MATTHEWS FESTIVAL

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



OWNED GLA
113,100 SF

TRAFFIC COUNTS
Matthews Twp Pkwy : 29,500 VPD
E Independence Blvd : 49,500 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

ZRP

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

Available Coming Available Occupied Non-Controlled



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	GNC	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

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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