

**WINDSOR SQUARE**  
 1814 WINDSOR SQUARE DRIVE  
 MATTHEWS, NC 28105

35.132390, -80.708980

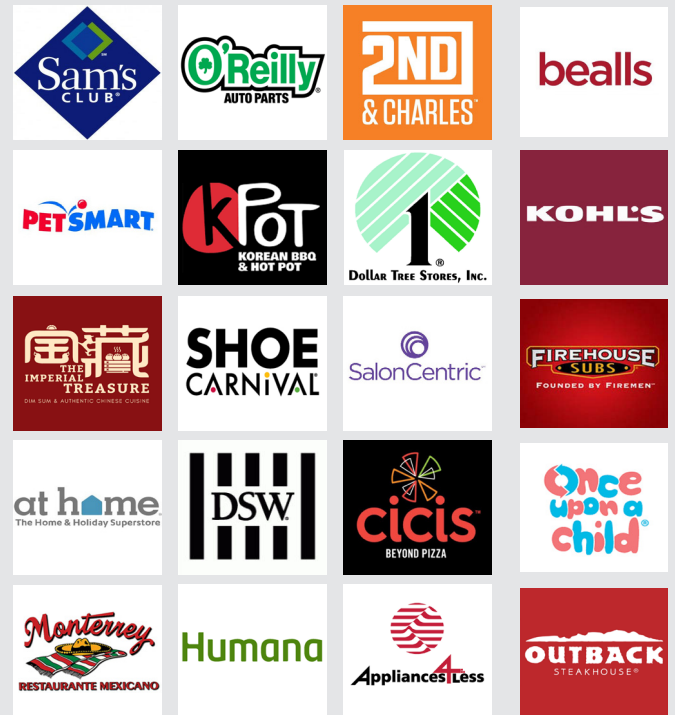


SIZE : 668,448 SF

**PROPERTY FEATURES**

- 2,423 SF, 3,873 SF & 6,263 SF spaces available
- This center sits inside the I-485 loop and is located along one of Charlotte's primary thoroughfares just 11 miles from uptown Charlotte.
- Superb national tenant lineup to include Sam's Club, Kohls, Ross, PetSmart, DSW and 2nd & Charles.
- Further sales growth is expected due to strong population growth in the surrounding area
- US 74 serves as an important commercial corridor for residents and businesses in Union and Mecklenburg Counties as it gives retail, commercial, and employment centers in the area direct access to and from the route.
- Traffic Counts: US 74/Independence Blvd (58,000 VPD)

**CO-TENANTS**



DEMOGRAPHICS – 2024	3 MILE	5 MILES	10 MILES
Estimated Population	57,471	174,909	656,945
Households	23,643	67,126	264,121
Average Household Income	\$98,127	\$107,500	\$114,293

Jonathan Bowden  
 ☎ 804.288.3081 x105 Cell 804.840.0794  
 ✉ jonathan@hackneyrealestate.com  
 🌐 www.hackneyrealestate.com

Martin Cook  
 ☎ Cell 336.880.7458  
 ✉ martin@hackneyrealestate.com  
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UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
A200	Salon Centric	3,500	B230	Humana MarketPoint	5,500	D800	Kohl's	92,898	N602	Shoe Carnival	10,222	P730	Le Nails	1,480
A205	The Imperial Treasure	4,602	B240	2nd & Charles	22,934	E300	Evey's Nail & Spa	2,550	N625	Appliances 4 Less	3,935	P735	Chen Fu	1,842
A210	HotWorx	2,361	B250	PetSmart	19,150	E310	Lakeshore Learning	7,500	N630/N640A	Bullfrog	12,151	P740	CLT Furniture	2,175
A220	Republic Finance	1,920	B255	O'Reilly Auto Parts	36,594	E320	Bealls	20,009	N640B	Kpot Korean BBQ	9,000	P750	Once Upon a Child	4,988
A225	Firehouse Subs	1,774	B260	AVAILABLE	6,263	E330	DSW Shoes	20,312	N660	Vibrant Dentistry	2,400	P760	Chugar Frappe	1,508
A230	Ben Thanh Viet Rest	4,971	B270	Hibachi Grill	13,055	E335	At Home	90,750	P700	Outback Steakhouse	7,983	P765	Style Studio	1,479
A240	Cici's Pizza	3,738	B280	Dollar Tree	11,075	E360	High Five Playground	12,500	P705	AVAILABLE	3,873	P780	AVAILABLE	2,423
B210	CPR Cell Phone Repair	1,208	B295	Salon Lofts	4,046	N600	Ross Dress for Less	30,109	P720	Monterrey Mex Rest	4,110	P790	Vision Works	4,131
B220	Francis Hair Lounge	1,208	C500	Sam's Club	135,787									



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