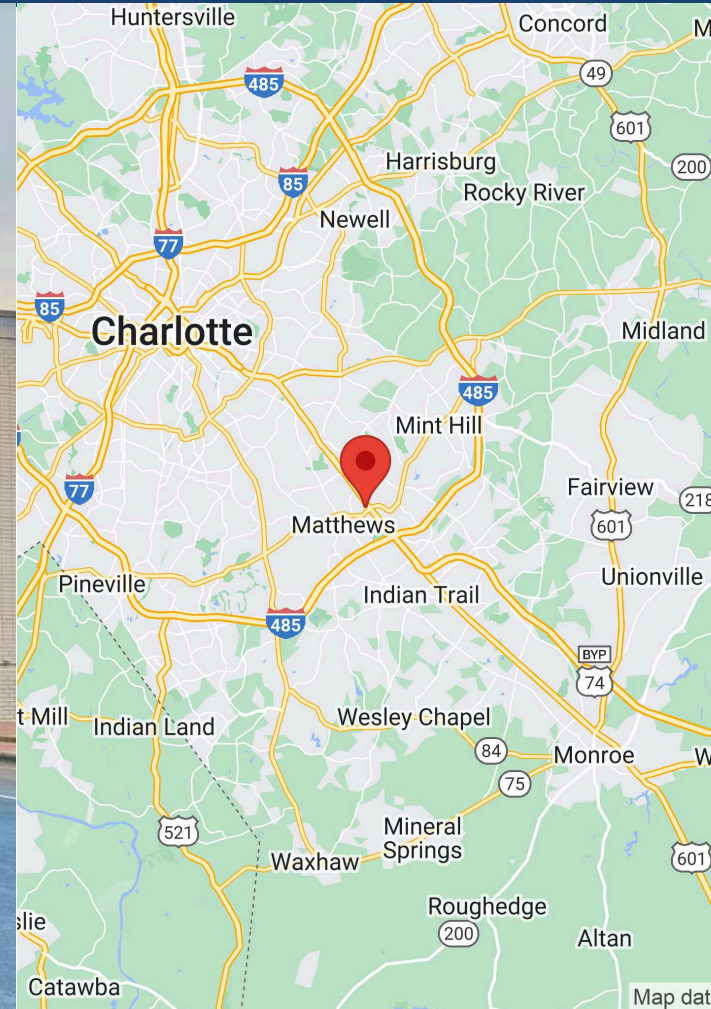


# MATTHEWS FESTIVAL

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



<b>OWNED GLA</b> 113,100 SF	<b>TRAFFIC COUNTS</b> US HWY 74 & NC HWY 51 : 55,000 VPD	<b>DEMOGRAPHICS</b> Population Avg Income	<b>3 MILE</b> 53,881 \$96,738	<b>5 MILE</b> 168,491 \$104,345	<b>10 MILE</b> 628,408 \$109,504
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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 SALON	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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