

FOR LEASE • RETAIL / OFFICE

Matthews Gateway

Retail & Office Space

925 Park Center Drive, Suite 101
Matthews, North Carolina



Overview

ADDRESS

925 Park Center Drive, Suite 101
Matthews, NC 28105

LOCATION

Matthews Gateway — walkable mixed-use development in Downtown Matthews

AVAILABLE SF

1,784 SF

LEASE RATE

\$29.50 / SF NNN

SPACE TYPE

Retail / Office

BUILD-OUT

Turnkey creative office — open work areas, glass conference rooms, reception & full kitchen

PARKING

Shared surface parking — ample on-site

FRONTAGE

Ground-floor frontage with signage opportunity

AVAILABILITY

Now Available

Why Lease Here

01

Turnkey Creative Office

Move-in-ready build-out: open workstations, glass-walled conference rooms, built-out reception, full kitchen/break room, polished concrete floors, exposed ceilings, and abundant natural light.

02

Premier Downtown Location

At the heart of Matthews Gateway — a walkable mixed-use district with restaurants, retail, loft residential, transit, and parks at the doorstep.

03

Affluent, Growing Trade Area

Town of Matthews population ~32,000 with a median household income near \$105,000 — one of metro Charlotte's most desirable suburbs.

04

Healthcare Anchor Adjacency

Minutes from Novant Health Matthews Medical Center (177 beds; \$170M expansion opened 2025) and its surrounding medical-office cluster — strong daytime population and demand.

05

Connectivity & Access

Immediate access to Independence Blvd (US-74) and I-485; CATS transit nearby; roughly 13 miles to Uptown Charlotte.

06

Mixed-Use Synergy

Co-tenancy with established retail, fitness, and service users plus on-site residential drives consistent foot traffic and a built-in customer base.

Space Overview

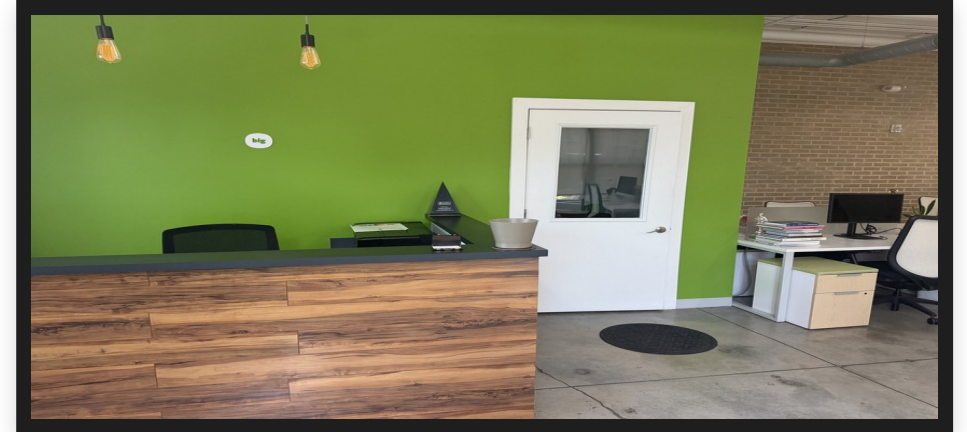
Address	925 Park Center Drive, Suite 101, Matthews, NC
Available SF	1,784 SF
Lease Rate	\$29.50 / SF, NNN
Space Type	Retail / Office
Configuration	Open work areas with multiple private offices
Conference Rooms	Multiple glass-walled meeting rooms
Reception	Built-out reception & lobby
Kitchen	Full kitchen / break room
Ceilings	Open, exposed-ceiling design
Flooring	Polished concrete and carpet
Daylight	Floor-to-ceiling glass; strong natural light
Frontage	Ground-floor frontage with signage opportunity
Parking	Shared surface parking on-site
Availability	Now Available



Building Exterior

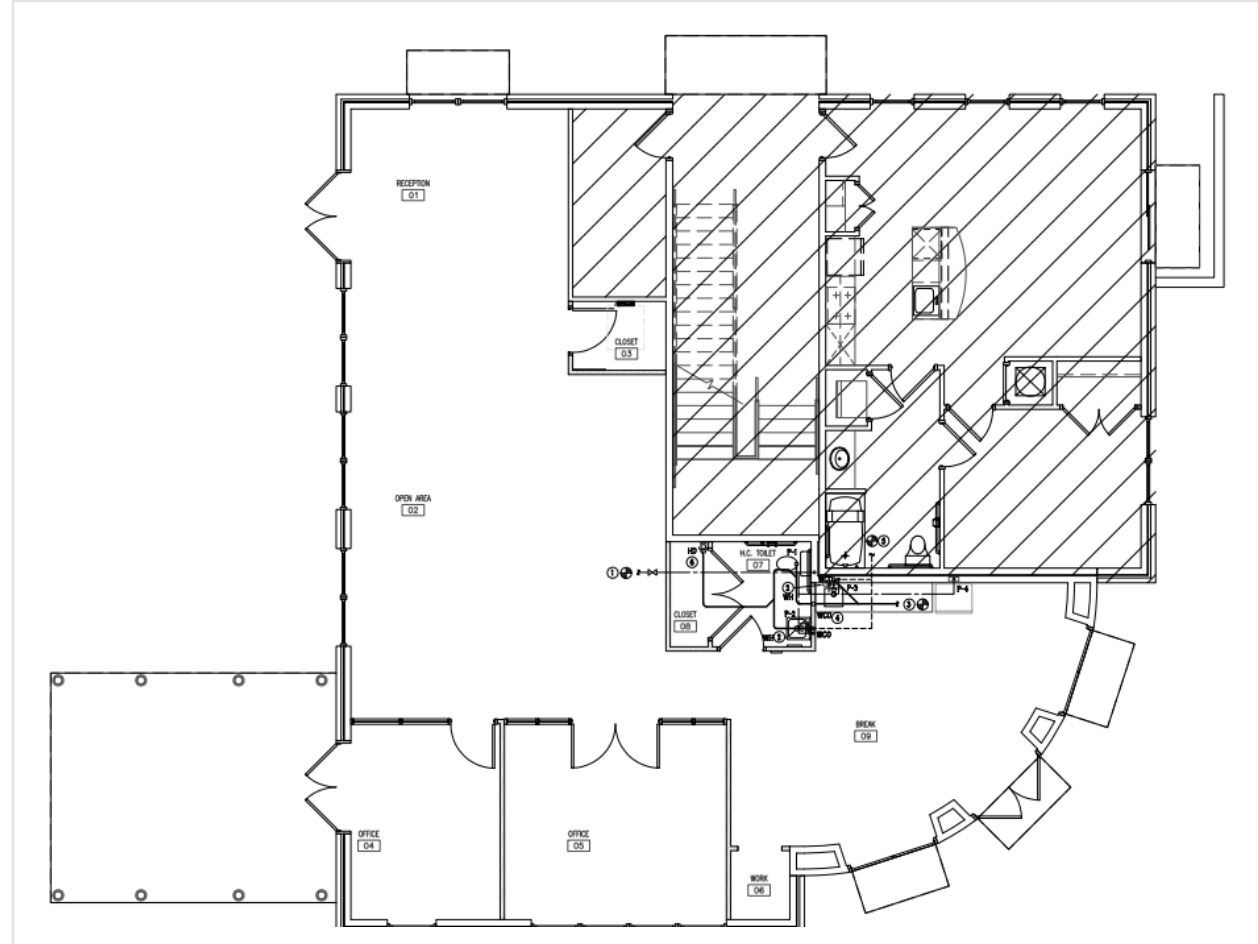


Interior



Floor Plan

- 1 Reception & Entry**
Built-out reception at the suite entrance
- 2 Open Work Area**
Large open-plan workstation area
- 3 Private Offices**
Two enclosed offices plus a work room
- 4 Break Room & Restroom**
Full break room with private restroom



1,784 SF · approximate dimensions, not to scale

Location



STRATEGIC POSITION

Matthews, Mecklenburg County, NC

Positioned at the corner of Sam Newell Road and Matthews Township Parkway in the walkable core of Downtown Matthews.

Adjacent

Downtown Matthews core

~1 mile

Novant Health Matthews Medical Center

~2 miles

I-485 / Independence Blvd (US-74)

~13 miles

Uptown Charlotte

~18 miles

Charlotte Douglas Int'l Airport

Matthews, North Carolina

~32,000

Town Population (2025)

~\$105K

Median Household Income

17.1 sq mi

Town Land Area

Top 40

Largest NC Municipalities

An established, affluent suburb of Charlotte. Matthews pairs a historic, pedestrian downtown — including a National Register commercial district — with a fast-growing residential base and a deep daytime population anchored by the Novant Health medical campus. The Town hosts year-round events including the Matthews Alive festival over Labor Day weekend, the farmers market, Stumptown Park concerts, and Matthews Playhouse, sustaining steady retail and service demand in the Gateway district.



Matthews Gateway



Live

On-site urban loft residential, walkable streets, CATS transit access, parks and a growing greenway network — a true live-work-play setting.



Work

Adjacent to Novant Health Matthews Medical Center and its medical-office cluster, Town of Matthews offices, banking, and an established retail and professional base.



Play

Restaurants and breweries, Stumptown Park concerts and events, the Matthews Alive festival, farmers market, antique shops, and Matthews Playhouse.

FOR ADDITIONAL INFORMATION • CONTACT

Matthews Gateway

Retail & Office Space · 925 Park Center Drive, Suite 101 · Matthews, NC

ROMANS PROPERTIES LLC

Chris Orr

704.619.7554

Co@RomansProperties.com

www.romansproperties.com