

SUBLEASE OPPORTUNITY

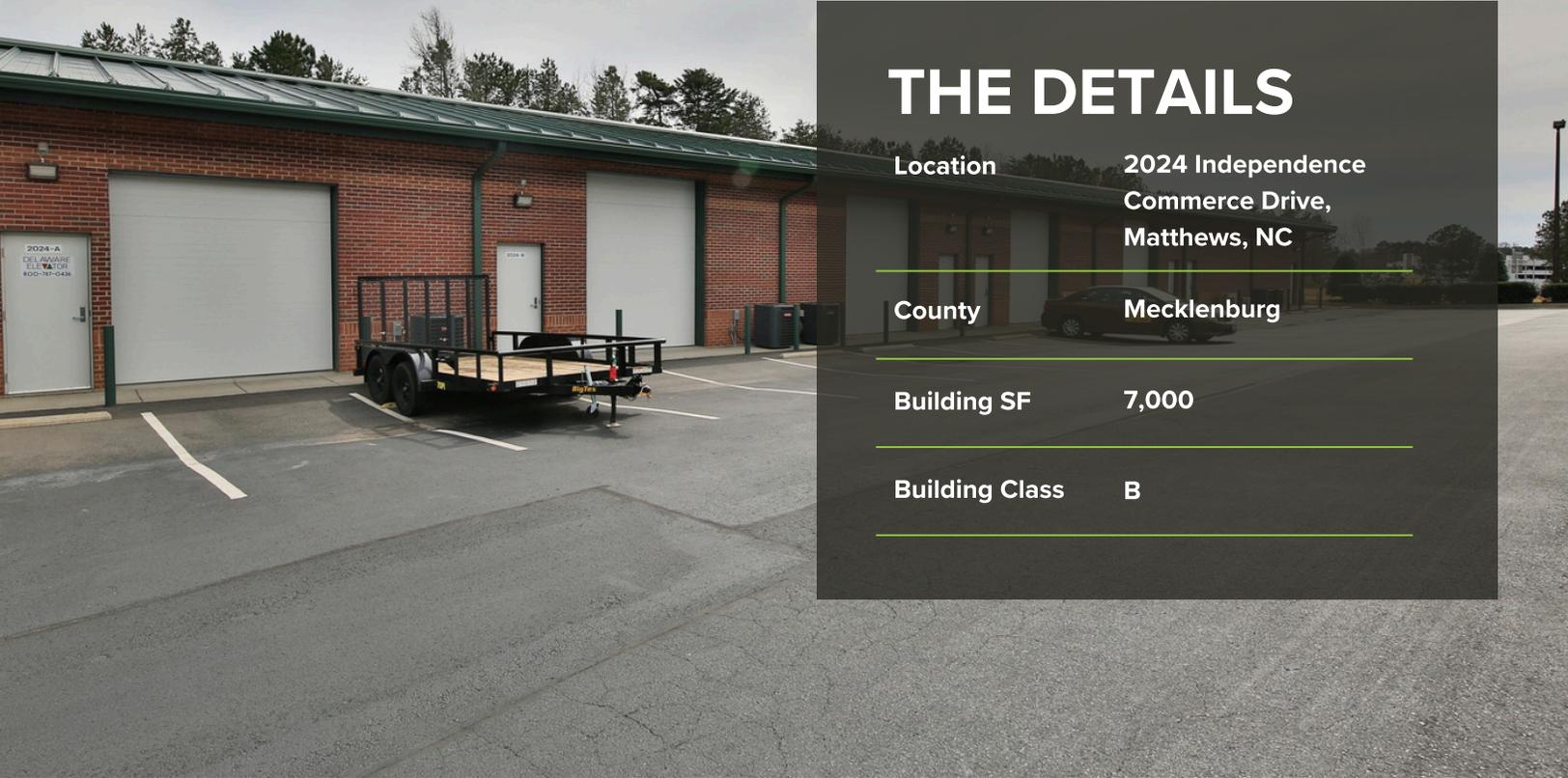


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ABOUT THE PROPERTY

- Versatile flex space featuring a functional layout with one drive-in door for efficient loading and operations
- Sublease opportunity available through July 2027, offering flexible term for growing or transitional users
- Two private offices complemented by clean, well-maintained office space suitable for administrative functions
- Convenient access to I-485, providing excellent regional connectivity for employees, clients, and distribution
- Ideal for growing businesses, service providers, or satellite office operations seeking flexibility and efficiency
- Strategically located property offering a balance of warehouse functionality and professional office environment





THE DETAILS

Location 2024 Independence
Commerce Drive,
Matthews, NC

County Mecklenburg

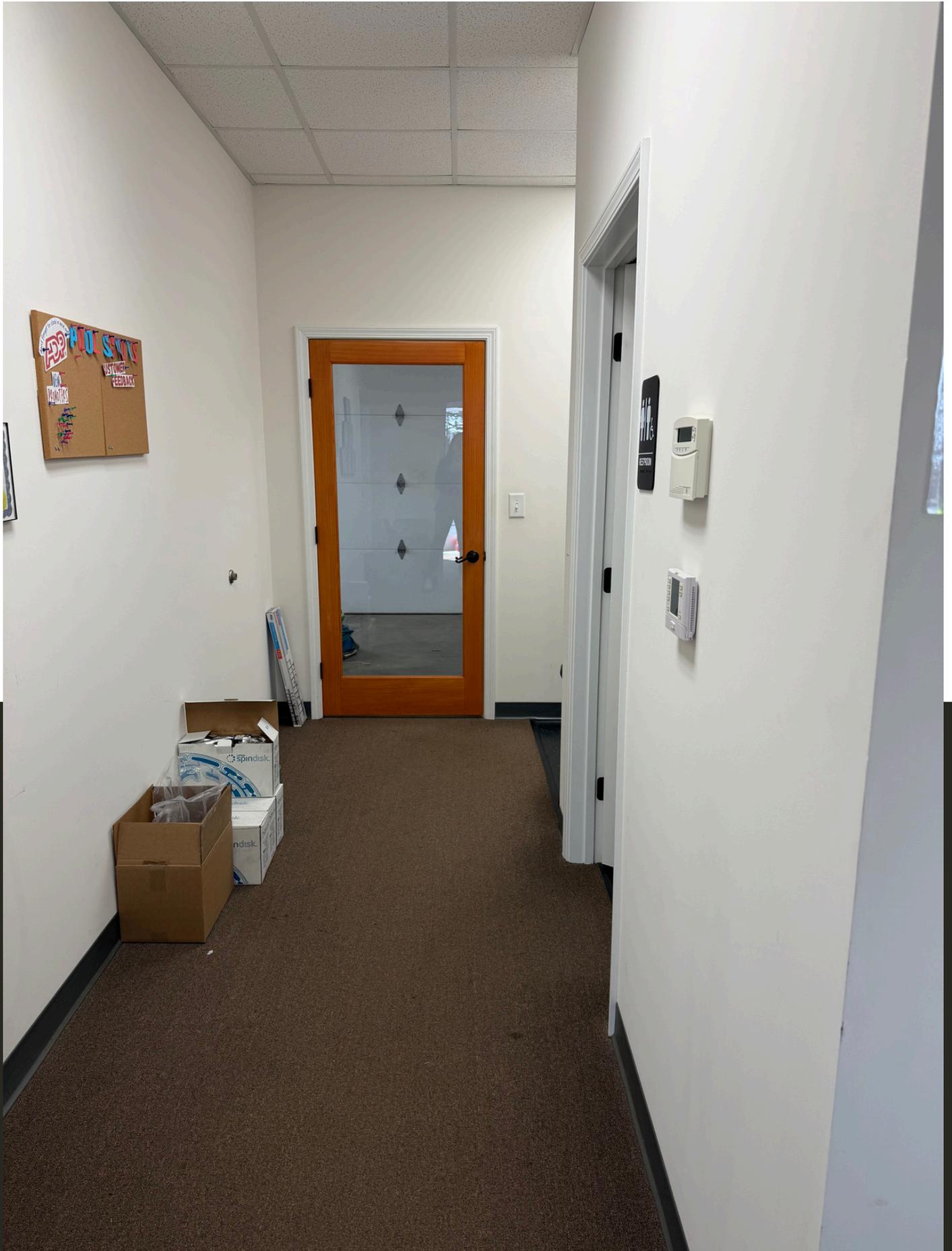
Building SF 7,000

Building Class B

AVAILABLE SPACE

Suite	SF	Floor	Rent	Notes
G	+/- 1,100	1st Floor	\$1,800/Month	One drive in door and two private offices









ABOUT THE AREA

MATTHEWS, NC

Matthews, North Carolina is a suburban town located about 10–11 miles southeast of Charlotte, North Carolina, making it part of the greater Charlotte metropolitan area. Known for blending small-town charm with proximity to a major urban center, Matthews has grown steadily over the past few decades into one of the region’s more desirable residential communities. As of 2024, the town has a population of roughly 32,000 residents, reflecting consistent growth driven by its location, quality of life, and access to jobs in the Charlotte area.

Historically, Matthews began as a farming community in the early 1800s and was originally nicknamed “Stumptown” due to the large number of tree stumps left after clearing land for agriculture. The arrival of the railroad in 1874 helped transform the area into a more connected and economically active town, and it was officially incorporated in 1879. Cotton was once the primary cash crop, and the railroad played a major role in transporting goods and fueling early growth. Today, remnants of this history remain in its preserved downtown district, which includes buildings listed on the National Register of Historic Places.

Modern Matthews is known for maintaining a balance between growth and community character. The town covers roughly 17 square miles and is largely built out, with development focused on revitalizing downtown areas and creating mixed-use spaces rather than expanding outward. It features a walkable downtown with local shops, restaurants, and community events, including the popular Matthews Alive festival, which draws large crowds each year.

Demographically, Matthews is a diverse and family-oriented community with a median age around 40 and a mix of households ranging from young families to retirees. The town is often recognized for its strong schools, parks, and overall quality of life. Its economy has shifted from agriculture to a mix of corporate presence and local businesses, with companies like Harris Teeter having headquarters ties to the area. This combination of historic roots, suburban convenience, and ongoing development makes Matthews a key part of the Charlotte region’s growth.

