

LEASE 11043 E Independence Blvd.
Matthews, NC 28105



golden
corral®

E Independence Blvd.

57,500 VPD

BLACK'S
TIRE & Auto Service

LUMBER
LIQUIDATOR\$





Property Highlights

Strategic Market Position

Property has 200' of frontage and access along US Highway 74 (E. Independence Blvd.), the primary east-west route in the area

Dense, Proven Retail Area

US Highway 74 is an established retail corridor with nearly 3.4M SF of national and regional retailers

Growing Trade Area

Surrounded by dense residential with 1,446 new multi-family units built in the last 5 years and over 500 single-family homes currently in development (5 miles)

Part of the Charlotte MSA

Matthews is 12 miles from uptown Charlotte; the property is less than two miles from Downtown Matthews

Property Summary

Address	11043 E Independence Blvd. Matthews, NC 28105
Zoning	B - H (Highway, Business)

Building Summary

Total Size	±19,920 SF
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More Info, Click on Logo





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**Multi-Family
350 Units | Built 2020**



57,500 VPD

LUMBER LIQUIDATORS



Bojangles

Firestone

ASIAN BUFFET



Matthews-Mint Hill Rd.

Americana Restaurant

Picadeli's Pub-In-Deli



7,600 VPD



12,000 VPD

WELLS FARGO



Antique Alley

E Independence Blvd.

NE Parkway

Middle School
Built 2020



Multi-Family
258 Units

Matthews Corner



Matthews Festival



57,500 VPD



Multi-Family
350 Units



High School



Active Senior Living
204 Units



Multi-Family
359 Units

Four Mile Creek
Greenway

70,500 VPD

Single Family
123 Lots

E. John St.

E Independence Blvd.

84,000 VPD



Hospital/Medical

New Multi-Family
(Past 5 Years)


New Single Family
(In Development)

Car counts from NCDOT ←

Demographics

<i>Population</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Estimated Population	6,575	50,013	163,514
2026 Projected Population	7,157	54,542	175,773
2021 Est. Median Age	39.1	41.0	39.1
<i>Households/Housing</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Estimated Households	2,936	19,891	63,513
2026 Projected Households	3,198	21,661	68,287
2021 Median Home Value	\$237,087	\$274,578	\$288,212
<i>Businesses/Employees</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 White Collar Workers	74.5%	72.7%	70.8%
2021 Blue Collar Workers	25.5%	27.3%	29.2%
2021 Est. Total Employees	7,914	29,357	56,801
2021 Est. Total Businesses	768	3,136	6,998
<i>Consumer Expenditures</i>	<i>1 Mile</i>	<i>3 Mile</i>	<i>5 Mile</i>
2021 Est. Total Household Expenditure	\$167.77 M	\$1.38 B	\$4.6 B
2021 Est. Apparel	\$5.88 M	\$49.05 M	\$163.71 M
2021 Est. Entertainment	\$9.41 M	\$79.35 M	\$264 M
2021 Est. Food, Beverages, Tobacco	\$25.94 M	\$210.89 M	\$699.53 M
2021 Est. Furnishings, Equipment	\$5.86 M	\$49.25 M	\$163.66 M

 **\$100,000+**
Avg. HH Income (1-3-5 Mile Radius)

 **50% of Population**
Holds a Bachelor's Degree or higher

