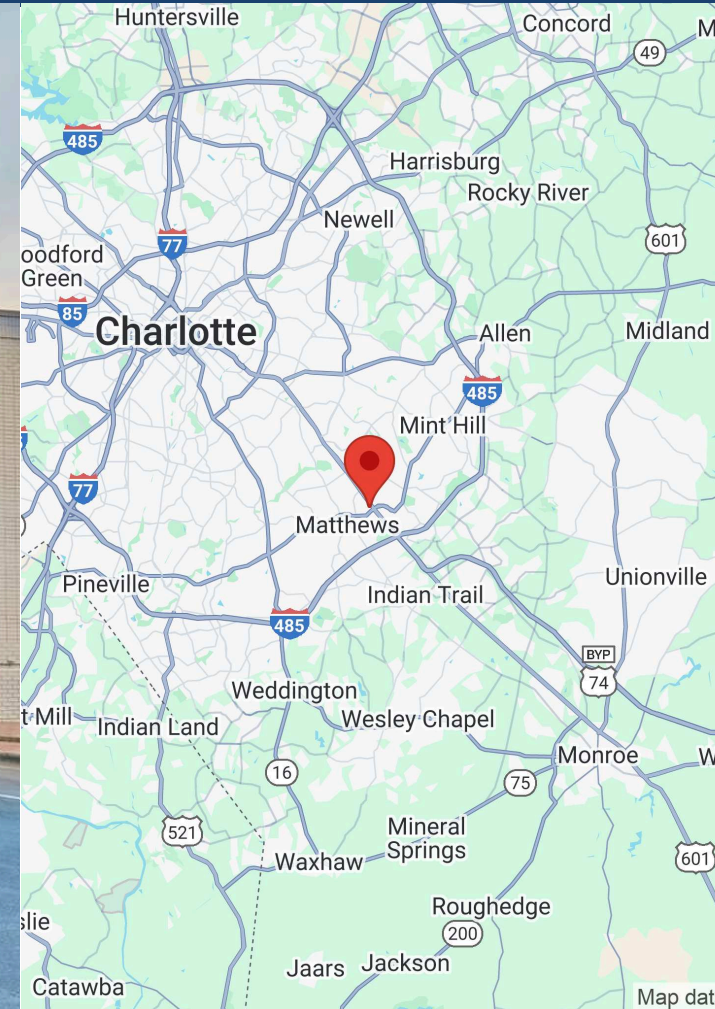


MATTHEWS FESTIVAL

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: Big Lots, Metro Diner, MOD Super Fast Pizza, Merle Norman, Crunch Fitness



**ZIFF
REAL ESTATE
PARTNERS**

FOR LEASING INFORMATION
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MATTHEWS FESTIVAL

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

Available
 Coming Available
 Occupied
 Non-Controlled



| SUITE# | Tenant Name | GLA(SF) |
|-------------------|-------------|---------|
| OP1- Ground Lease | AVAILABLE | |

| 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 |
| 1-500 | BIG LOTS | 40,526 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 |
| 1-650-660 | SWEET HONEY BRAZILIAN WAX | 2,800 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 |
| 1-OP2 | BONEFISH GRILL | |
| 2-100 | CRUNCH FITNESS | 37,176 SF |

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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