

11315 E. INDEPENDENCE BLVD.

MATTHEWS, NORTH CAROLINA 28105

AVAILABLE RETAIL FOR LEASE



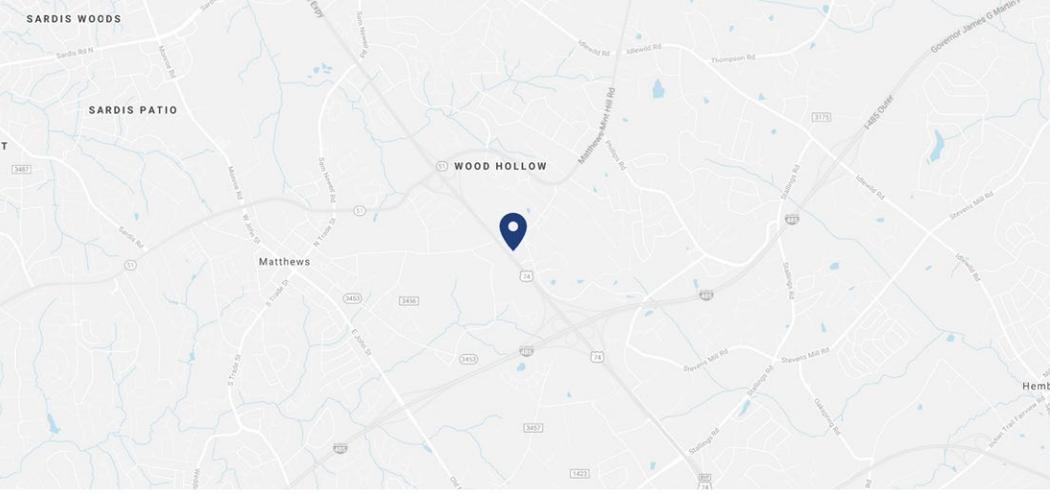
CONTACT FOR DETAILS

MATT STANKUS

(919) 619-4062

Matt@TheNicholsCompany.com





PROPERTY OVERVIEW

Freestanding 2nd generation restaurant available for lease on E Independence Blvd. in Matthews, NC. This site is located on the inbound side of the road with high traffic counts. The kitchen is equipped with a 12' hood and walk-in refrigerator and freezer.

PROPERTY DETAILS

Address 11315 E. Independence Blvd. | Matthews, NC 28105

Square Footage +/- 3,395 SF Available for Lease

Lot Size 0.846 AC

Use Retail

Zoning B-H (Highway Business)

Parking 44 surface parking spaces

Access Excellent access from I-485 and Hwy 51

Signage Existing pylon sign along E. Independence Blvd.

Traffic Counts E. Independence Blvd. | 62,500 VPD

Lease Rate \$24.00/SF/YR (NNN)



DEMOGRAPHICS

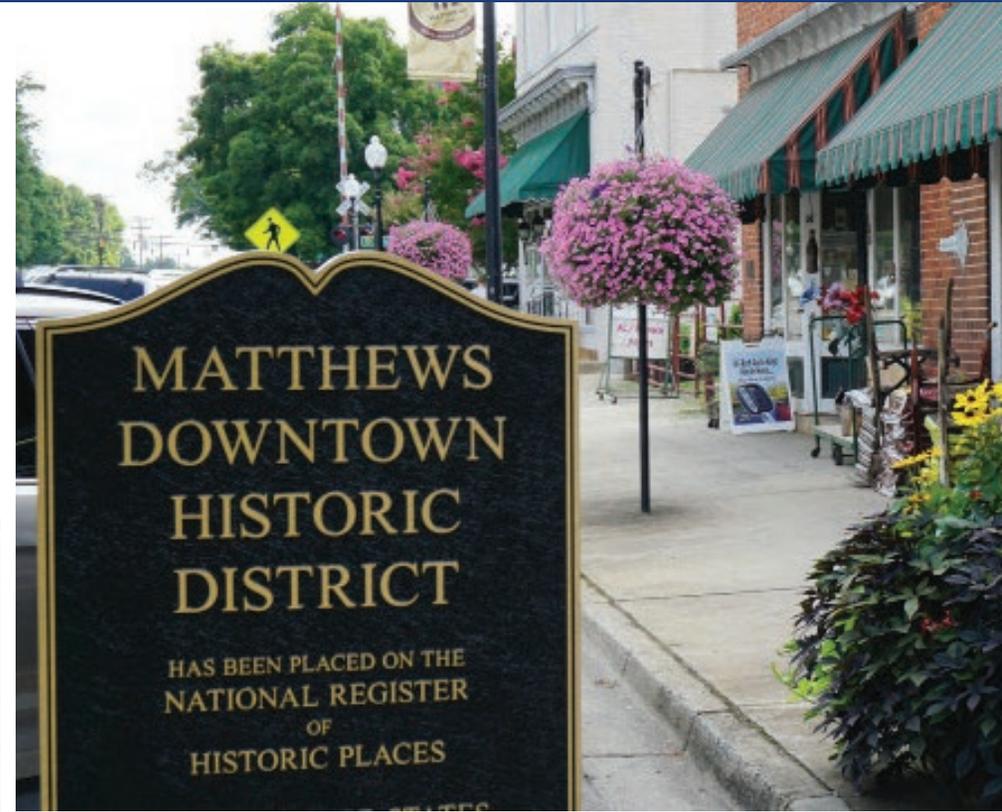
RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	3,680	45,227	156,011
Avg. Household Income	\$106,379	\$106,710	\$105,248
Median Household Income	\$79,045	\$81,377	\$77,083
Households	1,464	17,621	59,010
Daytime Employees	6,802	31,702	55,238

PROPERTY PHOTOS - INTERIOR



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.



MARKET OVERVIEW





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THE NICHOLS COMPANY

Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.