

NEW CONSTRUCTION MEDICAL OFFICE FOR LEASE

3275 MATTHEWS-INDIAN TRAIL ROAD

Matthews, NC 28104



PROPERTY DESCRIPTION

This new construction Class A Medical Office is strategically located across from Atrium's Union West Emergency Hospital, near the intersection of I-485 and Hwy. 74 (E. Independence Blvd.) in the rapidly expanding Stallings, NC. The property offers a rare opportunity for medical providers to operate close to a major medical center with easy access to the highway and connectivity to the Charlotte area.

PROPERTY HIGHLIGHTS

- Flexible floorplans
- 7,480 SF available on the first floor
- 7,644 SF available on the second floor
- Elevator
- Lighted intersection
- Strategic growth corridor with 18,500 VPD

OFFERING SUMMARY

Lease Rate:	\$48.50 SF/yr (NNN)
Leasable SF:	15,124 SF
Estimated Completion:	4Q 2026
Tenancy:	Single or Multi-tenant
Total Building Area:	17,139 SF
Parking:	5.49 spaces per 1,000 SF (Surface parking)
Zoning:	MU-2
Sprinkler System:	Yes
Ownership:	Broker (Scott Stevens) is Owner

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MATTHEW HAGLER

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SCOTT STEVENS

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KW COMMERCIAL

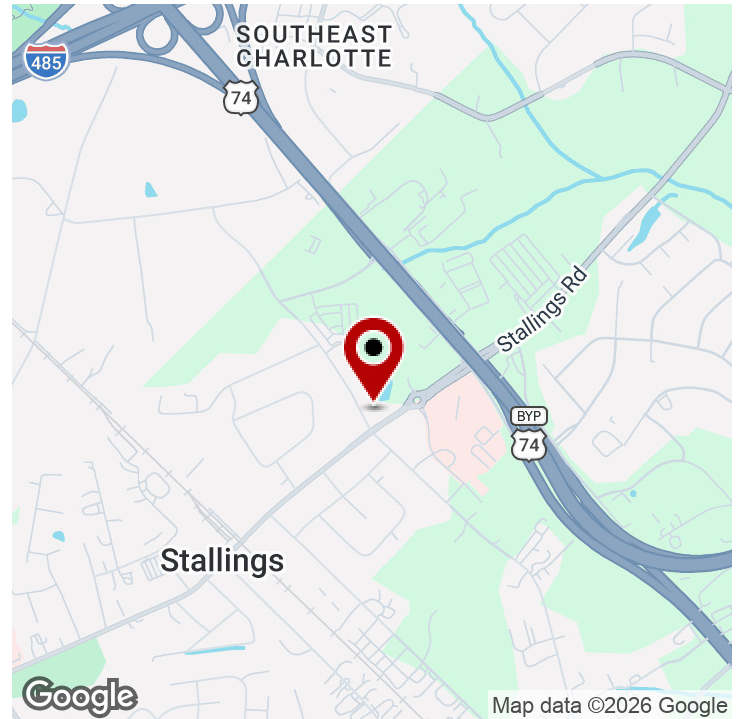
14045 Ballantyne Corporate Place
Suite 500
Charlotte, NC 28277

Each Office Independently Owned and Operated

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LOCATION OVERVIEW

This new 17,139 SF Class A Medical Office is strategically located across from Atrium's Union West Emergency Hospital, near the intersection of I-485 and Hwy. 74 (E. Independence Blvd.) in the rapidly expanding Stallings, NC. The property offers a rare opportunity for medical providers to operate close to a major medical center with easy access to the highway and connectivity to the Charlotte area,

Further enhancing the area's long-term growth prospects, the planned LYNX Silver Line is expected to run through the expanded CPCC campus and include a transit station near the intersection of Stallings Road and Highway 74, approximately ¼ mile the subject property, providing convenient future transit access.

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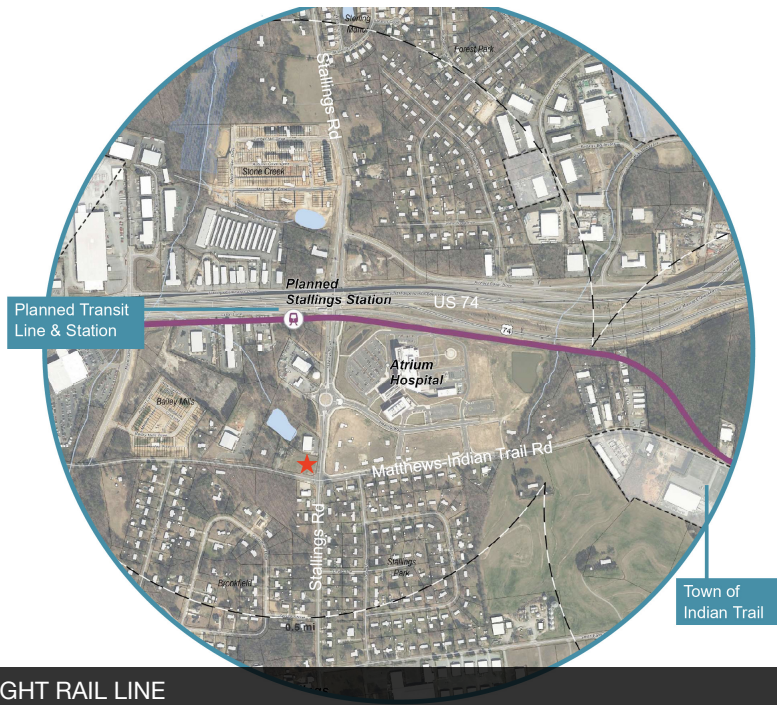
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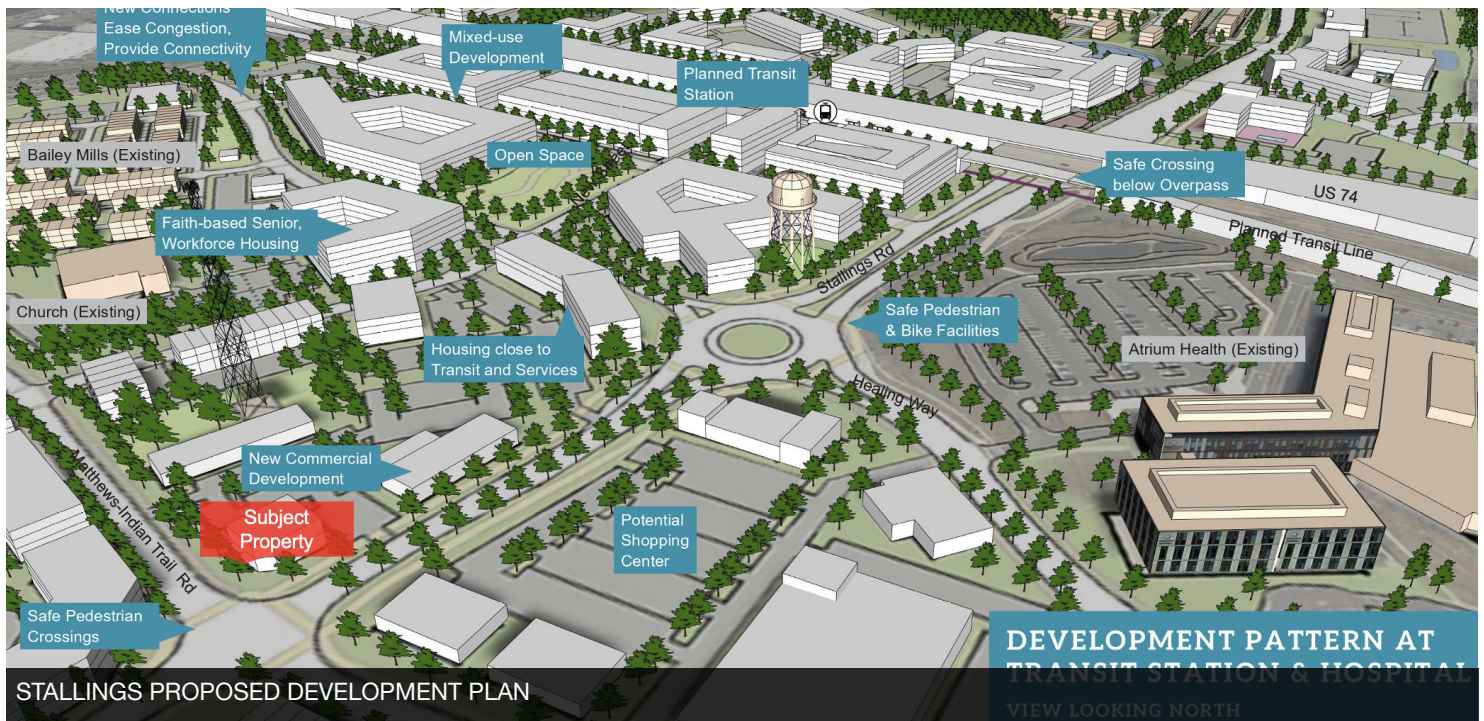


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PROPOSED SILVER LYNX LIGHT RAIL LINE



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	113	472	2,590
Average Age	30.5	31.3	35.9
Average Age (Male)	32.5	33.1	36.8
Average Age (Female)	30.3	31.1	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	163	946
# of Persons per HH	2.9	2.9	2.7
Average HH Income	\$83,052	\$87,636	\$107,335
Average House Value	\$299,072	\$308,343	\$339,559

2023 American Community Survey (ACS)

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