



# 527 W. John Street

Matthews, NC 28105



Site

W. John St.

Available for Lease

+/- 0.5 AC

19,500 VPD



## Property Overview

# 527 W. John Street Available for Lease

We are pleased to offer +/- 0.5 acres available in Matthews, NC on John Street, a high profile location with immediate proximity to Matthews Township Pkwy (Hwy 51) and ease of access to Hwy 74, I-485, and Uptown. Within walking distance to Downtown Matthews offering walkability to local retail, restaurants, and entertainment.

## Property Details

**Address** 527 W. John St. | Matthews, NC 28105

**Availability** +/- 0.5 AC Available for Lease

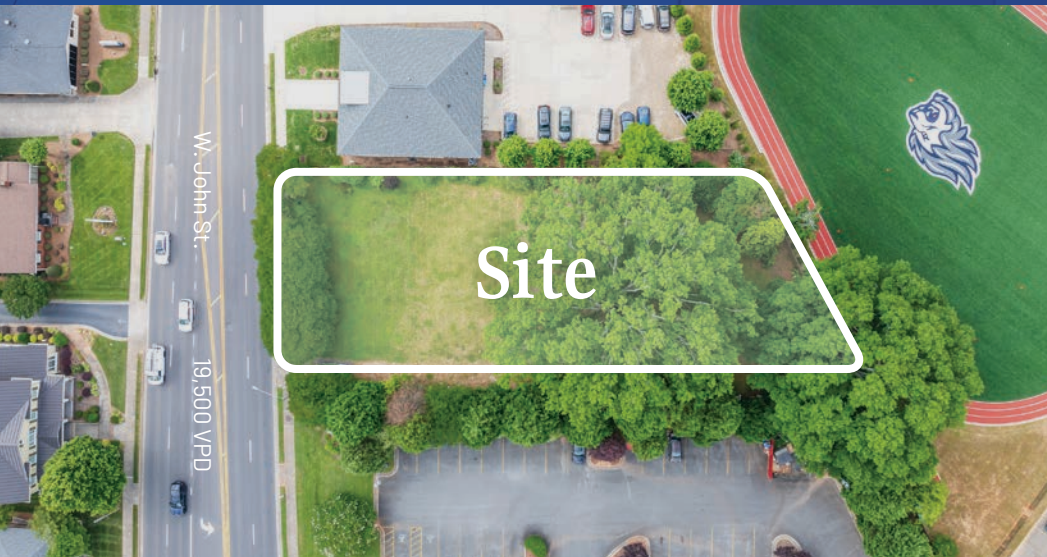
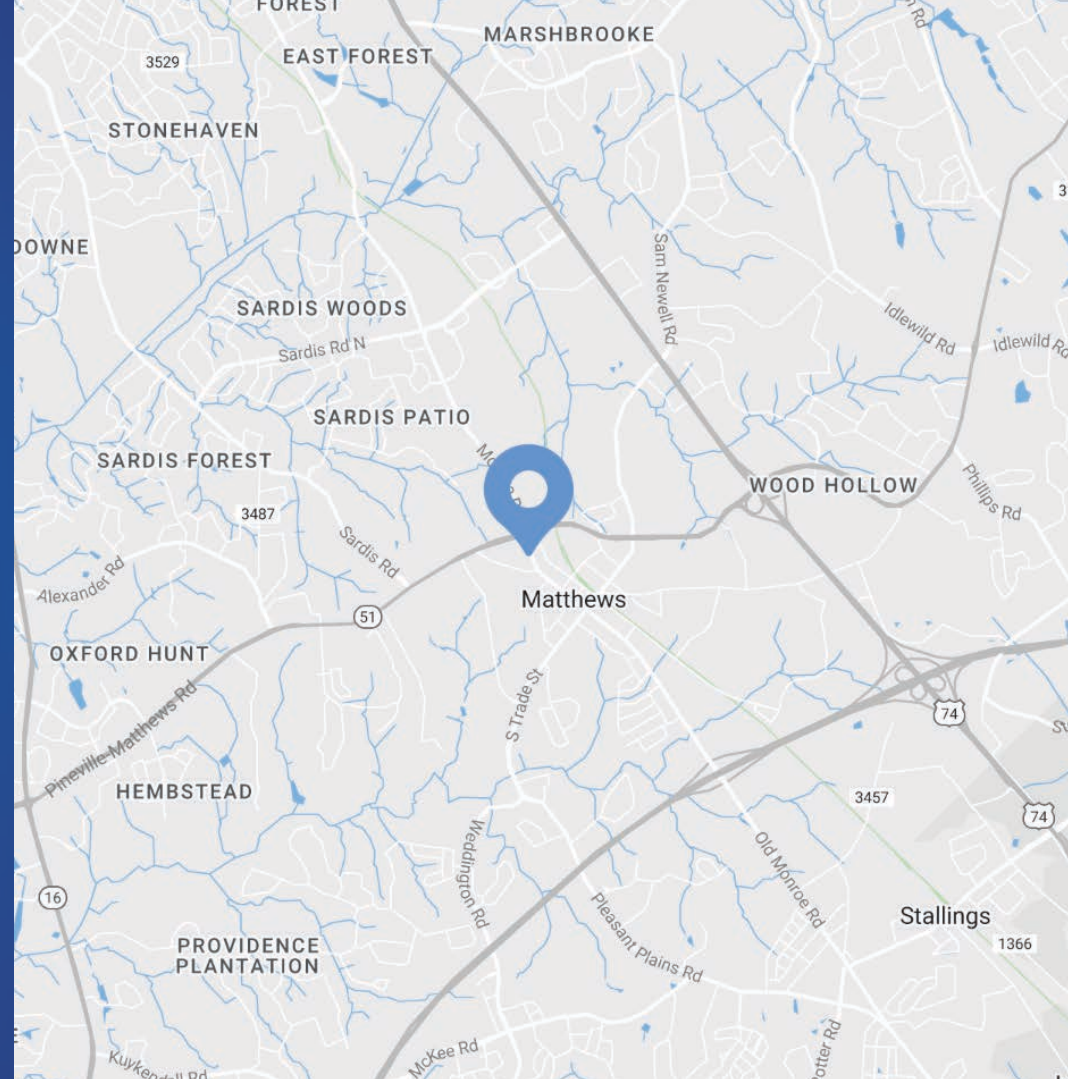
**Use** Land

**Parcel** 21301109

**Zoning** R-20

**Traffic Counts** Matthews Township Pkwy | 32,000 VPD

**Lease Rate** Call for Leasing Details

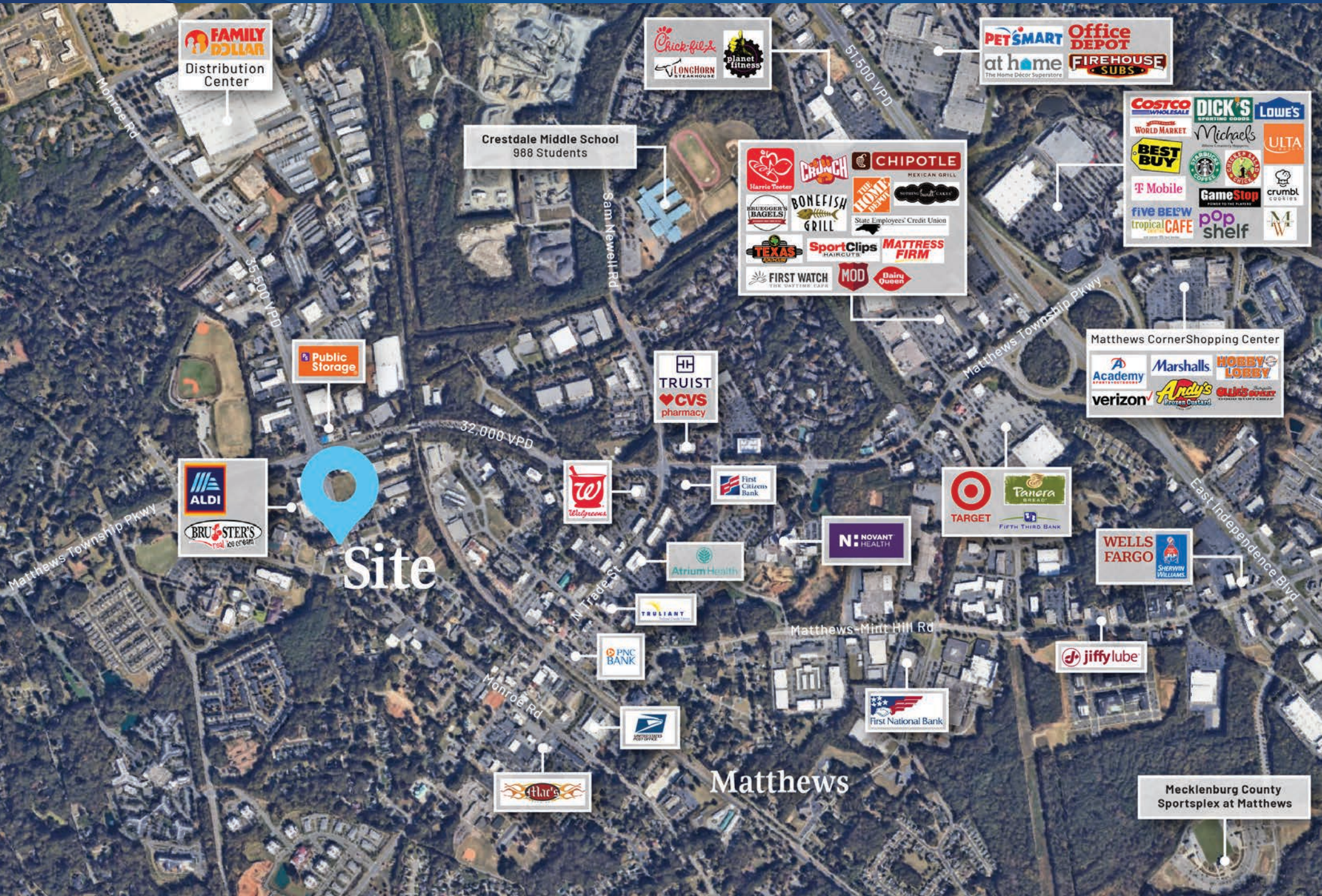


## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2023 Population</b>	8,439	67,831	178,172
<b>Avg. Household Income</b>	\$113,861	\$127,682	\$134,704
<b>Median Household Income</b>	\$82,874	\$89,729	\$93,163
<b>Households</b>	3,721	26,836	69,076
<b>Daytime Employees</b>	12,574	34,560	63,981



# 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





Matthews

Covenant Church Ln

21,000 VPD

Site

W. John St.

19,500 VPD

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.