

# 324 NORTH TRADE STREET

MATTHEWS, NORTH CAROLINA 28105

AVAILABLE OFFICE FOR LEASE





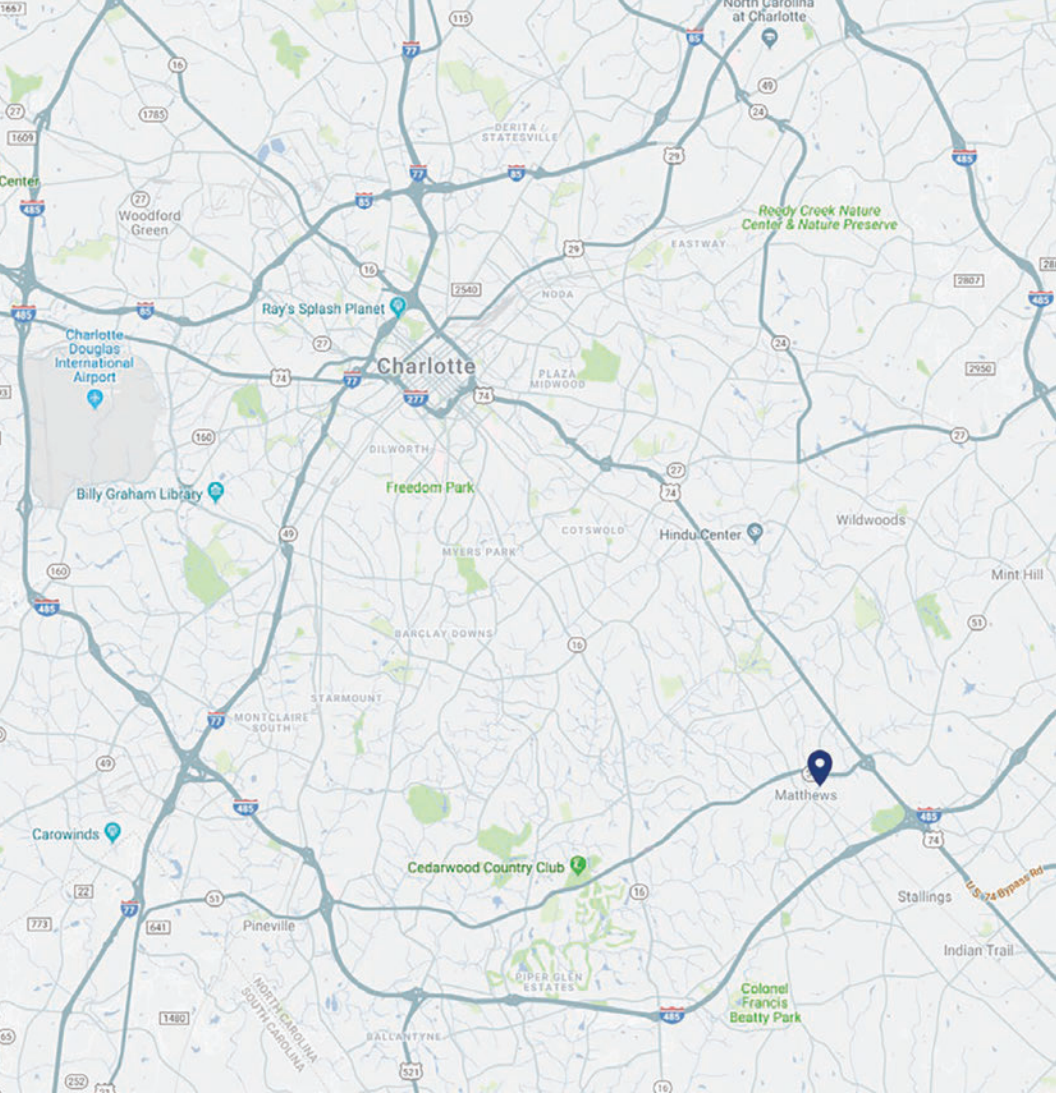
PROPERTY OVERVIEW

324 NORTH  
TRADE STREET

+/- 1,356 SF office space for lease at 324 North Trade Street is conveniently located in Downtown Matthews with easy access to Hwy 51, I-485, Matthews Hospital and other amenities. The building is anchored by Truliant Federal Credit Union.

PROPERTY DETAILS

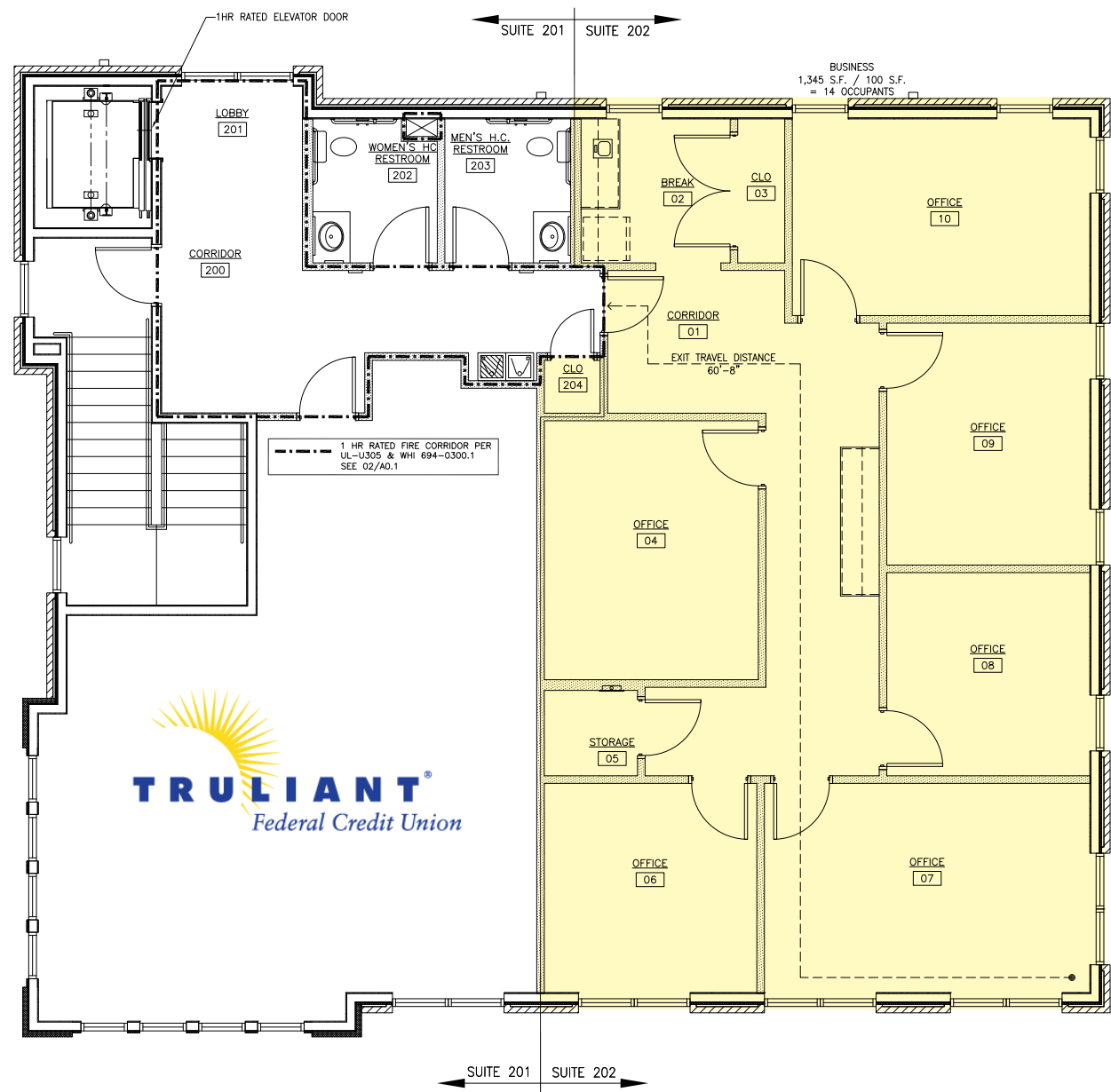
Address	324 North Trade Street Matthews, North Carolina 28105
Available SF	+/- 1,356 SF Office for Lease
Parking	Ample parking
Access	Easy access to Hwy 51 and I-485
Traffic Counts	North Trade Street   15,500 VPD
Leasing Details	\$24/SF Modified Gross
Additional Notes	Elevator access



DEMOGRAPHICS

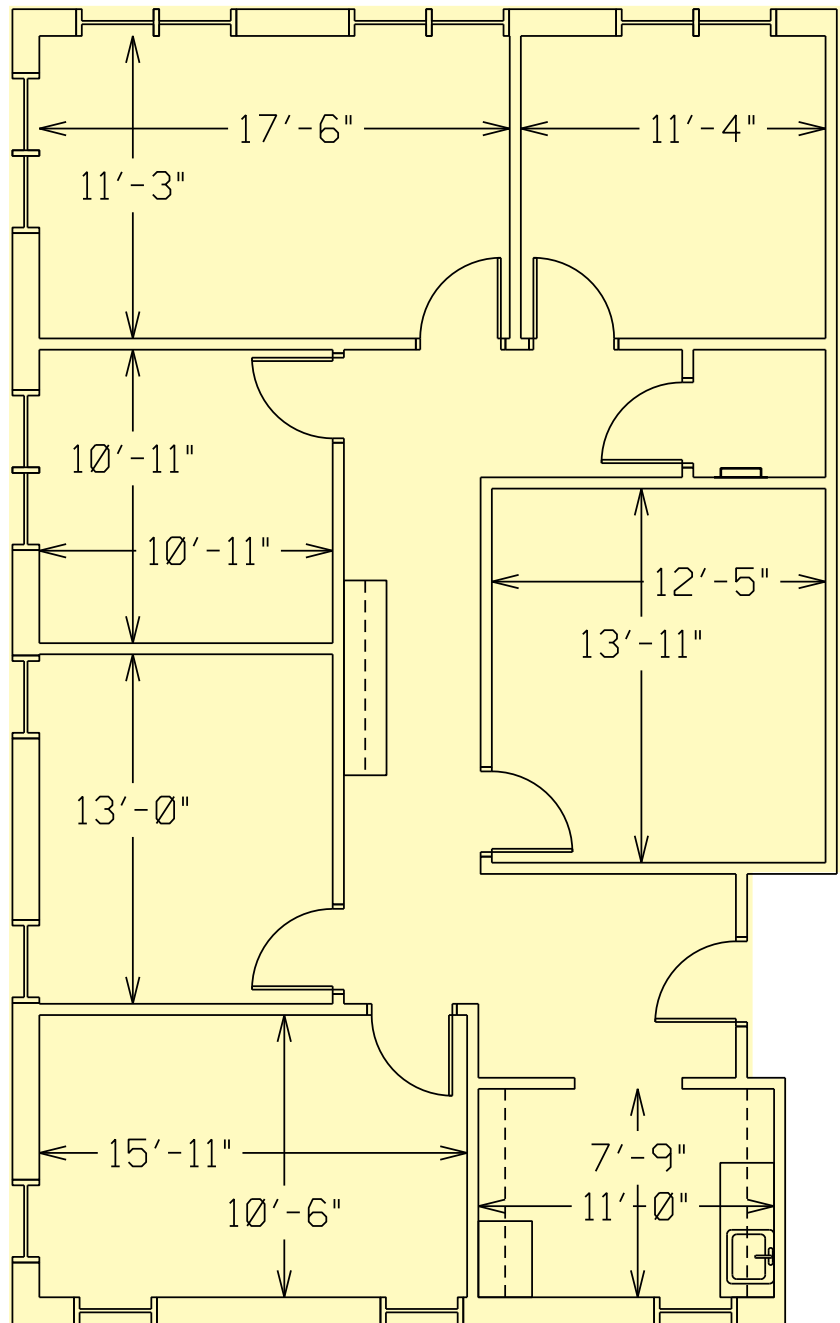
RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	6,651	61,097	167,800
Avg. Household Income	\$82,711	\$108,650	\$110,329
Median Household Income	\$57,625	\$79,334	\$79,720
Households	2,967	24,198	64,461
Daytime Employees	15,476	34,479	60,384

FLOOR PLAN



TENANT ROSTER		
201	Truliant Federal Credit Union	788 SF
202	AVAILABLE	1,356 SF

## FLOOR PLAN



324 N TRADE ST  
SUITE 202  
MATTHEWS NC  
1,356 USF



## MARKET OVERVIEW

# MATTHEWS NORTH CAROLINA

Nestled between Charlotte and Union County, Matthews offers big city amenities with a small-town feel. Annual festivals, family-friendly entertainment and plenty of recreational amenities have made it one of the most desired locations in the region. Downtown Matthews is a vibrant destination buzzing with nightlife, exciting restaurants, and shopping.

Consistently ranked as one of the safest places to live, and one of the best places to raise a family, Matthews has much to offer, yet maintains the small town feel that draw so many people here.





## MARKET OVERVIEW







## CONTACT

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## THE NICHOLS COMPANY

### Website

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

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### Address

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.