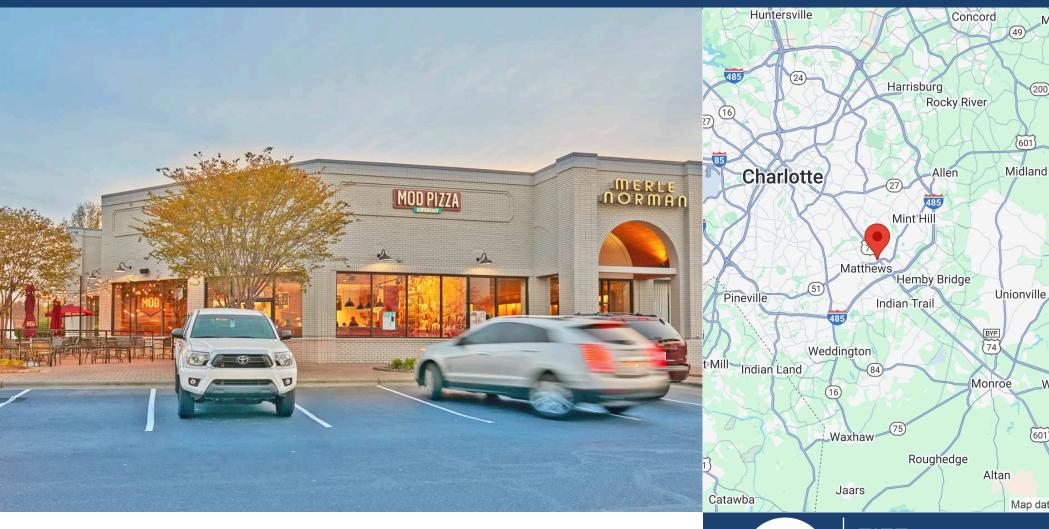
MATTHEWS FESTIVAL

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
 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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SUITE#	Tenant Name	GLA(SF)
OP1- Ground Lease	AVAILABLE	
1-500	AVAILABLE	40,526 SF

SUITE#	Tenant Name	GLA(SF)
1-400	METRO DINER	5,000 SF
1-410	MR TOKYO	4,721 SF
1-440	OM BARBER & THREADING	800 SF
1-460	SMARTPHONE CITY	400 SF
1-610	YOUR CBD SOURCE	1,260 SF
1-620	MIRACLE-EAR HEARING AID CENTER	1,100 SF
1-630	POKE HONOLULU	1,222 SF
1-650	SWEET HONEY BRAZILIAN WAX	1,200 SF
1-660	SWEET HONEY BRAZILIAN WAX	1,600 SF
1-670	BARK 5TH AVE.	1,260 SF
1-700	SOLA SALONS	8,640 SF
1-810	ORIGINAL MATTRESS FACTORY	2,687 SF
1-820	LENDMARK FINANCIAL SERVICES	1,400 SF
1-870	MERLE NORMAN	1,578 SF
1-880	MOD SUPER FAST PIZZA	2,530 SF
2-100	CRUNCH FITNESS	37,176 SF