



548 W. Charles Street

Matthews, NC 28105



Available for Sale or Lease

+/- 3,040 SF Industrial/Flex Space in Matthews, NC

Property Overview

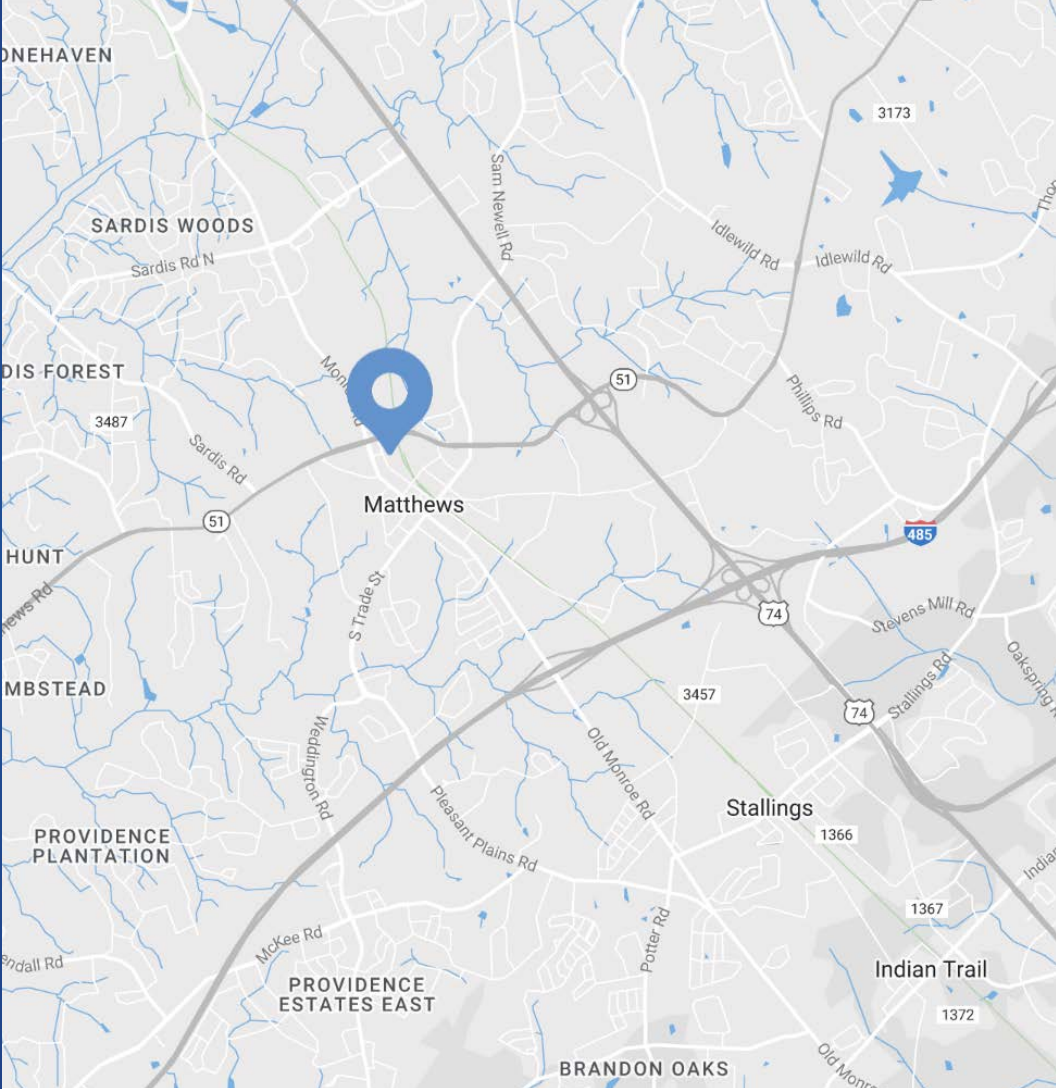
548 W. Charles Street

Available for Sale or Lease

We are pleased to offer this 3,040 SF Industrial Flex building for sale or lease in Matthews, NC. The site offers a 1.5 story building including dock high doors and power. Immediate proximity to Matthews Township Pkwy, allowing for ease of access to Hwy 74 and I-485. Within walking distance to Downtown Matthews offering local retail, restaurants and entertainment.

Property Details

Address	548 W Charles St. Matthews, NC 28105
Availability	+/- 3,040 SF Available for Sale or Lease
Acreage	+/- 0.45 AC
Use	Industrial/Flex
Parcel	19325148
Zoning	I-1(DO)(HO)
Parking	Ample Parking
Ceiling Height	14'-6"
Traffic Counts	Matthews Township Pkwy 32,000 VPD
Lease Rate	\$4,200/Month
Sale Price	\$750,000



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	6,617	66,585	177,418
Avg. Household Income	\$107,097	\$133,551	\$141,660
Median Household Income	\$81,050	\$100,083	\$102,449
Households	2,932	26,497	68,930
Daytime Employees	11,276	33,275	61,265

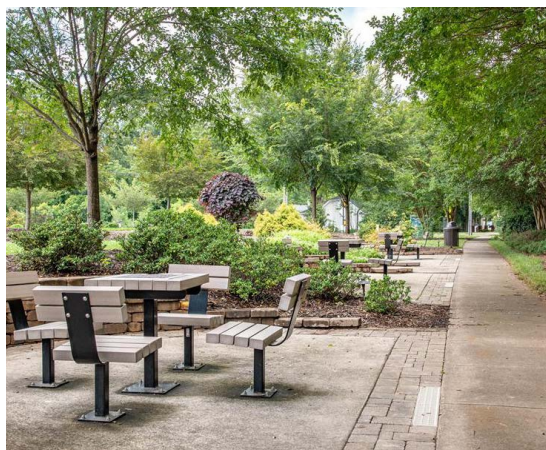
Market Overview



Matthews

North Carolina

Matthews, situated between Charlotte and Union County, is an ideal business location with a mix of city amenities and small-town charm. Matthews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. Recognized for safety and family appeal, it consistently ranks among the best places to live. Recently an influx of retailers have moved into the neighborhood including: Mac's Speed Shop, Temple Mojo Growler Shop, Artful Gourmet Burgers, Umani Sushi, Seaboard Brewing, Jekyll and Hyde Brewpub. With its affordability compared to other Charlotte submarkets, is becoming a smart choice for businesses, set to evolve further with additions like Ames Station in Downtown



Interior Photos



An aerial photograph of a commercial property. A large, rectangular building with a corrugated metal roof is the central focus. To its right is a paved parking lot with several cars parked. The area is surrounded by trees and some bare ground. A white line outlines the property boundary. The word "Site" is written in large white letters over the building.

Site

Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.