

# SALE

## 1348 MATTHEWS TOWNSHIP PARKWAY

1348 Matthews Township Parkway, Suite 100, Suite 101 Matthews, NC 28105



### PROPERTY DESCRIPTION

1348 Matthews Township Parkway is located within the Matthews Township Office Park in Matthews, North Carolina, a thriving suburb southeast of Charlotte. The property sits along a busy suburban commercial corridor near U.S. Route 74 (Independence Boulevard), surrounded by grocery stores, restaurants, retail shopping centers, and professional offices.

This highly accessible location offers excellent visibility, convenient highway access, and ample on-site parking for both clients and employees. The surrounding residential neighborhoods and established commercial activity create a strong customer base and steady traffic flow.

With its professional office park setting, easy accessibility, and proximity to healthcare networks in the greater Charlotte area, the property is particularly well suited for medical or healthcare-related uses such as dental, specialty practice, outpatient services, or wellness clinics.

### OFFERING SUMMARY

Sale Price:	\$1,075,000
Number of Units:	2
Lot Size:	3.636 Acres
Building Size:	2,853 SF
Price per Sq Ft	376.80

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	154	544	2,453
Total Population	384	1,368	6,068
Average HH Income	\$78,824	\$86,020	\$102,218

**Ryan Pilsy**  
(980) 339-9174  
ryan@pilsycre.com



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## HIGHLIGHTS



### CONDO HIGHLIGHTS

- 2,853.3 Total Square Footage (1,626 SF for unit 101 and 1,227.3 SF for unit 100)
- POA Fee \$850 (covers water and exterior)
- Tenant occupied in unit 100 (\$2,000 a month)
- 2 HVAC units installed 2012 and 2013
- Parcel IDs: 19338101, 19338102, 19338103, 19338104
- Ideal usage: medical, dental, general practitioner

### SUITE 100 HIGHLIGHTS

- Reception Area
- Executive Office
- 3 Labs
- Kitchenette
- Men's and Women's bathroom
- IT Closet
- Recess lighting in the hallway

### SUITE 101 HIGHLIGHTS

- X-Ray Room
- 2 Dental Rooms
- 2 Storage Closets
- IT Closet
- Lab Station
- Washer/Dryer
- Bathroom for staff
- Office area for staff
- Break Room
- Reception Area
- Waiting Room
- Executive Office with Restroom
- Common Area bathroom (ADA compliant)
- 2 entrances/exits (1 for staff, 1 for clients)

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## CONDO PHOTOS



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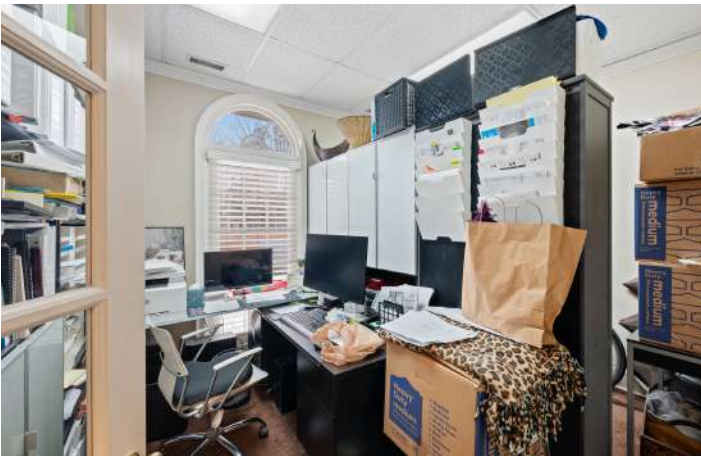


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## SUITE 100 PHOTOS



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## SUITE 101 PHOTOS



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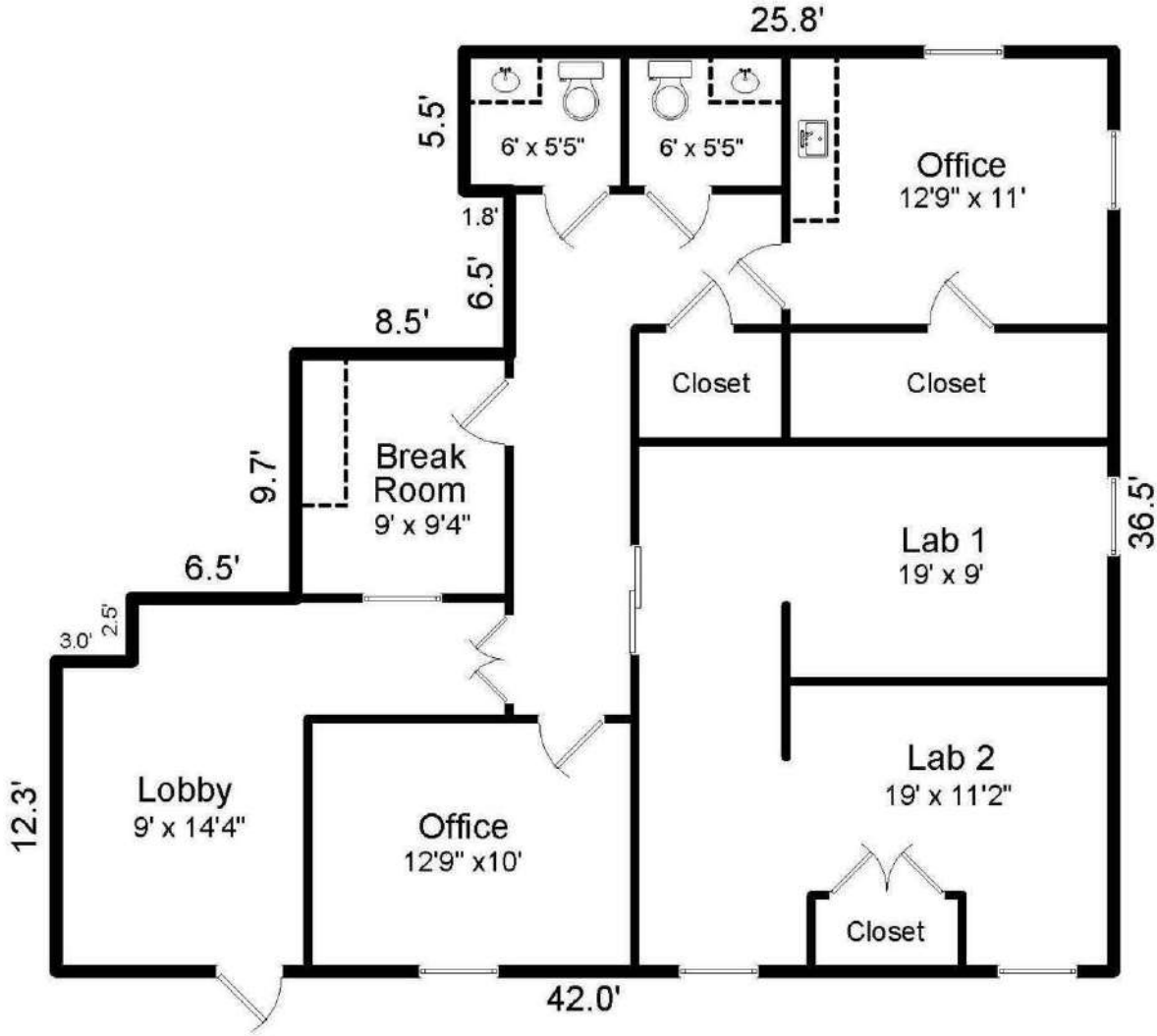


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## SUITE 100 FLOORPLAN



Gross Building Area  
1227.3 sf

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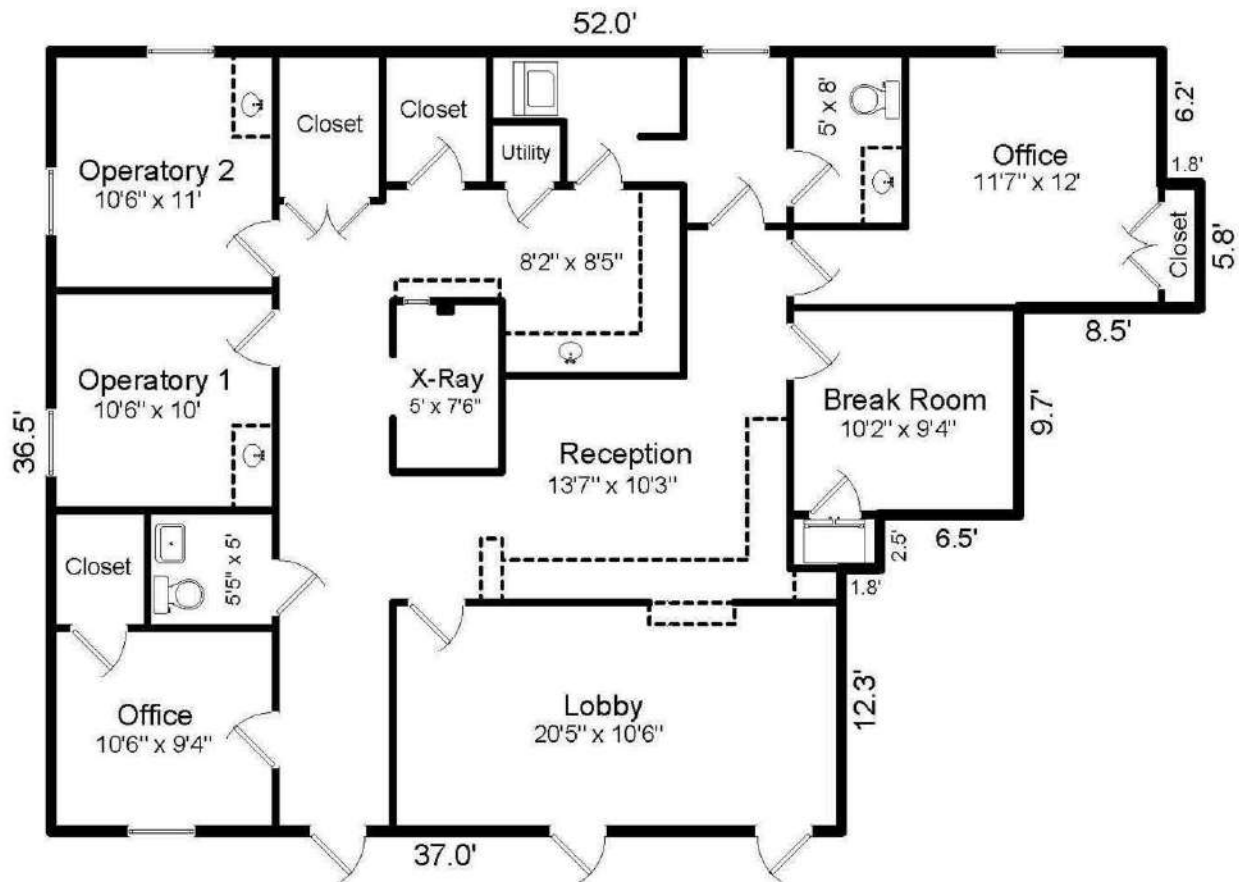


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## SUITE 101 FLOORPLAN



Gross Building Area  
1626.0sf

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## RETAILER MAP



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## LOCATION MAP



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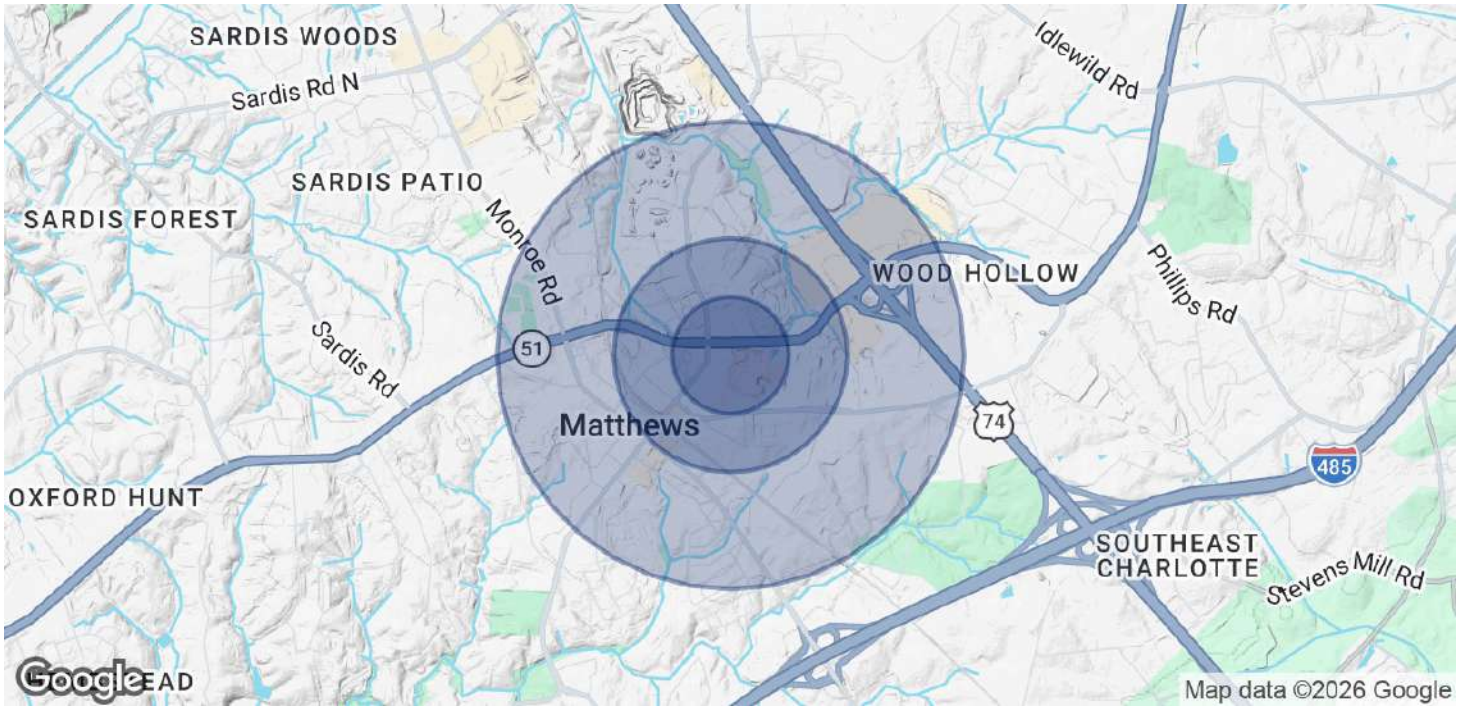


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	384	1,368	6,068
Average Age	27.7	31.6	41
Average Age (Male)	27	30.2	38.5
Average Age (Female)	28.4	33.2	42.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	154	544	2,453
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$78,824	\$86,020	\$102,218
Average House Value		\$386,866	\$387,101

2023 American Community Survey (ACS)

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