





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 | |
| | | |

More Info, Click on Logo

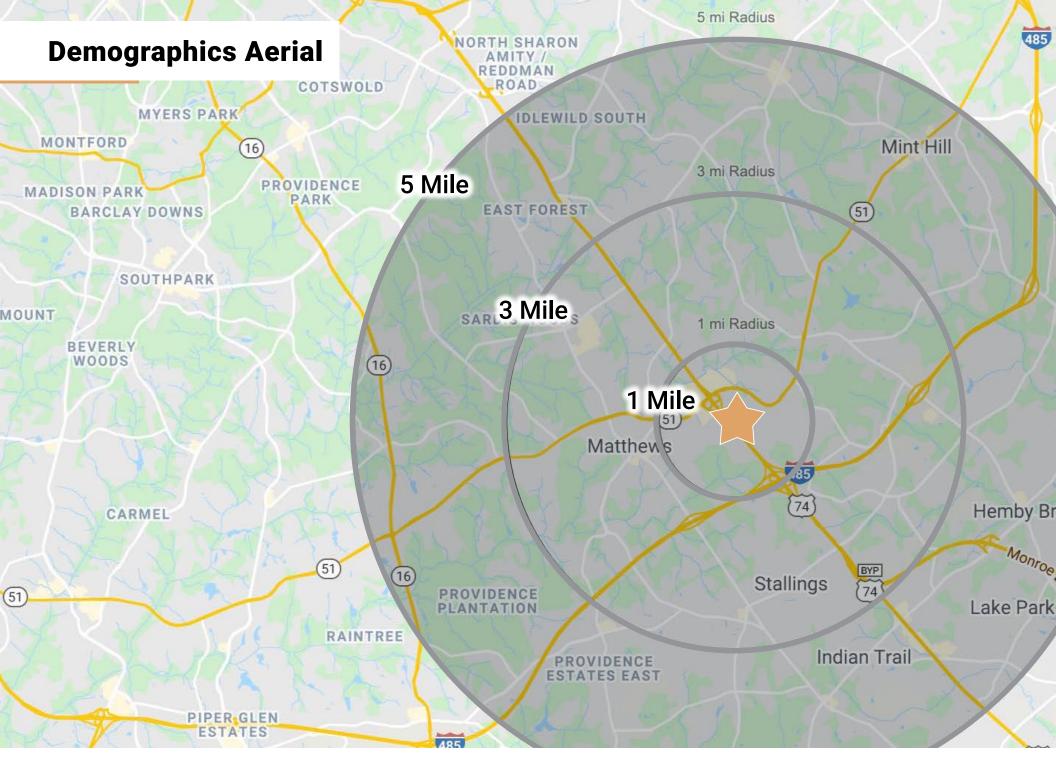




864.209.1761 | Sunny Jay



864.209.1761 | Sunny Jay



864.209.1761 | Sunny Jay

Demographics

| Population | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|------------|------------|------------|
| 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 |
| Households/Housing | 1 Mile | 3 Mile | 5 Mile |
| 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 |
| Businesses/Employees | 1 Mile | 3 Mile | 5 Mile |
| 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 |
| Consumer Expenditures | 1 Mile | 3 Mile | 5 Mile |
| 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 |





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

