

1641 Matthews Township Pkwy

MATTHEWS, NORTH CAROLINA 28105

AVAILABLE FOR LEASE



FOR MORE INFORMATION, CONTACT:

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L A M B E R T
— BROKERAGE · INVESTMENT · DEVELOPMENT —

PROPERTY OVERVIEW

Square Footage	+/- 2,173 - 7,075 SF
Parking	34 Spaces (4.8:1,000)
Permitted Uses	Medical Office, Veterinary Clinic, Day Care, Bakery, Financial Services

HIGHLIGHTS

- High traffic location at Matthews Township Pkwy (NC-51)
- Site is a regional opportunity only 1/4 mile from US-74 and near other major thoroughfares
- Directly across the street from Matthews Medical Center (157 beds)
- Surrounded by residential development
- Excellent demographic profile marked by 170,218 people within a 5 mile radius, a projected annual growth rate of 1.25% and an average household income of \$123,224



The floor plan shows a building with two proposed suites, Suite A and Suite B, separated by a red line. Suite A is on the left and Suite B is on the right. The plan includes various rooms and furniture layouts.

Suite A (2,173 SF):

- FRONT DESK (4)
- LOBBY (3)
- OFFICE (5)
- WOMEN (7)
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Suite B (4,902 SF):

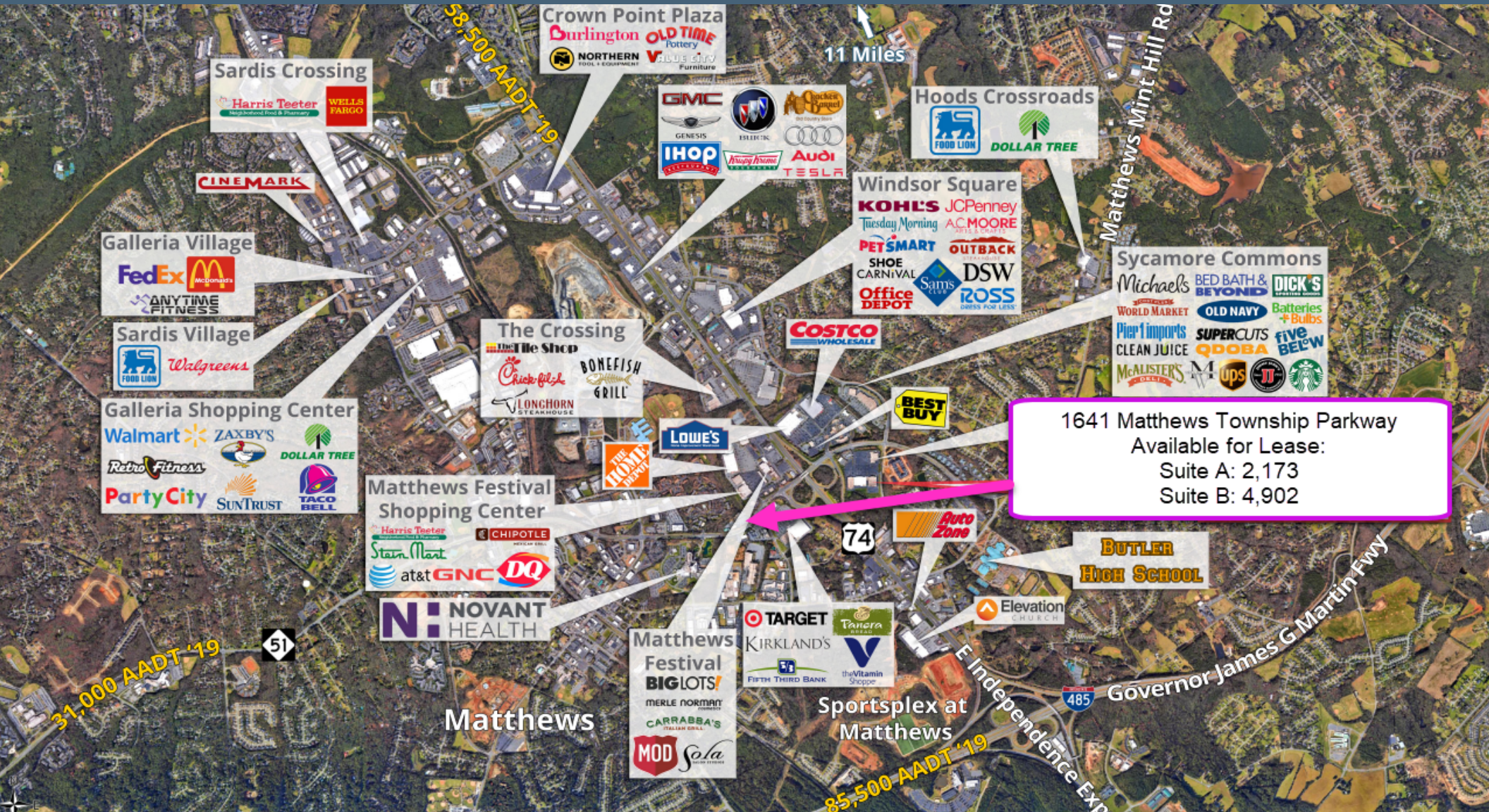
- GAME ROOM (6) (695 SQUARE FEET)
- INTERIOR COLUMN
- 30"X60" ARCADE GAME (1)
- 30"X60" ARCADE GAME (2)
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Other Rooms and Features:

- 5'X6' PONG TABLE (1)
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MARKET OVERVIEW

Within 5-Mile Radius



2022 POPULATION
170,218

HOUSEHOLDS
64,974

DAYTIME POPULATION
60,126

AVG HOUSEHOLD INCOME
\$123,224

BUSINESSES
6,420