

3380 Smith Farm Rd

MATTHEWS, NC 28104

SITUATED ON +/- 2.28 ACRES, THE PROPERTY
CONSISTS OF TWO WELL-MAINTAINED BUILDINGS
TOTALING 25,991 SF



[REDPART.COM](https://redpart.com)

711 Central Avenue
Charlotte, NC 28204

DEVELOPMENT + BROKERAGE + MANAGEMENT

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Executive Summary

PROPERTY DETAILS:

Location:	3380 Smith Farm Rd Matthews, NC 28104
Availability:	2.28 Acres
Available Building SF:	17,991 SF in Building 1 and 8,000 SF in Building 2
Zoning:	IND
Year Built:	1988 and 1996
Asking Rate:	\$12.25/PSF NNN

KEY HIGHLIGHTS:

- ±25,991 SF across two buildings
- Building 1 Ceiling Heights – approximately 15' ceilings
- Building 2 Ceiling Heights – 13' at perimeter and 17' at center
- Heated warehouse space with flexible loading
- Excellent visibility and access within a thriving industrial corridor
- Competitive lease rate of \$12.25 NNN

This property is an ideal fit for distribution, service, or light manufacturing users seeking immediate occupancy in a high-demand Matthews industrial location.



OPPORTUNITY DETAILS:

3380 Smith Farm Road offers an outstanding opportunity for businesses seeking warehouse space in one of the Charlotte region's most established industrial submarkets. Situated on +/- 2.28 acres, the property consists of two well-maintained buildings totaling 25,991 SF.

Building 1: ±17,991 SF (built 1988), featuring approximately 14,000 SF of clear-span warehouse space with dock and drive-in loading options.

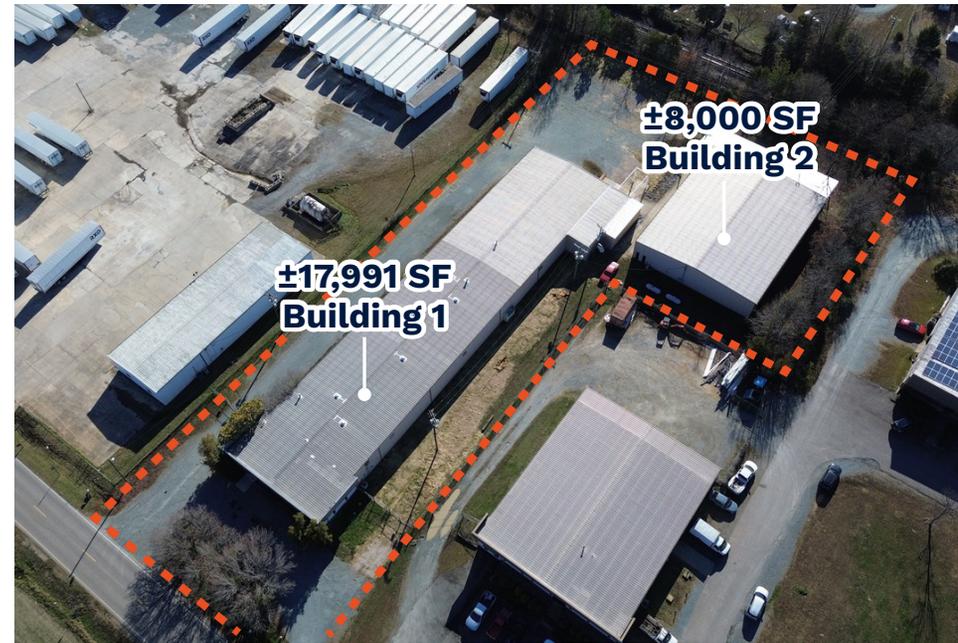
Building 2: ±8,000 SF (built 1996), fully dedicated to warehouse use.

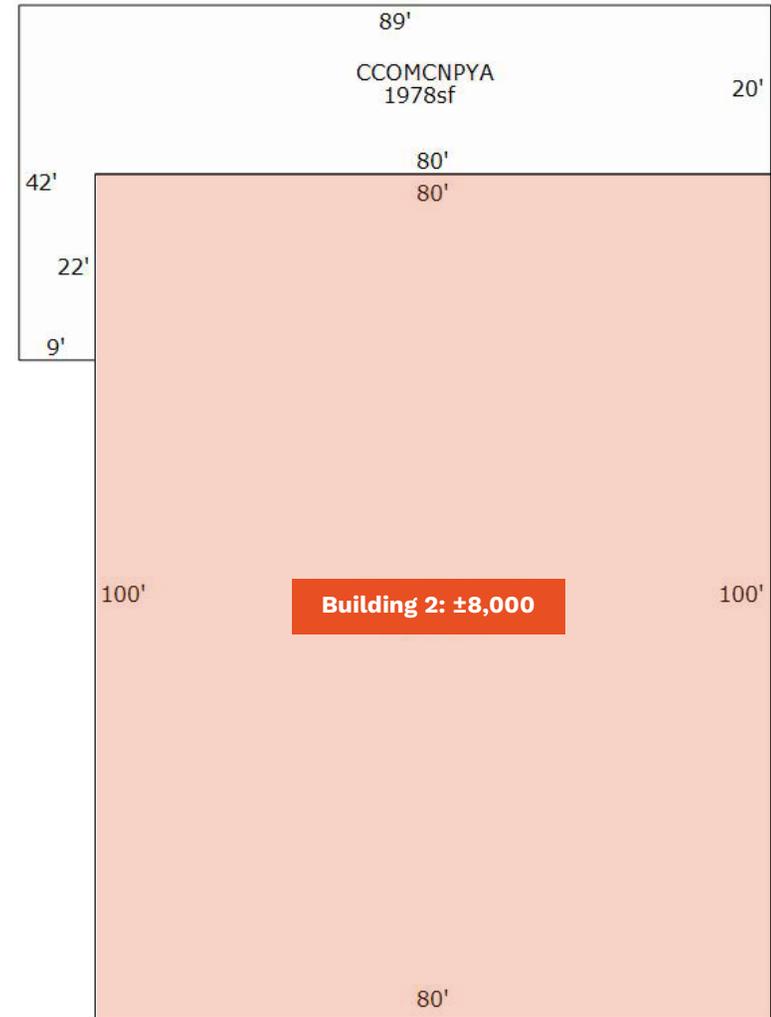
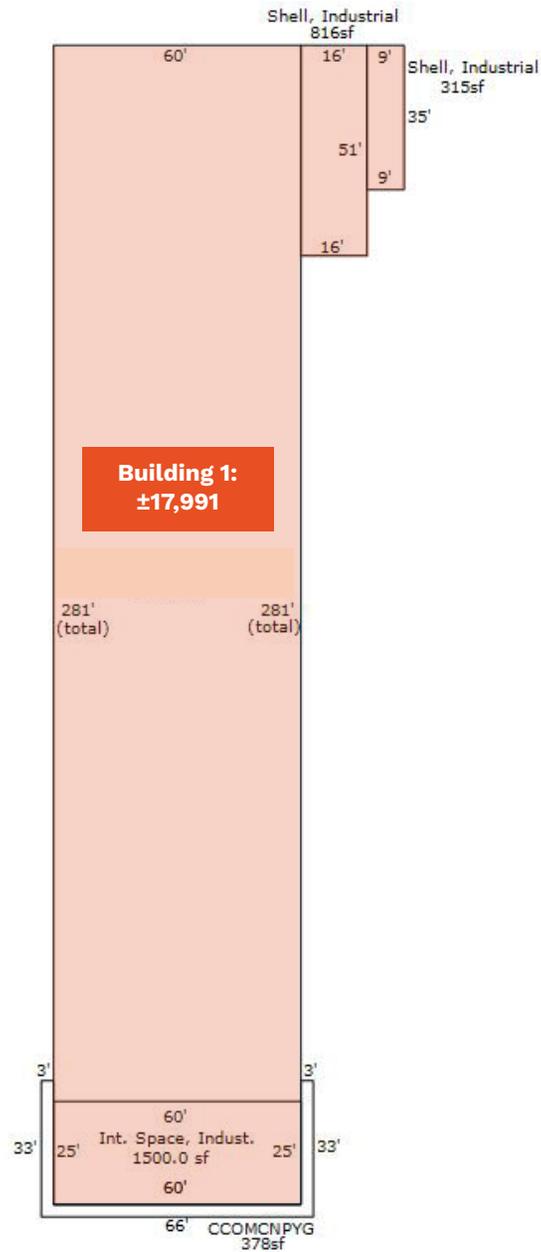
Loading & Access: 2 dock-high and 2 drive-in doors, 460V 3-phase power, heated warehouse areas, and a lean-to storage structure in the rear.

Office Component: Office components located in the front of Building 1 as well as in a mezzanine area in the warehouse.

LOCATION ADVANTAGE:

This property benefits from a strong industrial presence in the Union County corridor. The immediate area is home to a mix of regional distributors, light manufacturers, and service-related industrial users, making it a proven hub for logistics and small-bay industrial operations. The site offers exceptional connectivity being less than 2 miles from I-485, providing direct access to the entire Charlotte MSA, convenient to US-74 (Independence Blvd.), a major east-west highway serving both Union County and Uptown Charlotte. As well as an easy reach to I-85, I-77, and Charlotte Douglas International Airport, supporting regional and interstate distribution.







- 1 3380 Smith Farm Rd. (Subject Site)**
- 2 Chestnut Square Park
- 3 Fitness Connection
- 4 Biscuitville
- 5 Taco Bell
- 6 Chick-fil-A
- 7 The Donut House
- 8 Metrolina Christian Academy
- 9 Wendy's
- 10 CLUTCH Coffee Bar
- 11 Ace Hardware Indian Trail
- 12 United States Postal Service
- 13 Panera Bread
- 14 Zaxbys Chicken Fingers & Buffalo Wings
- 15 Walmart Supercenter
- 16 IHOP
- 17 KFC
- 18 Verizon
- 19 Dunkin' Donuts
- 20 McDonald's
- 21 Exxon
- 22 Sonic Drive-In
- 23 Lidl
- 24 Bank of America ATM (Drive-thru)
- 25 Ardmore at the Trail



MATTHEWS, NORTH CAROLINA

Matthews, North Carolina is one of the most desirable suburban markets in the Charlotte metro, offering a strong blend of stability, growth, and long-term appeal. Positioned just southeast of Uptown Charlotte, the town benefits directly from the region's expanding economy while maintaining its own identity as an established, well-planned community. Consistent population growth, above-average household incomes, and sustained buyer demand continue to support healthy real estate fundamentals across residential and commercial sectors.

The local economy is anchored by proximity to Charlotte's major employment hubs, including finance, healthcare, logistics, and corporate headquarters, while Matthews itself offers a solid base of retail, medical, and service-oriented employers. Homeownership

rates are strong, turnover remains steady, and property values have shown durable appreciation over time—reflecting a market driven by real end users rather than speculation. This dynamic creates a balanced environment attractive to both owner-users and long-term investors.

Lifestyle factors further reinforce Matthews' market strength. The town features a walkable historic downtown, strong school systems, well-maintained neighborhoods, and access to parks, greenways, and regional road networks. These attributes continue to attract families, professionals, and retirees seeking suburban quality of life without sacrificing connectivity to Charlotte. As a result, Matthews remains a proven, low-volatility market with consistent demand and reliable long-term growth prospects.



MAJOR TRANSPORTATION CORRIDORS & ACCESS POINTS

This industrial property benefits from proximity to Interstate 485 and US-74, which are key arteries connecting Matthews and Stallings to Uptown Charlotte and regional logistics routes. Easy access to these corridors improves distribution efficiency and makes the site attractive for industrial, warehousing, or light manufacturing users.

GROWTH & RESIDENTIAL CATCHMENT AREAS

Within a short drive are rapidly expanding residential communities in Matthews, Stallings, and nearby Mint Hill. These population centers provide labor pools and support services for business development, as well as demand for retail and service amenities. Proximity to growing neighborhoods enhances both workforce recruitment and customer reach.

COMMUNITY & RECREATION ANCHORS

Not far to the west and northwest are well-used community assets like the Sportsplex at Matthews — a large sports and events complex drawing families and visitors — and the historic Matthews downtown district, which supports local shops, dining, and civic life. Aligning your site strategy with these activity hubs can boost visibility and diversified use cases.



POPULATION	1-MILE	3-MILE	5-MILE
2024 Total Population	3,669	47,673	128,047
2029 Population	4,208	52,607	140,504
Population Growth 2024-2029	14.69%	10.35%	9.73%
Average Age	39	40	40
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Total Households	1,423	17,515	45,915
Household Growth 2024-2029	14.83%	10.58%	9.81%
Average Household Size	2.6	2.7	2.8
Average Household Vehicles	2	2	2
Median Home Value	\$265,287	\$313,437	\$339,206
Median Year Built	1996	1999	1998
HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Median Household Income	\$69,066	\$86,741	\$97,544



128,047

2024 POPULATION
(5 Miles)



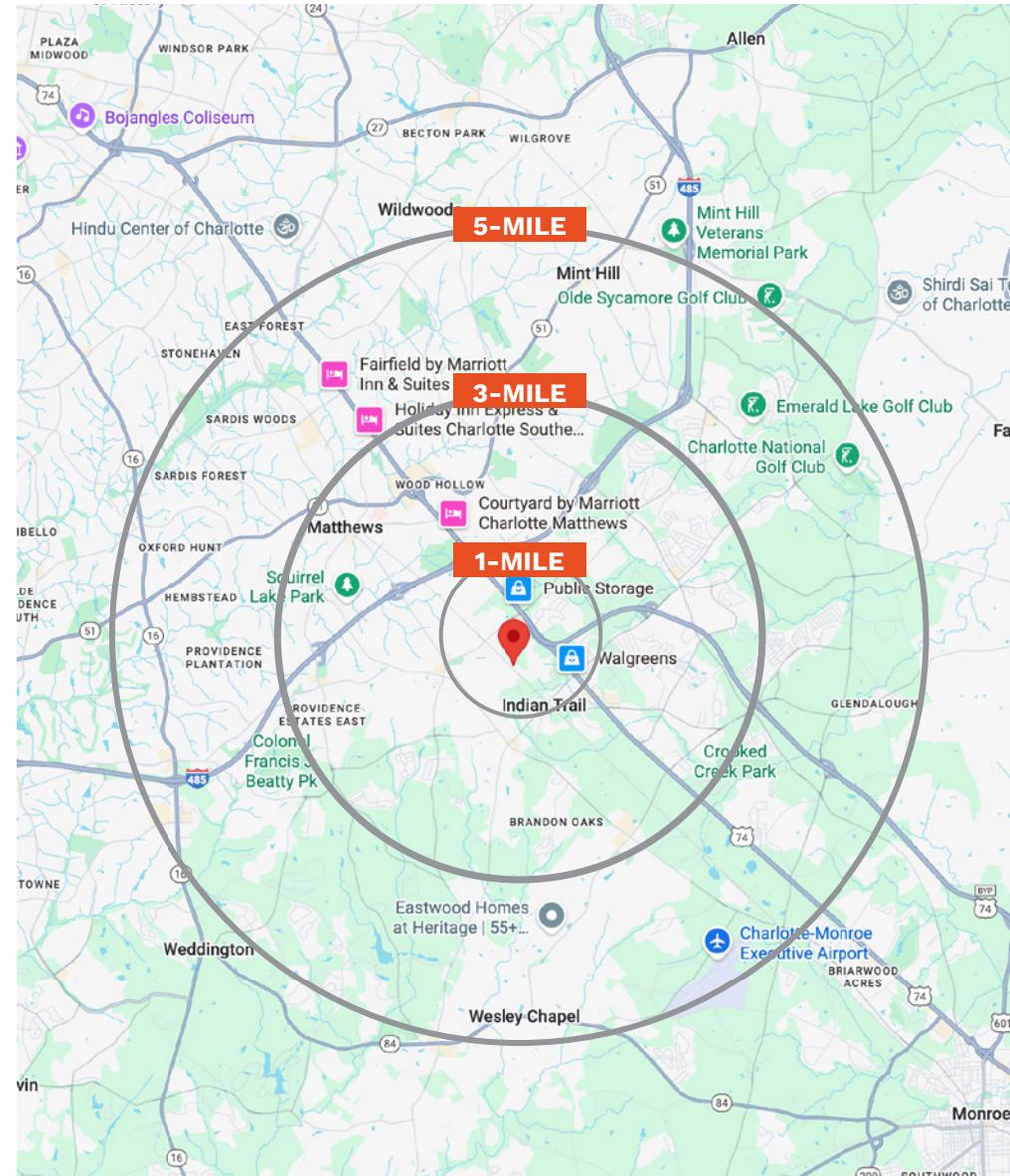
45,915

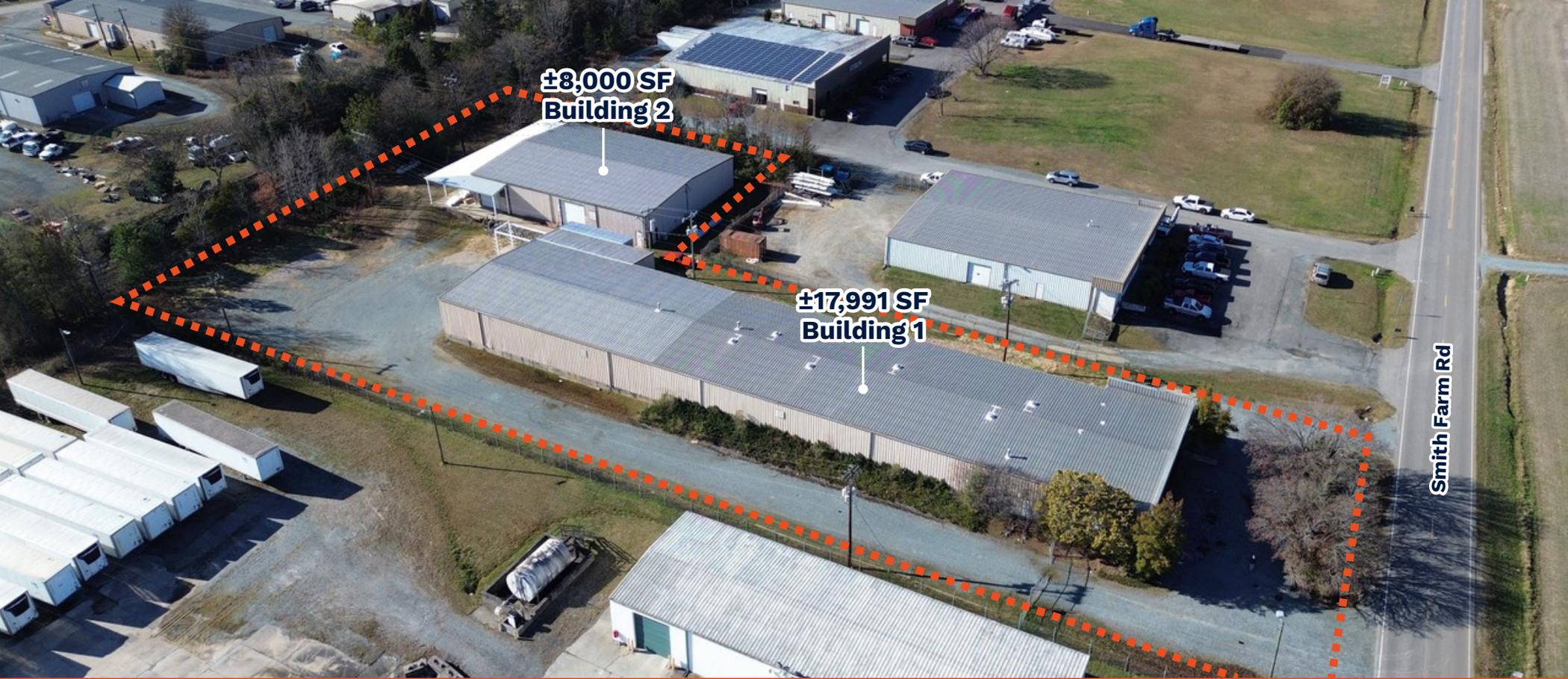
2024 HOUSEHOLDS
(5 Miles)



\$97,544

AVERAGE HOUSEHOLD
INCOME (5 Miles)





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