# 519 W. JOHN STREET

MATTHEWS, NORTH CAROLINA 28105

**AVAILABLE OFFICE FOR SALE**

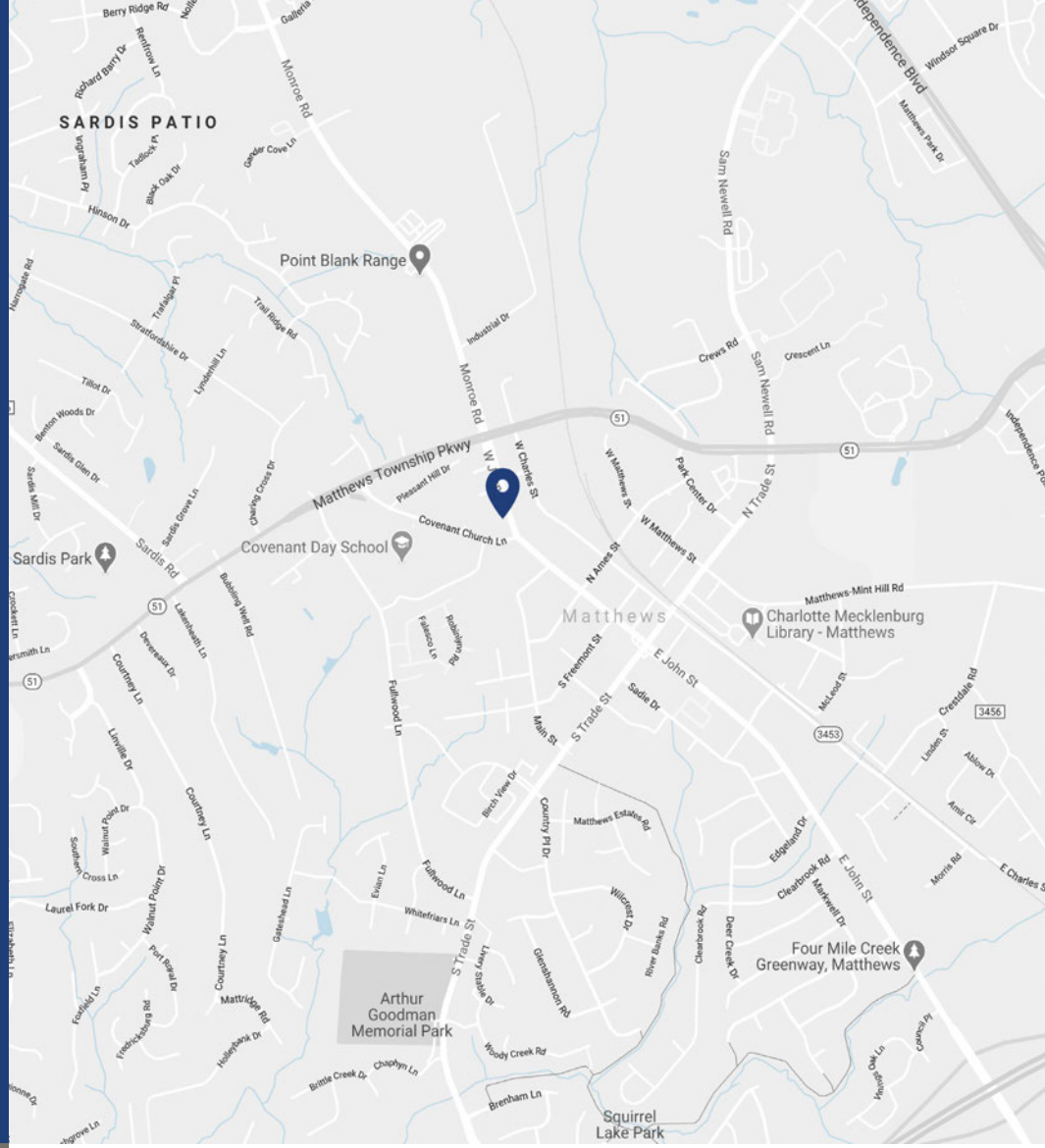
## PROPERTY OVERVIEW

# **OFFICE** FOR SALE

Recently constructed (2018) high-profile, standalone office located just blocks from Hwy 51 and Historic Downtown Matthews, NC. Open floor plan with conference room, break room and executive suite. Present owner will consider a lease back of the building up to two years at market rate.

## PROPERTY DETAILS

| | |
|---|---|
| **Address** | 519 W. John Street, Matthews, NC 28105 |
| **Use** | Office |
| **Square Footage** | +/- 2,340 SF Available for Sale |
| **Acres** | +/- 0.36 Acres |
| **Zoning** | O (CD) |
| **Traffic Counts** | W. John Street \| 19,000 VPD |
| **Sale Price** | $699,000 |
| **Additional Notes** | Present owner will consider a lease back of the building up to two years at market rate |




## DEMOGRAPHICS

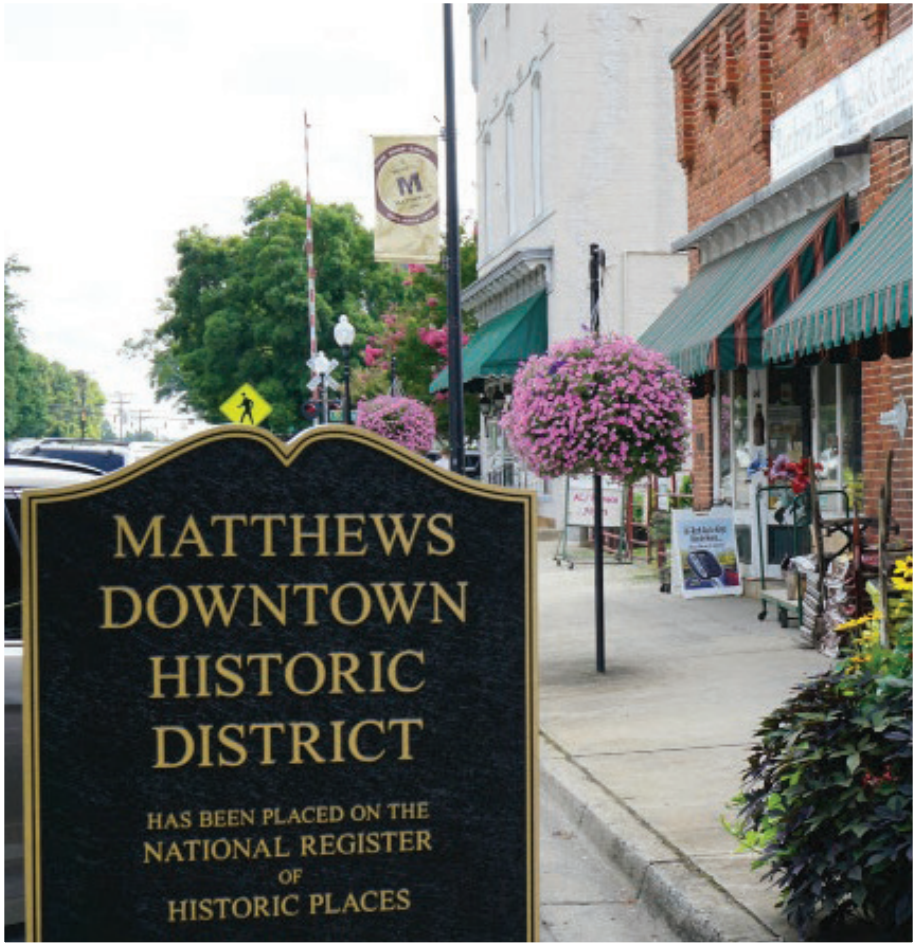
| RADIUS | 1 MILE | 3 MILE | 5 MILE |
|---|---|---|---|
| 2019 Population | 6,216 | 65,515 | 176,593 |
| Avg. Household Income | $86,037 | $105,191 | $111,675 |
| Median Household Income | $57,406 | $73,249 | $78,870 |
| Households | 2,958 | 26,089 | 68,363 |
| Daytime Employees | 12,983 | 35,191 | 63,738 |

# INTERIOR PHOTOS

# 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.



## CONTACT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