



Available Office Space for Lease

101 Matthews

101 E. Matthews Street | Matthews, NC

ABOUT

+/- 18,343 RSF office building located at the signalized intersection of East Matthews Street and North Trade Street in downtown Matthews. The single story building offers newly updated common areas with fresh paint and carpet and has a current tenant mix that includes medical, technology and real estate. It is within a mile of Novant Medical Center and adjacent to Matthews Station, Matthews Depot, Town Hall and Mecklenburg County Library.

PROPERTY DETAILS

- +/- 18,343 RSF
- +/- 822 - 1,516 SF Available
- 2.01 Acres
- Zoning: HUC (Historic Urban Core)
- Lease Rate: \$24/SF Modified Gross

PROPERTY FEATURES

- 5' x 16' locked storage space available to each tenant at no charge
- Ample Parking: 5 spaces/1,000 SF



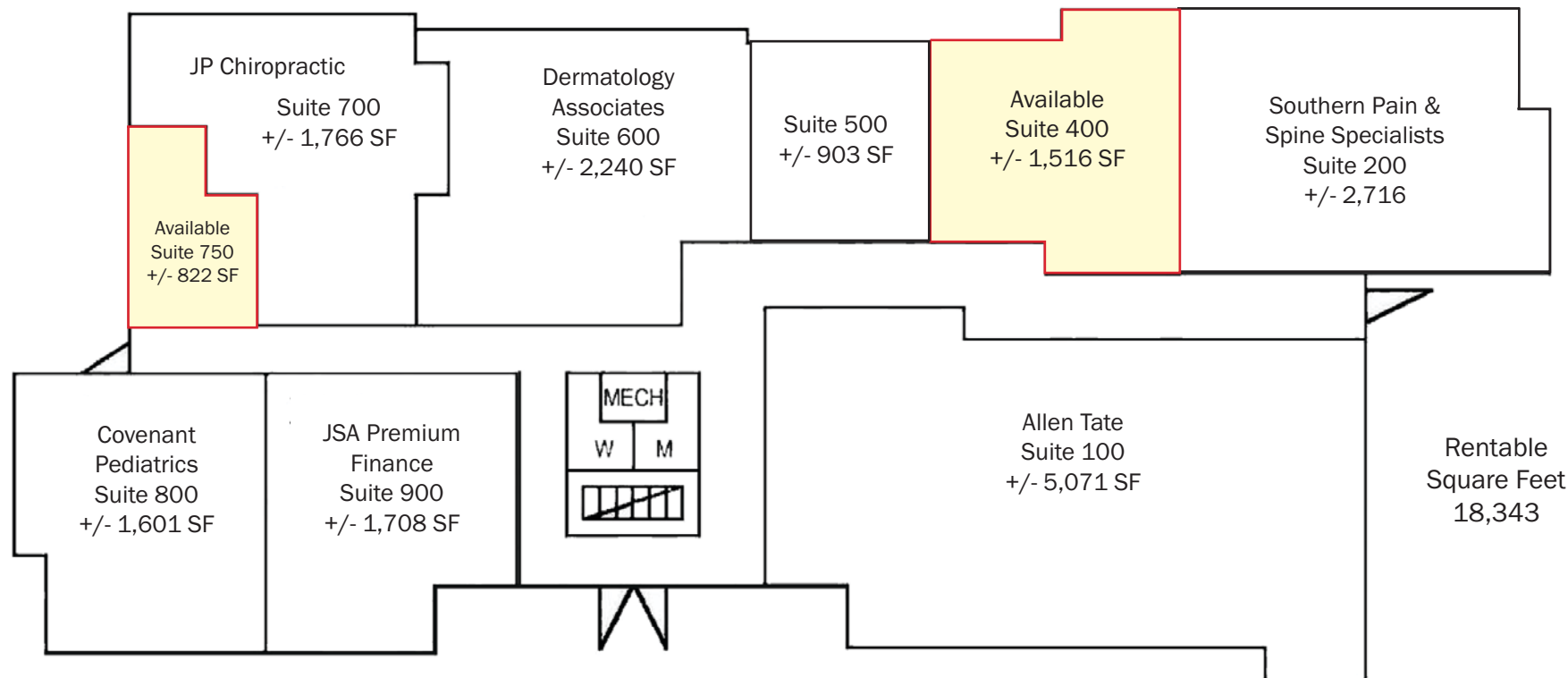
DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,273	57,302	156,492
Average HH Income	\$71,785	\$96,413	\$95,096
Daytime Population	8,201	27,298	55,427
Traffic Counts: Matthews Township Parkway (Hwy 51) 30,000 VPD			
North Trade Street - 14,500 VPD			

PROPERTY PHOTOS



East Matthews Street



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