



**FOR SALE OR
LEASE**



**6 SUMMIT
PARTNERS**

Contact Us:

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Partner**

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6summitpartners.com

500 W. John St., Matthews, NC 28105 **± .67 AC | ± 3,225 RSF**

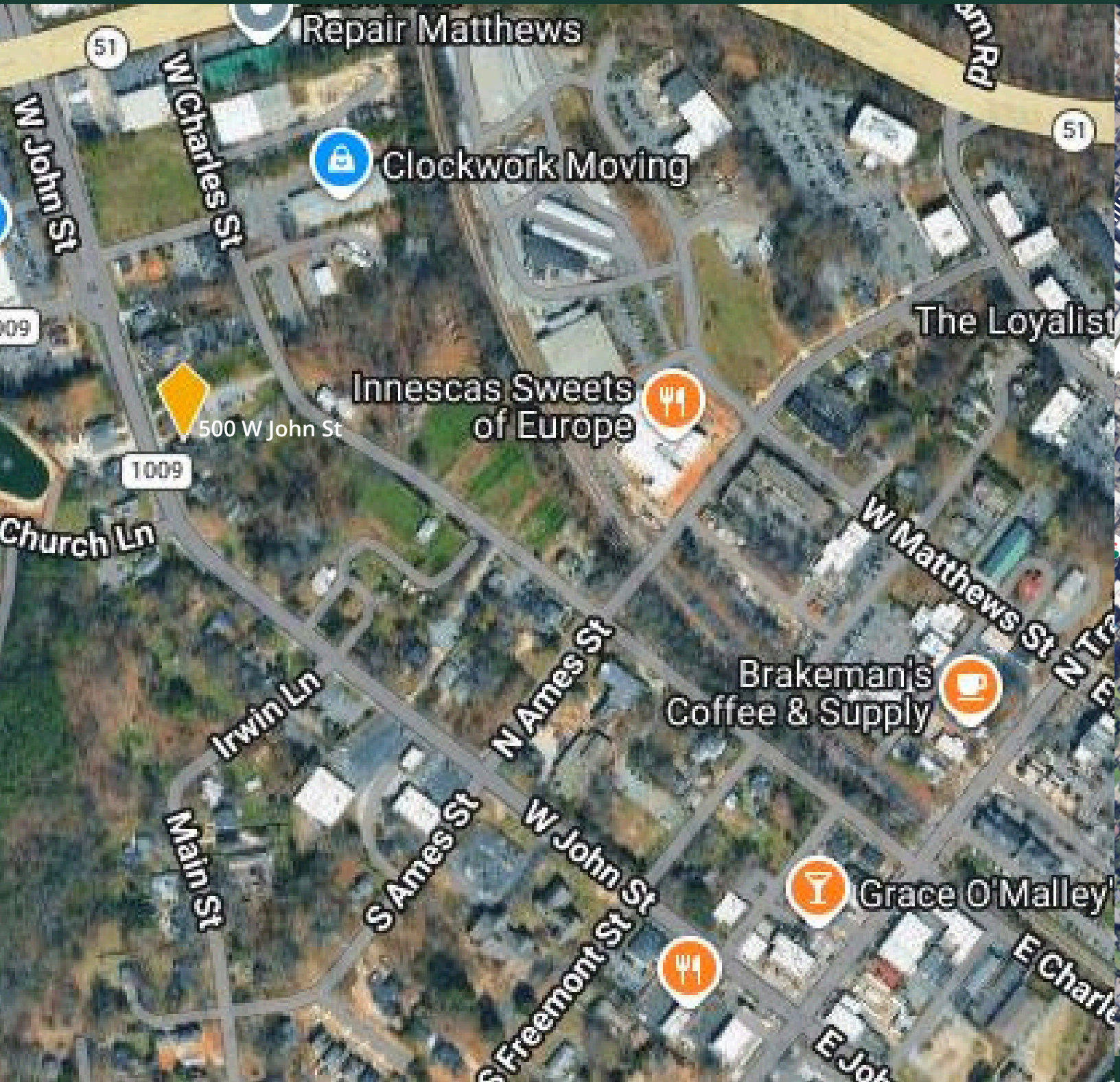
Located on the edge of downtown Matthews, 500 W. John St. offers easy access to the Town of Matthews retail shops and restaurants with great access to south Charlotte neighborhoods, schools and I-485. This prime location offers the perfect opportunity for owner/user or investor in the dynamic Matthews submarket.

PROPERTY FEATURES:

- For Sale at \$1,150,000 or for lease at \$28.00/SF NNN
- Zoned: O(CD) allowing for office or select salon/spa type uses
- Easy access to I-485 and Independence Blvd, and within walking distance to the numerous Town of Matthews amenities
- Historic property that offers potential tax benefits
- Approved plans for garage/studio addition

discipline, precision, integrity

500 W. John St | For Sale or Lease



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0.67
Acres



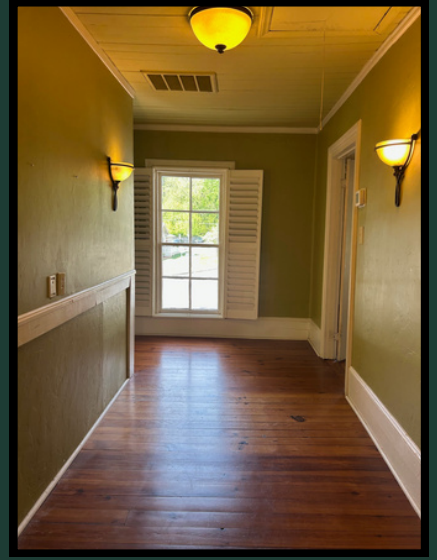
3,225
Square Feet



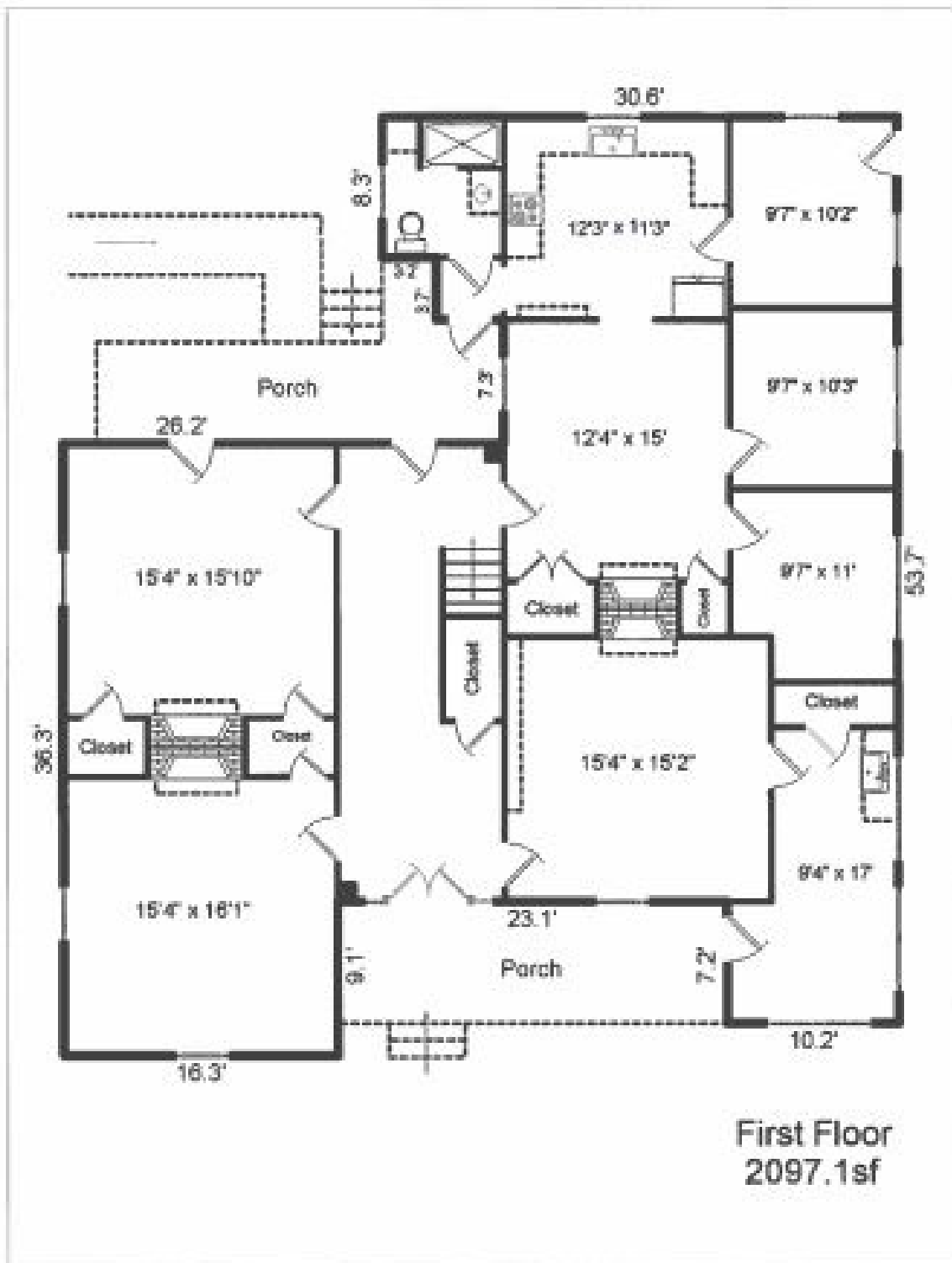
Zoning
O(CD)



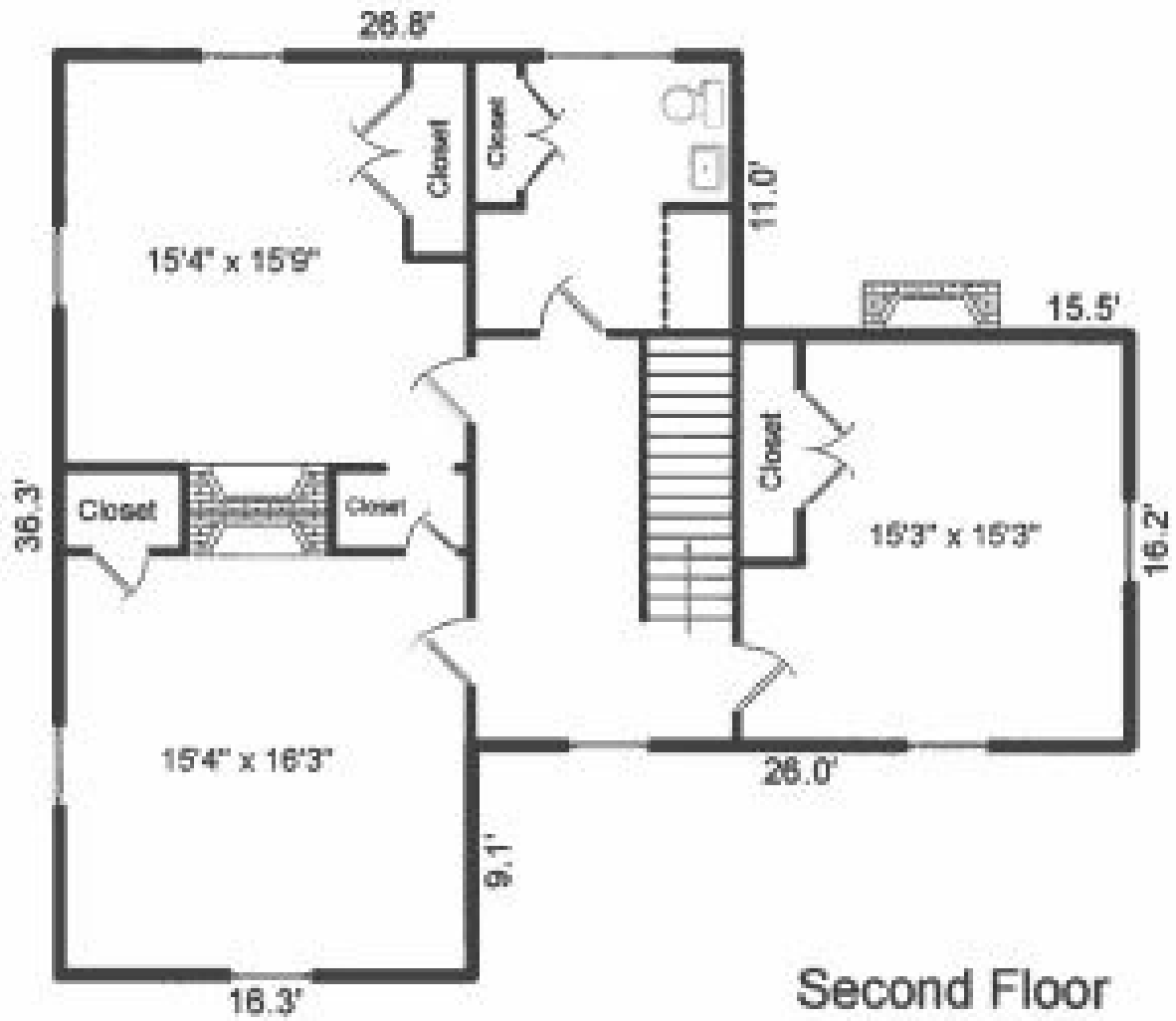
500 W. John St | For Sale or Lease



500 W. John St | First Floor

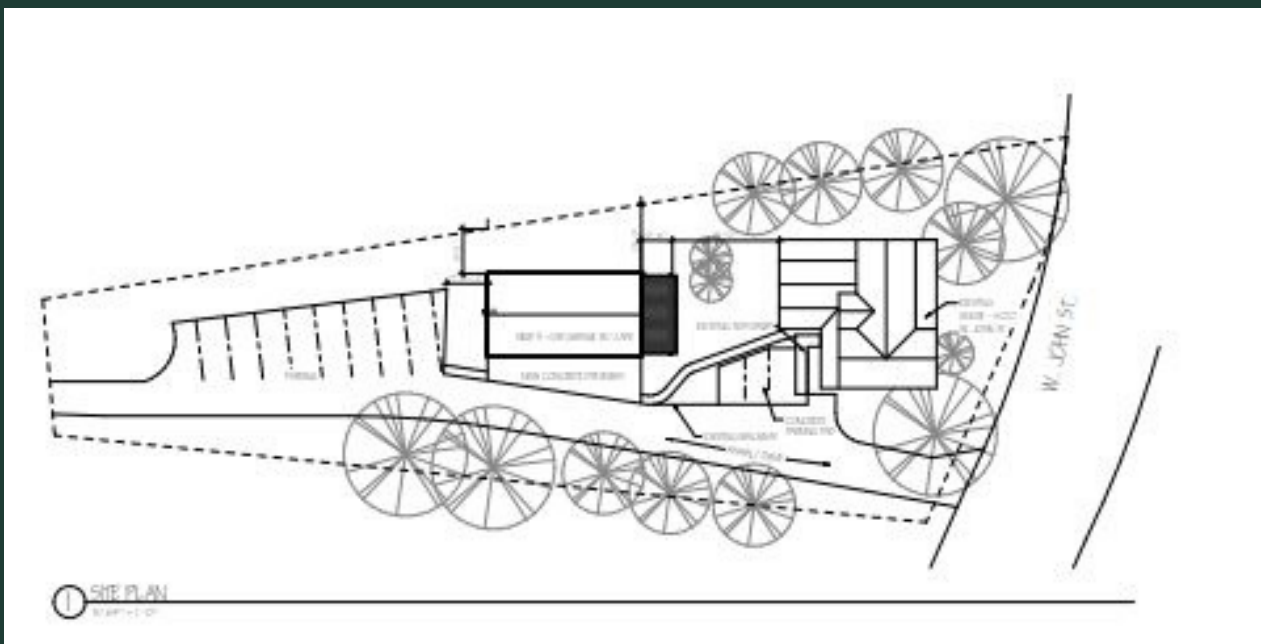


500 W. John St | Second Floor

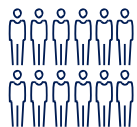
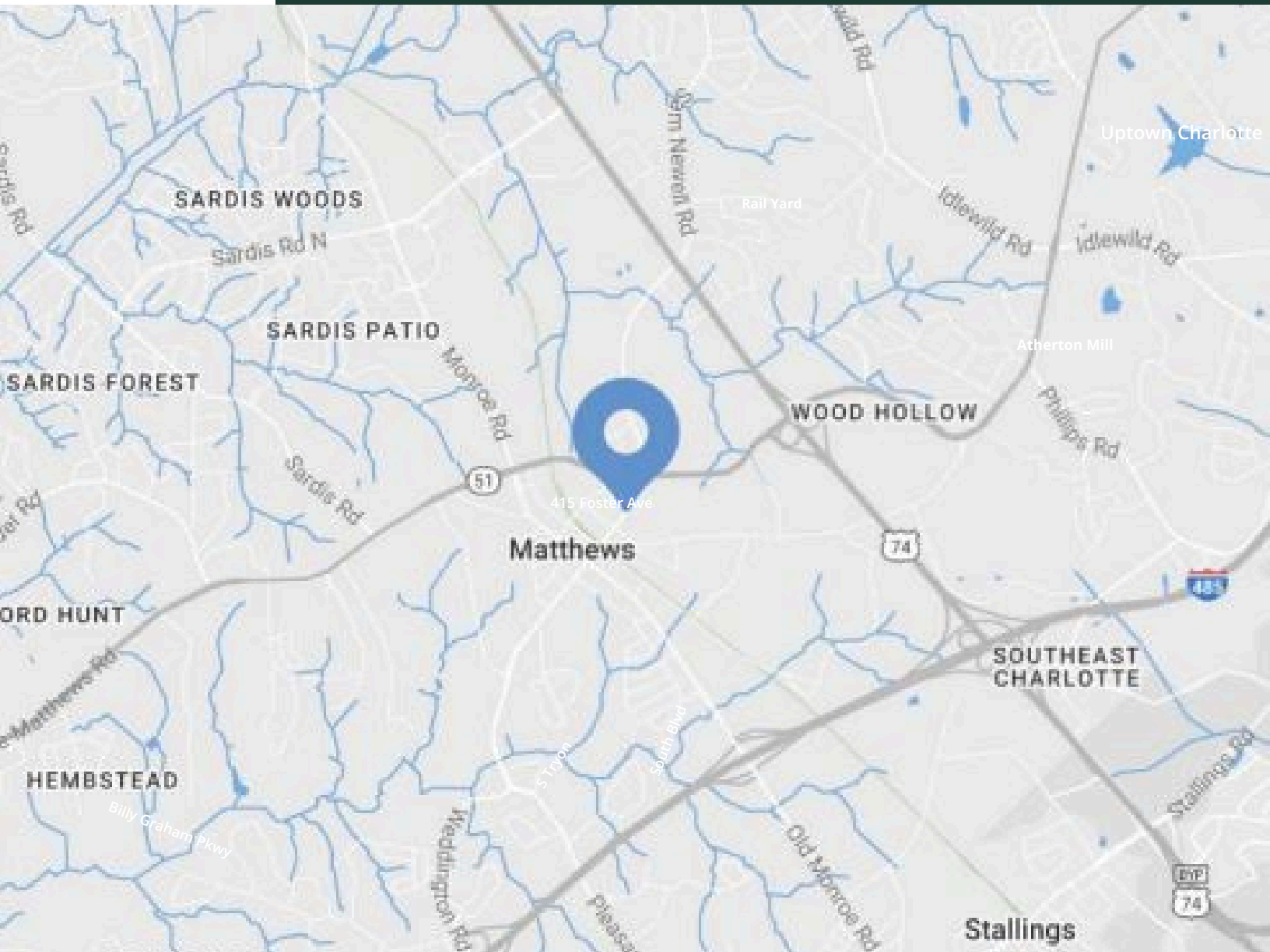


Second Floor
1128.4sf

Approved plans for garage/studio addition



500 W. John St | Location Map

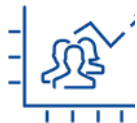


2025
Population
32,870



2025 Average
Household Income
\$141,000

To Independence
Bld
0.4 Mi



2029
Projected Population
160,000



Distance to
I-485
<1 Mi



Distance to
CLT Airport
18 miles



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