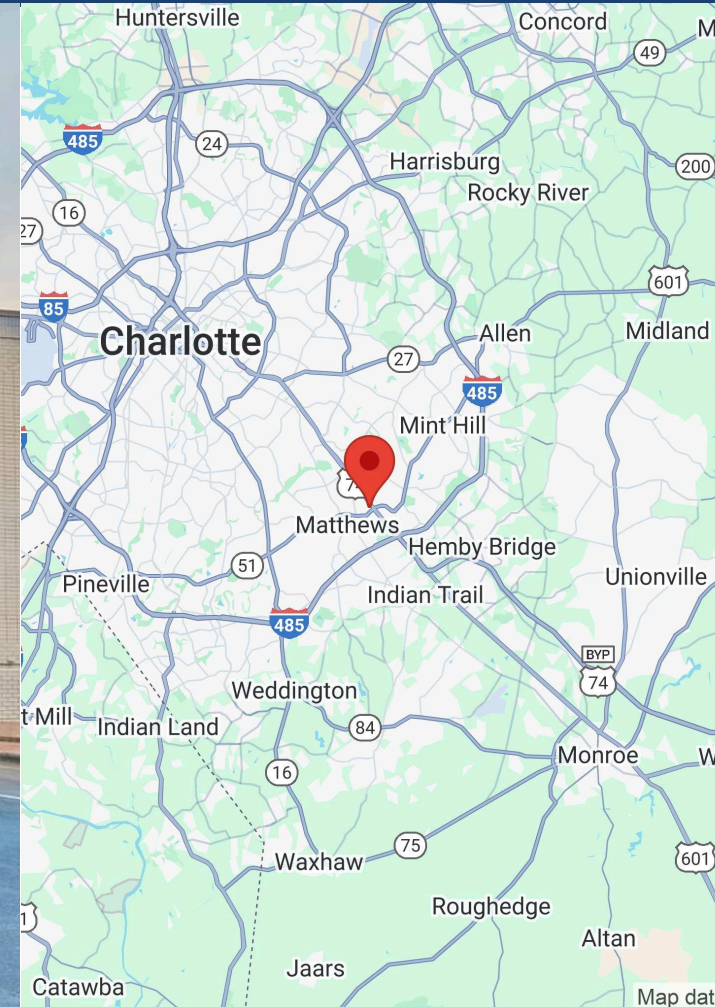


MATTHEWS FESTIVAL

10400-10420 E. INDEPENDENCE BLVD // MATTHEWS, NC 28105



OWNED GLA
113,100 SF

TRAFFIC COUNTS
US HWY 74 & NC HWY 51 : 55,000
VPD

DEMOGRAPHICS
Population
Avg Income

	3 MILE	5 MILE	10 MILE
Population	53,881	168,491	628,408
Avg Income	\$96,738	\$104,345	\$109,504

Enjoy 'big city amenities with a small town feel' in Matthews, NC. Matthews Festival is located at the busy intersection on E. Independence Blvd. and Matthews Township Parkway, just 11 miles southeast of Charlotte. Several entrances provide easy access with ample parking. Surrounding the center are many national tenants including Home Depot and Harris Teeter who draw a great amount of traffic to the area.

Major Tenants: Metro Diner, MOD Super Fast Pizza, Merle Norman, Crunch Fitness, Sola Salons



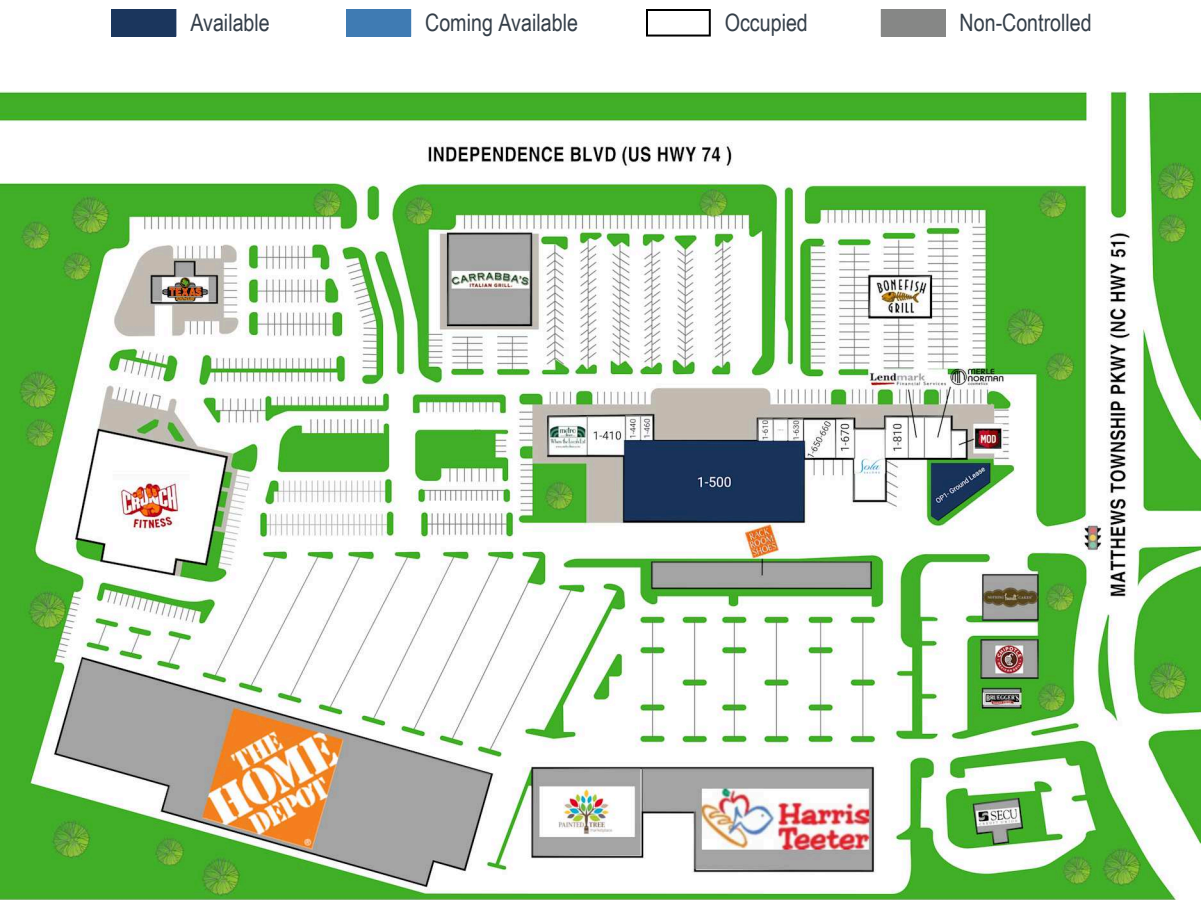
**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION

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www.ziffcre.com

MATTHEWS FESTIVAL

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Error while processing template

Template: <https://flyer-service.prp.propertycapsule.com/api/file/7111/download>
Message: The value you try to list is an extended_hash (LinkedHashMap wrapped into f.t.DefaultMapAdapter), thus you must specify two loop variables after the "as"; one for the key, and another for the value, like <#... as k, v>). ---- FTL stack trace ("~" means nesting-related): - Failed at: #list alphaSpaceNumber[i] as tenant [in template "https://flyer-service.prp.propertycapsule.com/api/file/7111/download" at line 213, column 45] - Reached through: #include getFileInfo("vertback2.ftlh") [in template "https://flyer-service.prp.propertycapsule.com/api/file/10245/download" at line 157, column 25] ----
Line: 213
Column: 45
SUITE# Tenant Name GLA(SF)