



2309 MATTHEWS TOWNSHIP PKWY, MATTHEWS, NC 28105

SYCAMORE COMMONS

2,806 SF RESTAURANT SPACE AVAILABLE FOR LEASE



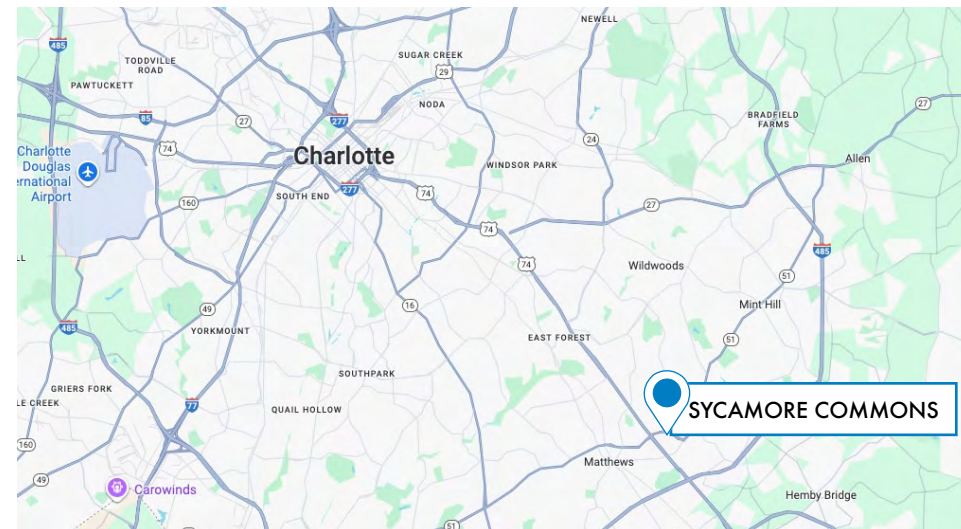
RESTAURANT SPACE FOR LEASE

SYCAMORE COMMONS

MATTHEWS, NC

PROPERTY INFORMATION

- This 9,000 SF retail center in Sycamore Commons is shadow-anchored by major national retailers including Costco, Lowe's Home Improvement, Ulta and Nordstrom Rack.
- 2,806 SF end-cap former restaurant space with outdoor patio available for lease
- Well-positioned alongside strong co-tenants such as Cycle Bar, Tropical Cafe and IVX Health Infusion Center
- The property features surface parking available on site
- Conveniently located a near major through ways including E Independence Blvd (57,500 VPD) and Matthews Township Pkwy (29,000 VPD)
- Call for pricing

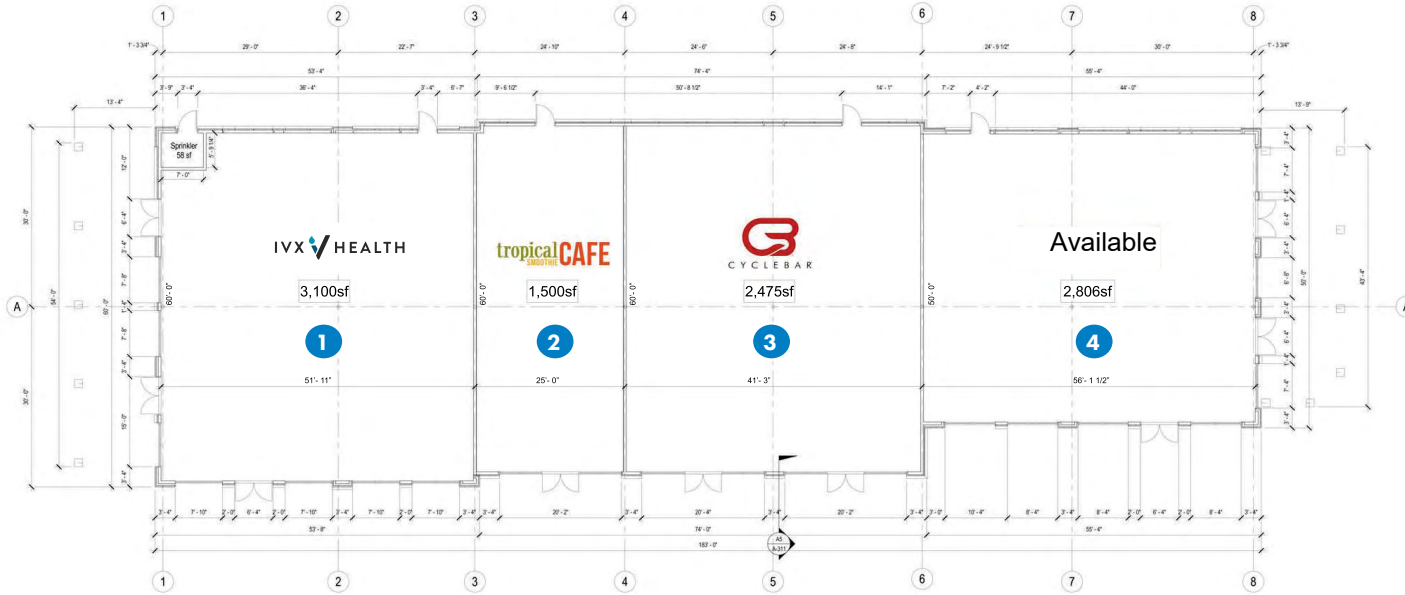


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SITE PLAN

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#	TENANT	SF
1	IVX Health Infusion Center	
2	Tropical Cafe	
3	Cyclebar	
4	AVAILABLE	2,800 SF

PROPOSED FIRST FLOOR SCHEMATIC PLAN

SCALE: 1/8"=1'-0"

TOTAL GROSS BUILDING AREA: 9,881sf



AREA OVERVIEW

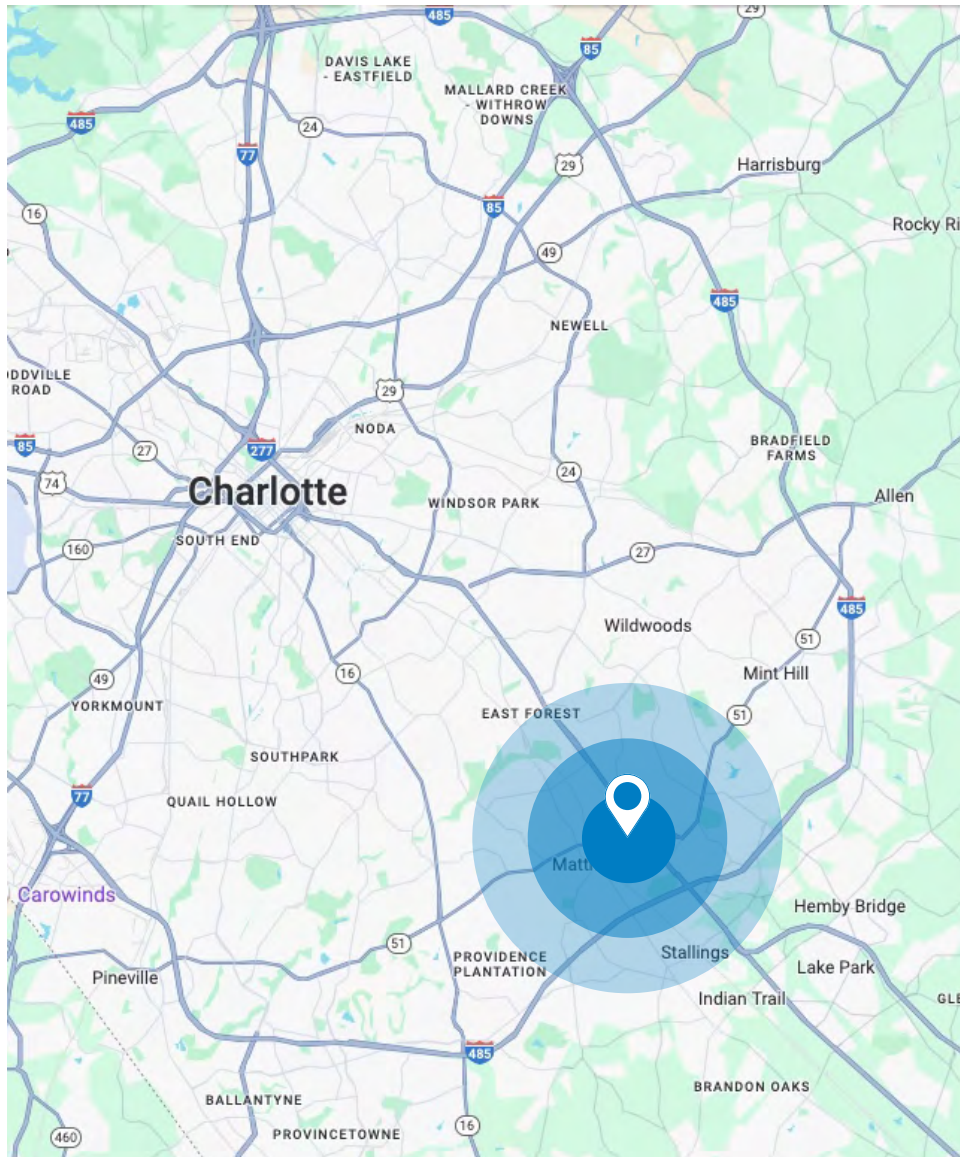
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AREA OVERVIEW



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,585	50,672	165,337
Median Age	40.8	41.4	40.1
Household Income	\$96,093	\$104,407	\$108,217
Median Home Value	\$305,276	\$328,666	\$343,689
Employees	10,435	31,462	58,047
Businesses	1,159	3,800	7,693



