

Mixed Use Opportunity Available

Rare Urban Feel in a Suburban Setting

435 N. Trade Street, Matthews, NC 28105

Downtown
Matthews

N Trade Street



435 N. Trade Street

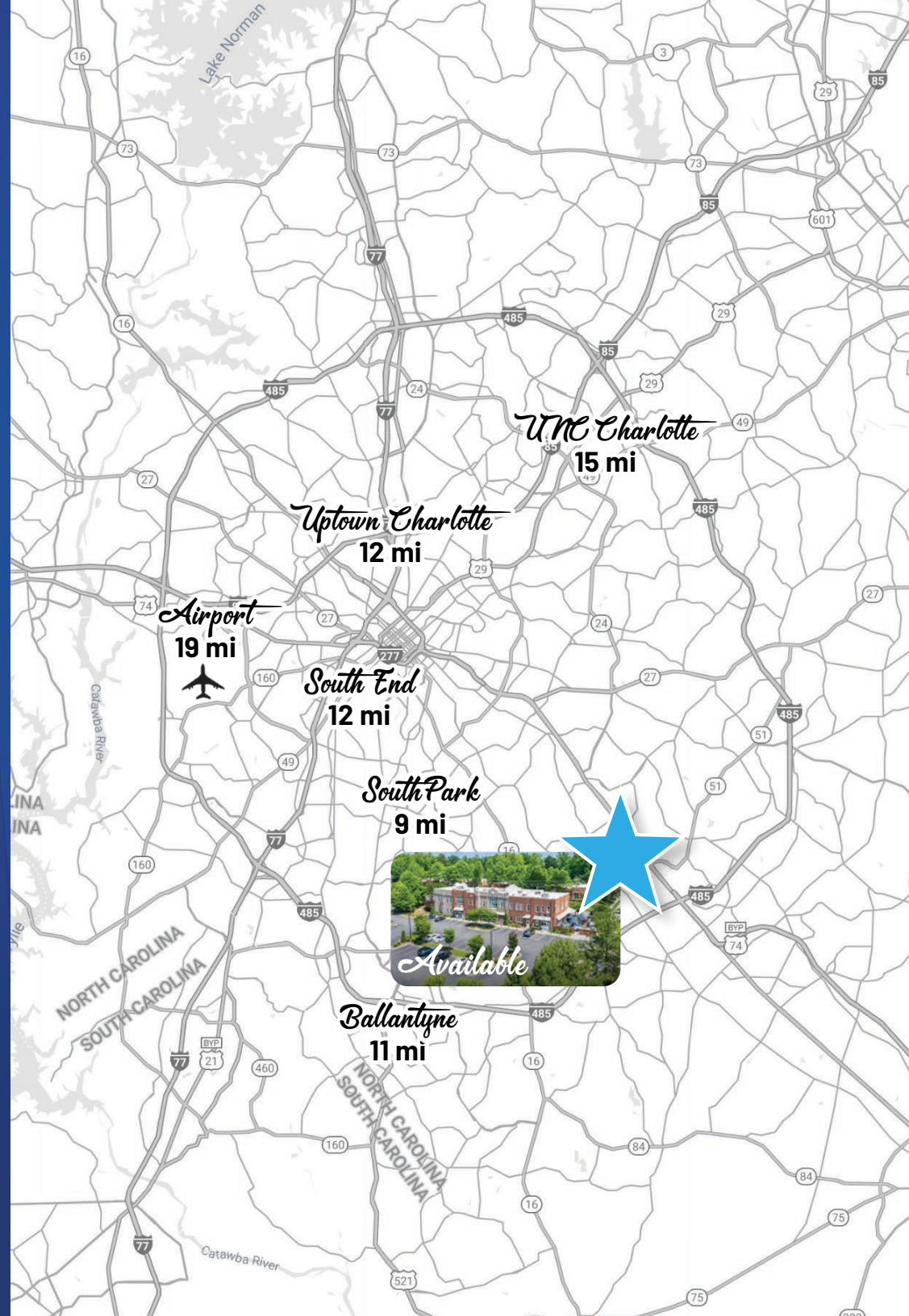
Available for Sale or Lease

Located in Matthews Downtown District, the property was built in 2016 for Skyla Federal Credit Union. The ground floor has a Branch, General Office, Foyer and Food Retail leased to the Loyalist Market, a tenant since 2016. The second floor is all offices. The property offers dual power sources with rooftop gas generators, vault, and a security system.

Located in an affluent suburb of Charlotte, the property has an urban feel surrounded by amenities and walking distance to historic downtown Matthews.

- Easy access to highway 74 and 51 and to the 485 outer loop
- 20 minutes to Uptown Charlotte
- 30 Minutes to Charlotte Douglas International Airport
- 15 Minutes to Ballantyne
- 20 Minutes to UNC Charlotte campus

Size	+/- 18,316 SF
Parcel ID	19327117
Parking	3.50/1,000 SF
Traffic Counts	N Trade Street / 14,500 VPD, Highway 74 / 51,000 VPD, Highway 51 / 30,000 VPD
Zoning	B-1(CD)
Road Frontage	370 FT on N Trade, 277 FT on Overbrook Drive
Lease Rate	Call for Leasing Details
Sale Price	Call for Pricing



Available

+/- 9,203 SF Floor Plate

Virtual Tour

-  Branch
-  Ground Floor Office

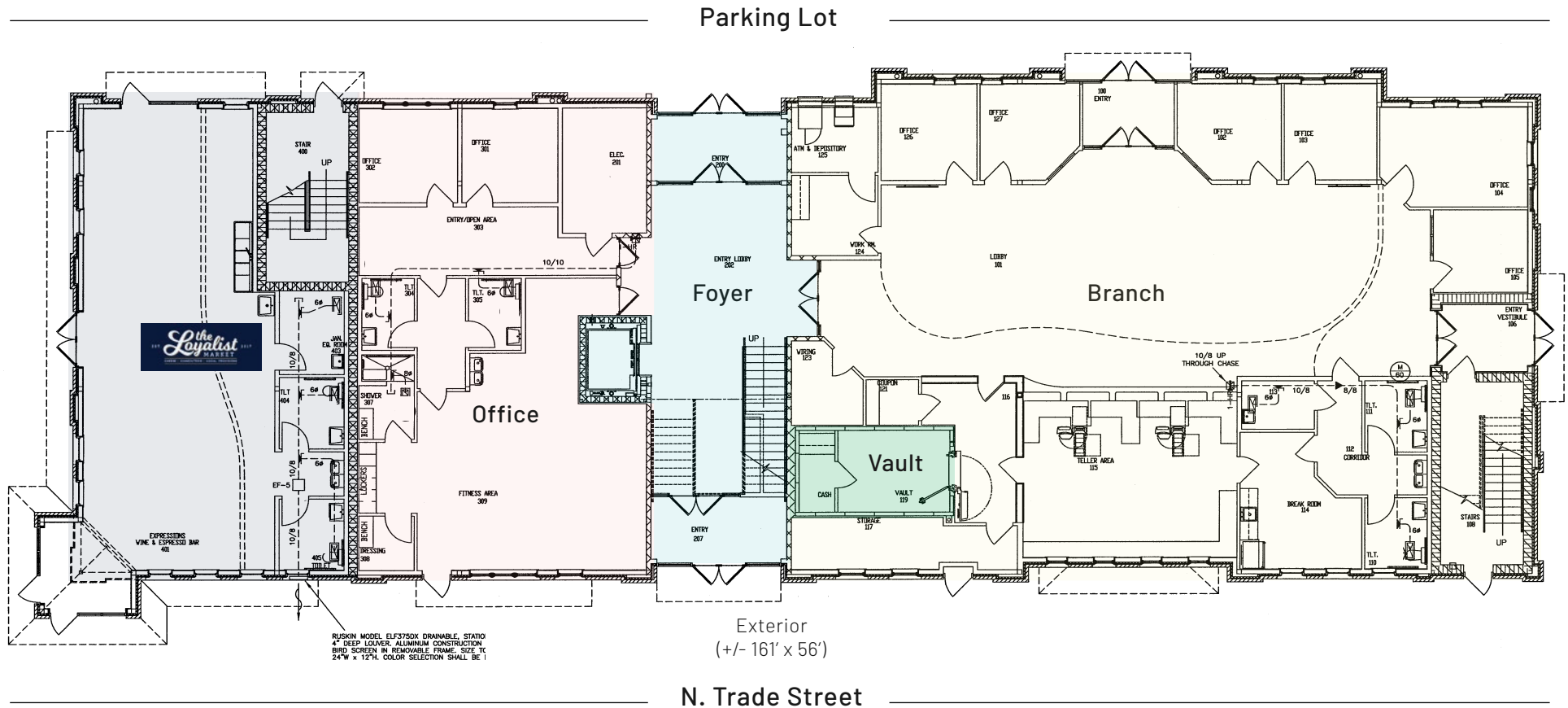
Features

Office

- 2 private offices
- Restrooms
- 12 cubicles in open area
- Storage/utility room
- Dual power throughout

Branch

- Walk-up ATM
- 6 private offices
- Vault
- Teller station
- Break room
- Restrooms



Available

+/- 9,113 SF Floor Plate

[Virtual Tour](#)

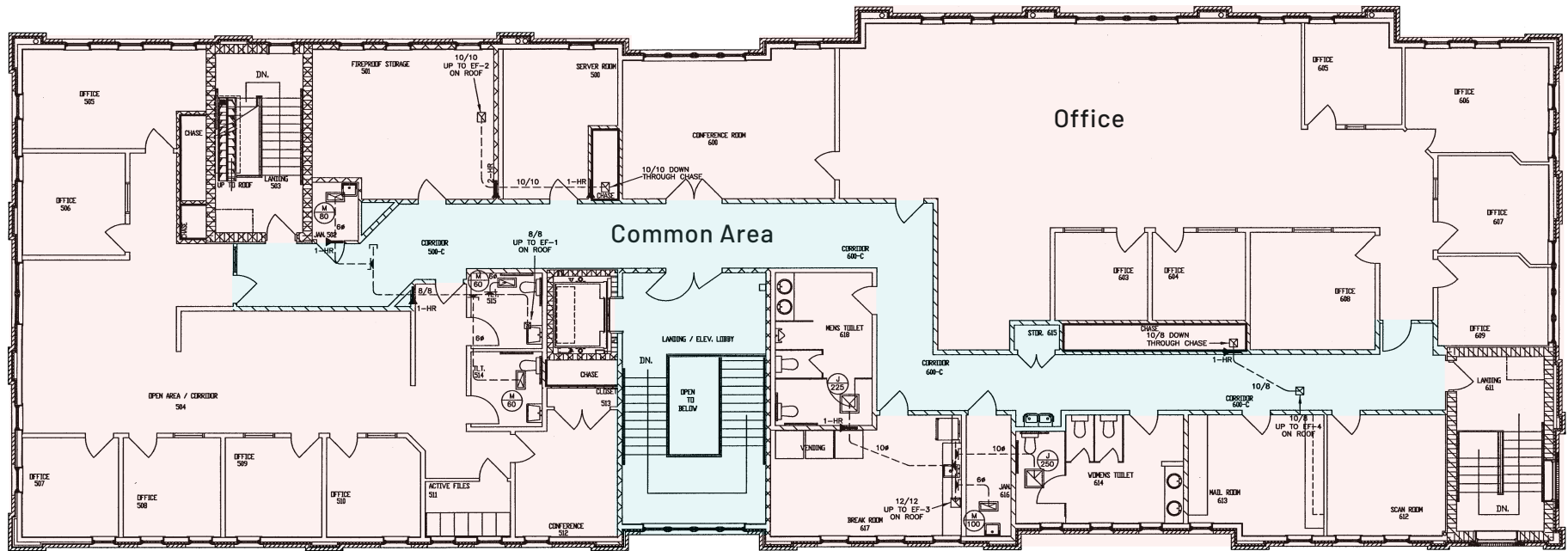
 [Second Floor](#)

Features

Office

- 21 private offices
- 17 cubicles
- 4 restrooms
- Kitchenette
- Office/fireproof storage
- Utility/storage room

Parking Lot



Exterior
(+/- 161' x 56')

N. Trade Street

Views from the Building



Uptown
Charlotte

74
51,500 VPD

51
30,000 VPD



Apartments

Single Family
Townhomes

Matthews
Lofts



Downtown
Matthews

N Trade St

Park Center Dr

14,500 VPD



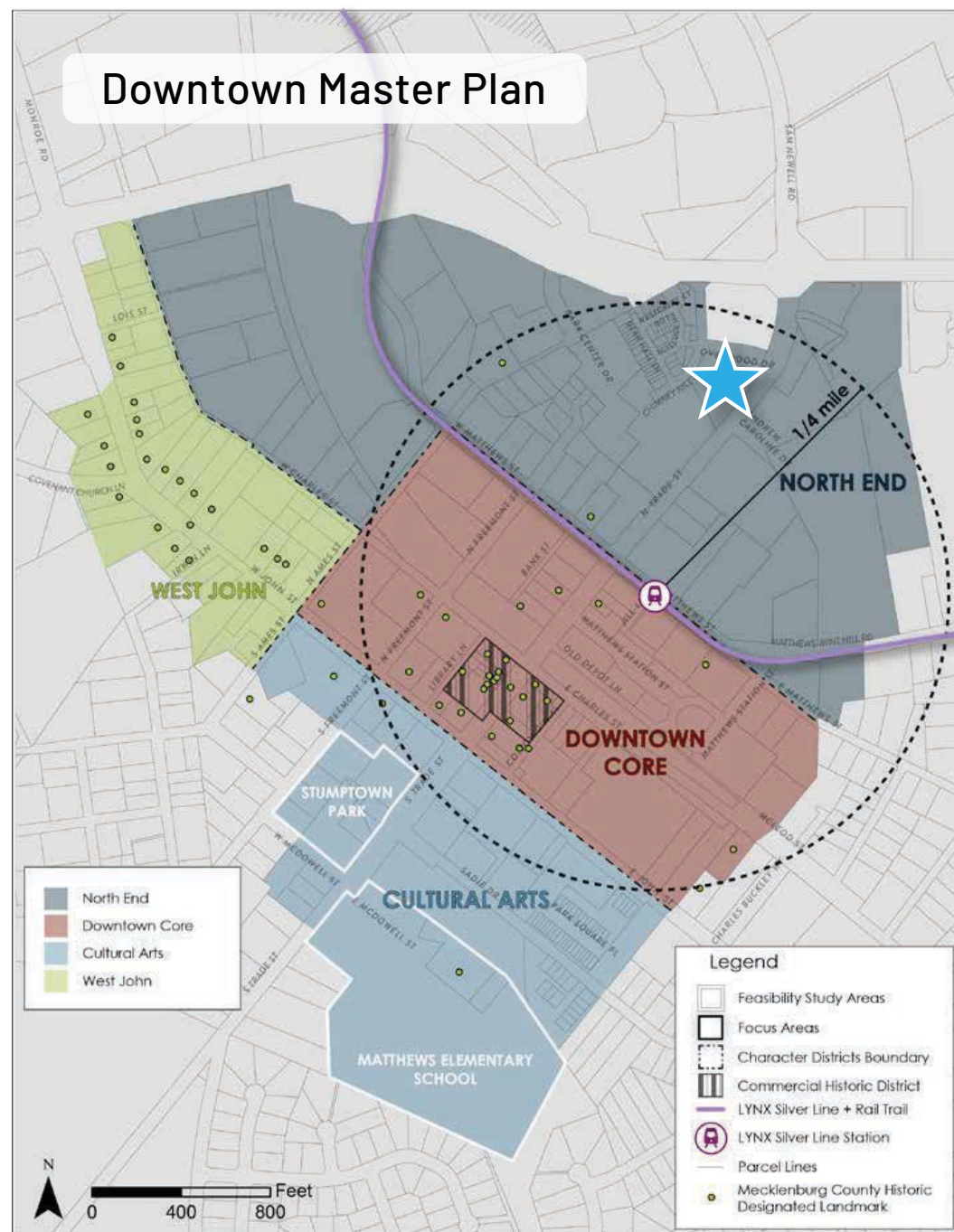
Market Overview



Matthews North Carolina

Matthews dates back to the early 1800s. Stumptown was incorporated in 1872. To manage growth, a Downtown master plan was adopted in May of 2024.

Matthews, a suburb of Charlotte with a population of 30,000, is one of the best places to live in North Carolina. Matthews offers residents a dense suburban feel. Matthews has plenty of restaurants, coffee shops, and parks with cultural events occurring all year round. Many young professionals and families choose the area because of the highly rated schools and easy commute to Uptown Charlotte.







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