



MATTHEWS™

Matthews Corners

2332 Matthews Township Pkwy
Matthews, NC

Anchor Tenants



HIGHLIGHTS

Strategically located within the heart of Matthews, in southeast Charlotte, NC

The financial capital of the Southeast and home to one of the fastest-growing economies on the East Coast

Matthews Corners boasts a proven, high performing and synergistic national anchor base which comprises 95.6% of the Total GLA

Including Academy Sports, Hobby Lobby, Marshall's, and Ollie's Bargain Outlet, which just renewed through 2030

Marshall's at Matthews Corners reports phenomenal sales, ranking as the #1 store (of 50) in the state of North Carolina and in the top 5% of the entire nation

Similarly, Hobby Lobby is ranked #4 (of 39) in NC and in the top 7% nationally

Notably strong, growing and affluent trade area demographics

Characterized by 2.8% projected annual growth (1-mile), a population of 164,432 people within a 5-mile radius, and an Avg. HH Income of \$137,649

Situated within a truly regional retail center of gravity in suburban Charlotte

Which includes Costco, Sam's Club, Lowe's, Dick's, Best Buy, Ulta, HomeGoods, Harris Teeter, Target, The Home Depot, Old Navy, PetSmart, Food Lion, World Market, Nordstrom Rack and more

Established and recently developed nearby consumer bases with immediate walkability

Via Fountains Matthews Apartments (258 units), Bella Sera Villas, and Tessa Matthews (163 homes)

Convenient, high traffic market position just off US-74 at Matthews Township Pkwy (NC-51)

Accessing a combined traffic count of 84,000± VPD

Ollie's just exercised its last option through 2030, paying well below market rent in 35,639± SF

Providing the next iteration of ownership with an exceptional upside play, resulting in a CAGR of 4.5%

191,664± SF
Offering GLA

Market to Establish
Price

100%
Occupancy

18.50± AC
Land Area

\$2,014,949
NOI

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