

Ames Station

215 N. AMES ST, MATTHEWS, NC 28105



SITE

W. MATTHEWS ST

N. AMES ST



Available for Lease

+/- 1,000 - 27,000 SF Retail/Office

Property Highlights

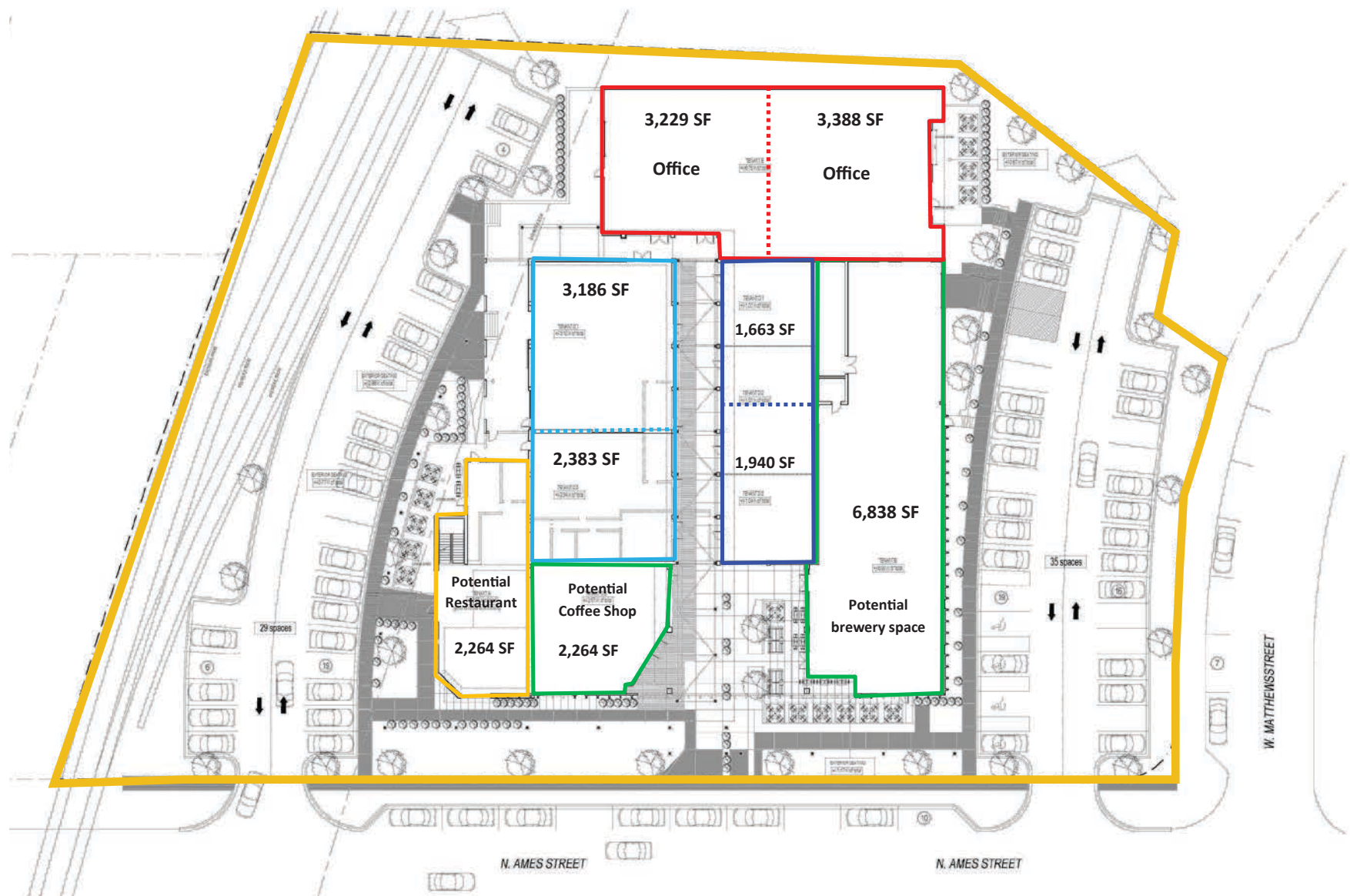
Transforming a former industrial building in Downtown Matthews with spaces available for lease from +/-1,000 - 27,000 SF. Renovations include new store fronts on two sides of the building, new urban plaza and iconic spine, new roof and restrooms, rooftop patio at front left of building, new site plan for paved parking, new water and sewer lines, new electrical and exposed ceilings including 9,000 SF of a wooden deck barrel roof.

Uses vary from a brewery and taproom to restaurants, social house, bakery, coffee shop, specialty sports shop, rug gallery and lighting showroom. Being just steps away from North Trade St, Ames Station will be a new hub of activity for downtown Matthews.

Address	215 N. Ames St. Matthews, NC 28105
Availability	Available for Lease
Asset Class	Retail/Office
Square Footage	+/- 1,000 - 27,000 SF
Occupancy	Q1/Q2 2023
Year Built/Renovated	Currently Under Renovation
Parcel ID	19324401
Zoning	I-1
Access	Direct Access from N. Ames St.
Parking	Surface parking onsite as well as street parking
Pricing	\$25-\$27/SF NNN
Features & Upgrades	New store fronts on two sides, urban plaza and iconic spine, roof, restrooms, rooftop patio, water and sewage



Space Plan





Property Photos



E. JOHN STREET

Traffic counts:

E. John St: 18,000-19,000

N. Trade St: 12,000-14,000

PUBLIC AND ON STREET
PARKING +/- 175 SPACES
WITHIN 2 BLOCKS

PUBLIC WALKWAY

NEW PUBLIC PARKING



N. TRADE STREET

Seaboard



E. MATTHEWS STREET

ON STREET PARKING AND SIDEWALK

SITE

215 N. Ames Street

Market Overview



Mathews, NC



The premier downtown suburb of Matthews' is in a period of booming growth. Matthews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. 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.

The addition of Ames Station will bring a feel of SouthEnd into Downtown Matthews.





Contact for Details:

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