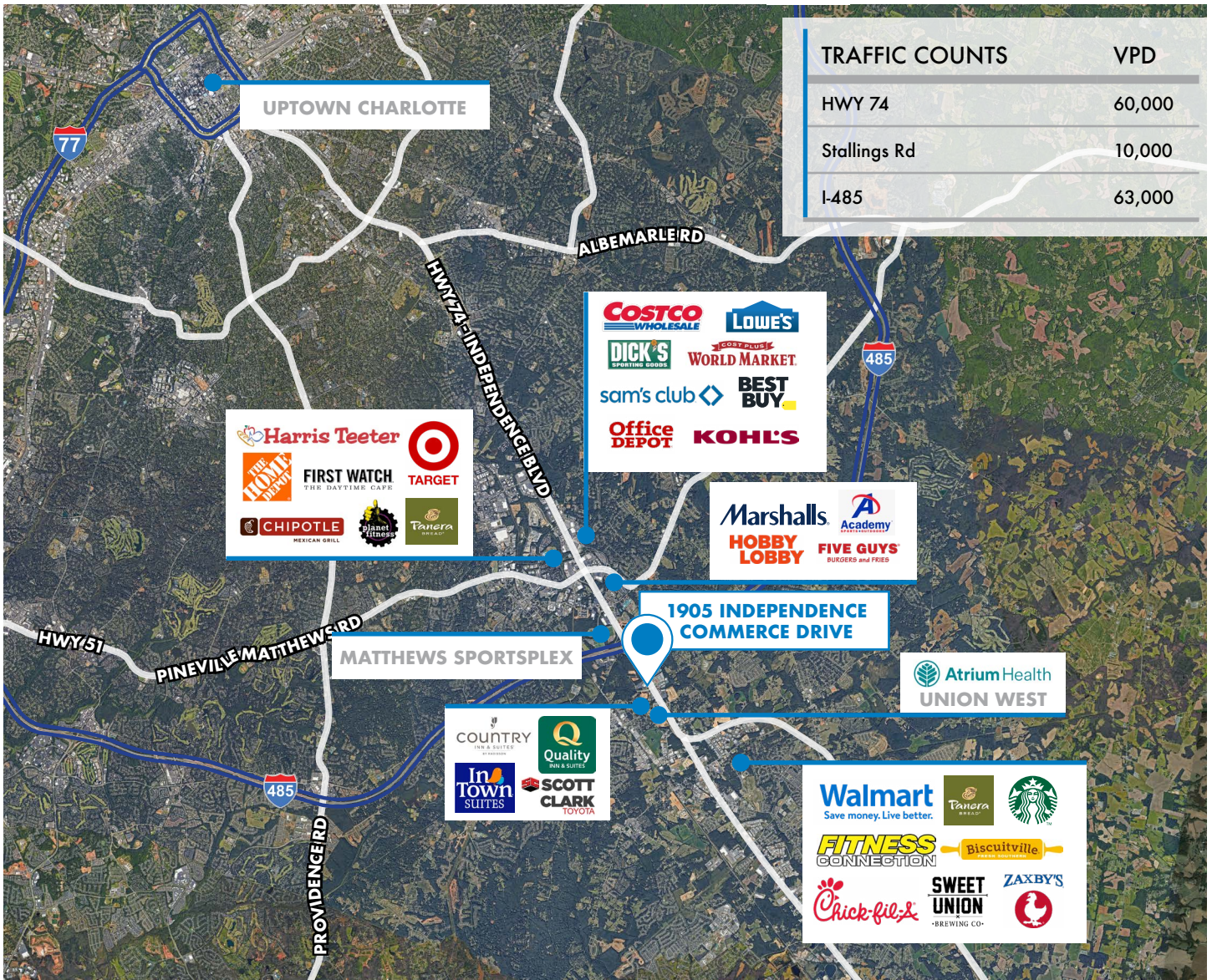
PROPERTY INFORMATION

- 60,000 Vehicles per day on Highway 74/ Independence Expressway
- Great visibility and frontage on Hwy 74
- Flat and partially cleared site
- Excellent proximity to Hwy 74 and I-485 interchange
- Zoning: B-H (Business Highway)
- Billboard lease in place with \$6,000 in annual rent. Billboard is located within the setback and could remain if desired
- Sidewalk in place, tap fee paid, and tree survey for the tree save requirement completed
- Will consider subdividing
- Asking Price: 1,980,000



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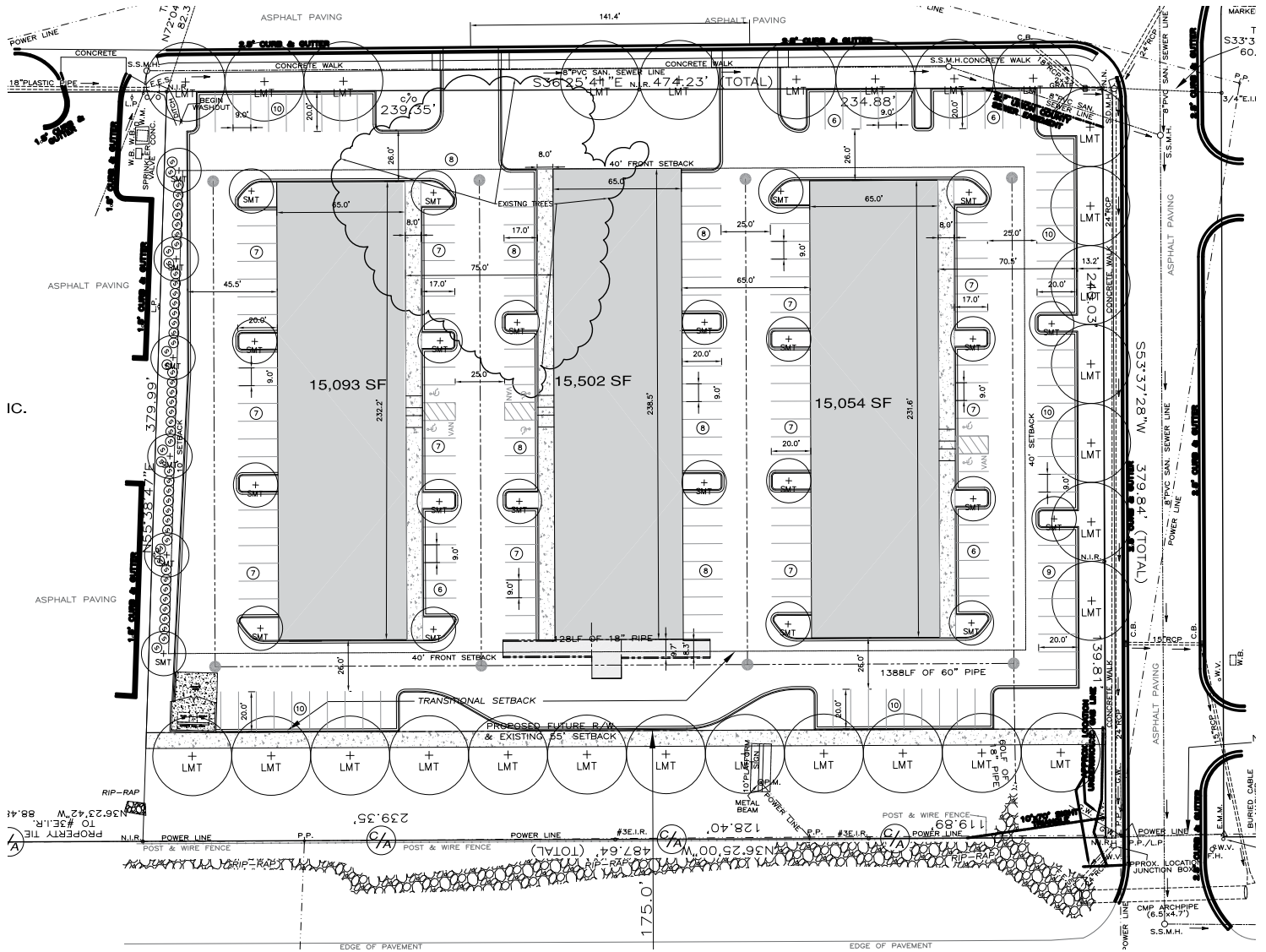
TRAFFIC COUNTS	VPD
HWY 74	60,000
Stallings Rd	10,000
I-485	63,000

DRIVE TIMES

- Hwy 74 E** 4 mins. - 1.8 Miles
- Hwy 74 W** 3 mins. - 1 Mile
- 4 mins. - 2.5 miles
- 22 mins. - 22.8 miles
- 18 mins - 18.7 miles
- Uptown Charlotte** 24 mins - 13.8 miles

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,277	48,889	143,794
Projected Growth (2027)	2.2%	2.2%	2.1%
Household Income	\$84,295	\$100,679	\$111,611
Median Home Value	\$206,903	\$262,084	\$280,287
Employees	2,282	28,108	51,159

MOUNT HARMONY CHURCH RD



HWY 74 - INDEPENDENCE BLVD

