



548 W. Charles Street

Matthews, NC 28105



Available for Lease

+/- 3,040 SF Industrial/Flex Space in Matthews, NC

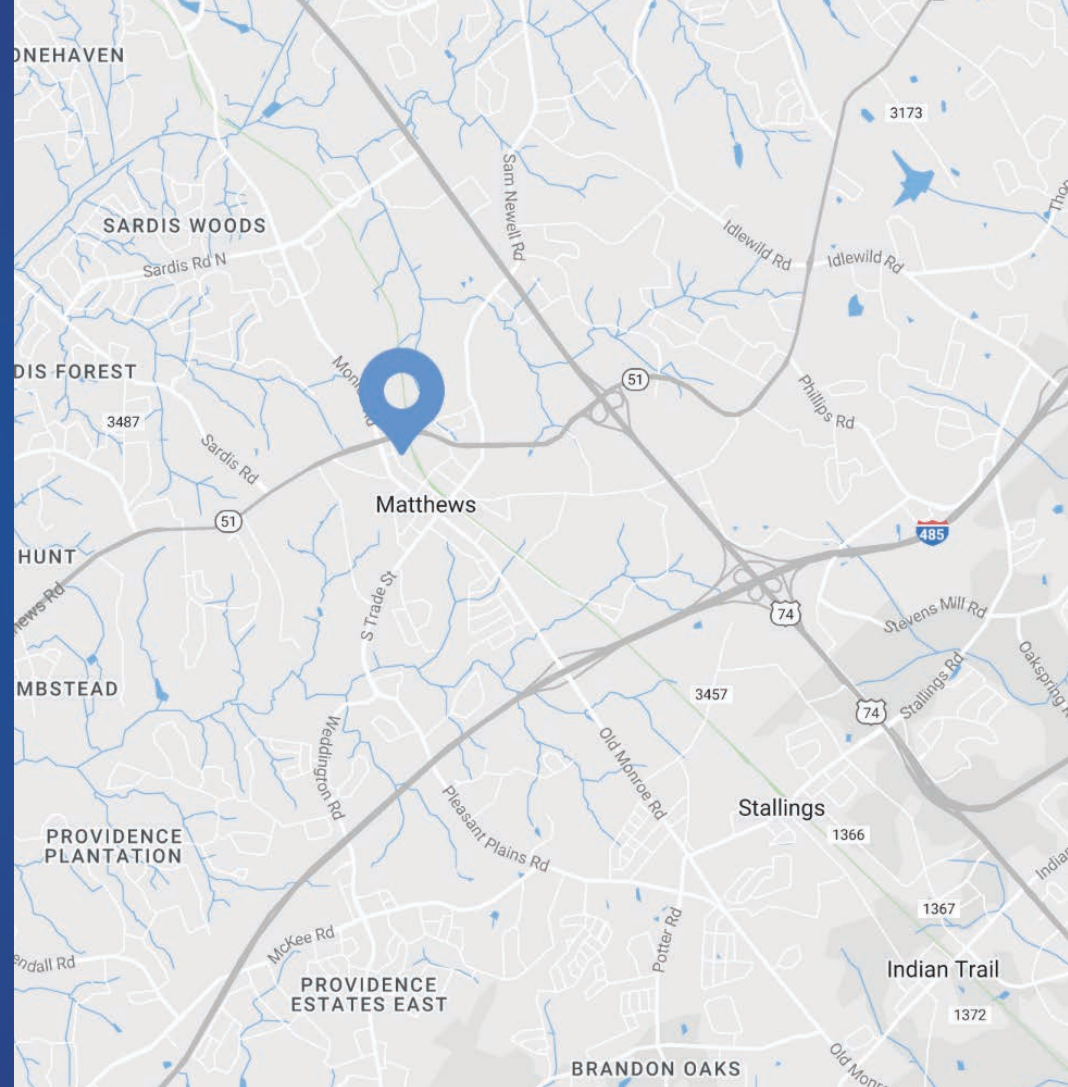
Property Overview

548 W. Charles Street Available for Lease

We are pleased to offer this 3,040 SF Industrial Flex building for lease in Matthews, NC. The site offers a 1.5 story building including dock high doors and power. Immediate proximity to Matthews Township Pkwy, allowing for ease of access to Hwy 74 and I-485. Within walking distance to Downtown Matthews offering local retail, restaurants and entertainment.

Property Details

Address	548 W Charles St. Matthews, NC 28105
Availability	+/- 3,040 SF Available for Lease
Acreage	+/- 0.45 AC
Use	Industrial/Flex
Parcel	19325148
Zoning	I-1
Parking	Ample Parking
Ceiling Height	14'-6"
Traffic Counts	Matthews Township Pkwy 32,000 VPD
Lease Rate	\$14/SF NNN



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	6,817	64,313	176,847
Avg. Household Income	\$79,693	\$104,094	\$118,873
Median Household Income	\$101,630	\$124,668	\$132,777
Households	3,008	25,571	68,525
Daytime Employees	12,492	34,356	64,026



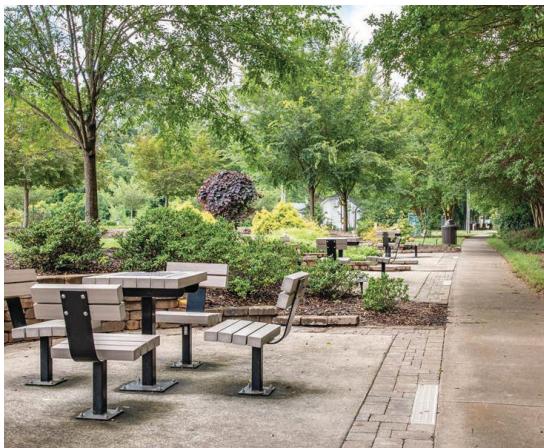
Market Overview



Matthews

North Carolina

Matthews, situated between Charlotte and Union County, is an ideal business location with a mix of city amenities and small-town charm. Matthews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. Recognized for safety and family appeal, it consistently ranks among the best places to live. Recently an influx of retailers have moved into the neighborhood including: Mac's Speed Shop, Temple Mojo Growler Shop, Artful Gourmet Burgers, Umani Sushi, Seaboard Brewing, Jekyll and Hyde Brewpub. With its affordability compared to other Charlotte submarkets, is becoming a smart choice for businesses, set to evolve further with additions like Ames Station in Downtown



Interior Photos





Site

Contact for Details

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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.