



# THE DISTRICT AT MATTHEWS

+/- 2,437 - 13,000 SF  
FIRST FLOOR RETAIL  
AVAILABLE FOR LEASE

LEGACYCRE.COM



## THE DISTRICT AT MATTHEWS

Secure your place in one of the most anticipated mixed-use developments coming to the Charlotte metro area. The District at Matthews is now offering retail space within its retail building, featuring up to 13,000 SF that can be subdivided into five separate suites, providing flexibility for a range of users and concepts. Spaces are slated for delivery in Q4 2026 and will feature open, spacious floor plans with generous ceiling heights ideal for a wide variety of retail, restaurant, and service tenants.



# PROPERTY OVERVIEW

This retail opportunity sits at the heart of a vibrant, walkable community anchored by 375 residential units, bringing a built-in customer base directly to your doorstep from day one. Positioned along Sports Pkwy, The District at Matthews enjoys an unbeatable location within walking distance of the Matthews Sportsplex — a premier regional sports and recreation facility that draws thousands of visitors annually.

The surrounding trade area is further supported by major national retailers, a strong and growing multifamily residential base, and the charming shops and dining of Downtown Matthews just minutes away. Charlotte's urban core is easily accessible via a short drive, offering tenants the benefits of suburban density with regional reach.

Don't miss the opportunity to be part of this dynamic new development as it takes shape.

### SITE DESCRIPTION

Location	Sports Pkwy Matthews, NC 28105
Square Footage	+/- 2,437 - 13,000 SF Available Can be divided into 5 suites
Use	Retail
Tenants	Medo Coffee
Parking	142 Parking Spaces, including ADA spaces Retail and Visitor parking
Ceiling Height	11'2" FT
Delivery	Building 1 - Q1 2027 Building 2 - Q4 2026 Building 3 - Q3 2027
Lease Rate	Call for Pricing

# CONCEPTUAL RENDERINGS



# OVERALL SITE PLAN

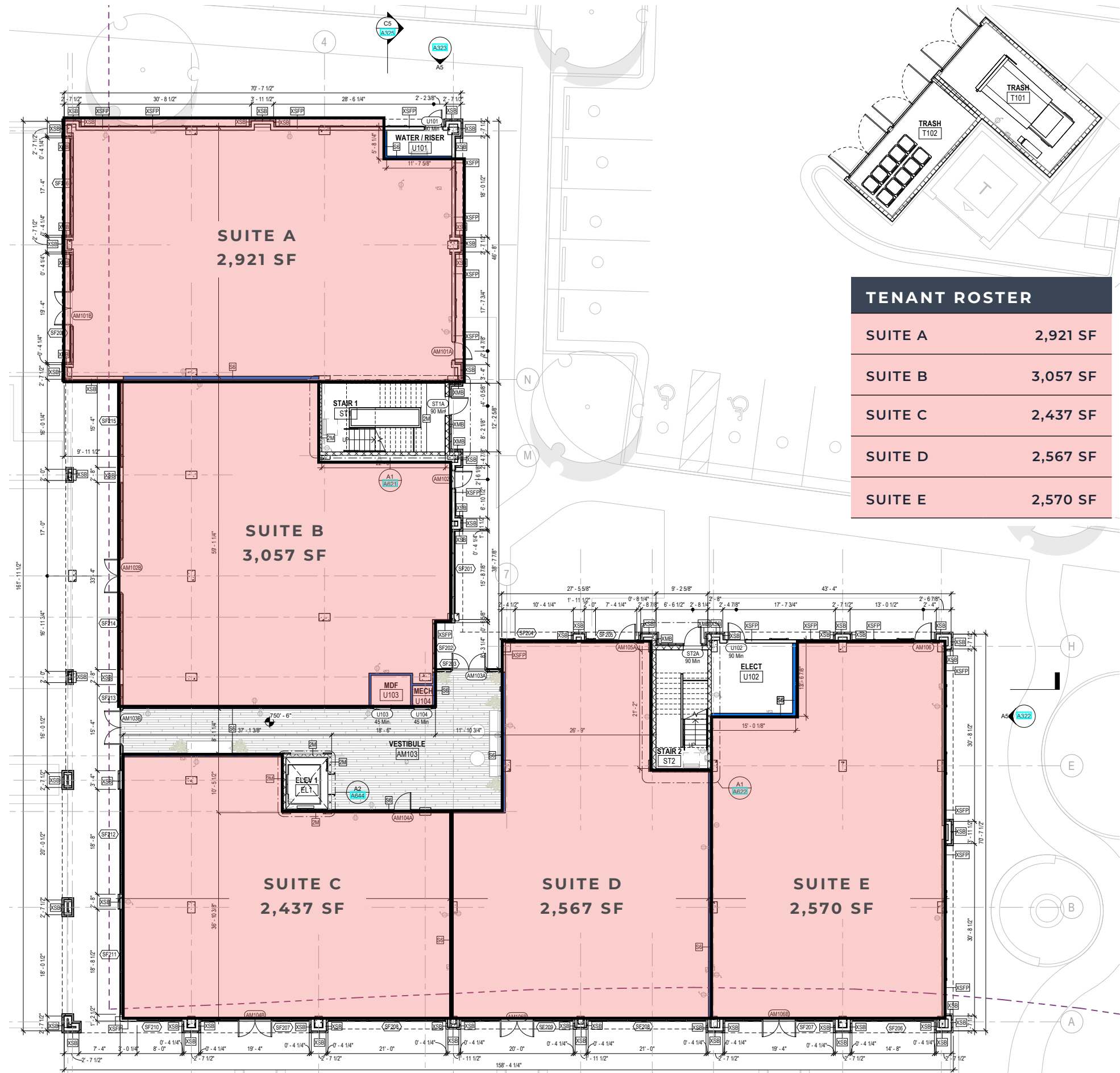


## KEY

<span style="color: #00B0F0;">■</span> TERRACE AREA	±7,500 SF
<span style="color: #90EE90;">■</span> PUBLIC AMENITY SPACE	±35,000 SF
<span style="color: #32CD32;">■</span> DOG PARK	±5,000 SF
<span style="color: #FFC080;">■</span> RETAIL	±18,900 SF
<span style="color: #FFA500;">■</span> RETAIL PLAZA	±15,000 SF
<span style="color: #FF0000;">■</span> (17) LIVE/WORK UNITS	±15,000 SF
<span style="color: #0000FF;">■</span> TRANSIT STOP	

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\*Can be divided into 5 suites



TENANT ROSTER	
SUITE A	2,921 SF
SUITE B	3,057 SF
SUITE C	2,437 SF
SUITE D	2,567 SF
SUITE E	2,570 SF

**Join Medo Coffee**

Serving coffee, light bites and afternoon refreshments, including beer and wine

# LOCATION OVERVIEW

## MATTHEWS

Matthews is a vibrant suburban town southeast of Charlotte. Centered around its historic downtown, the community has grown from a quiet railroad stop into one of the region's most desirable places to live. The Mecklenburg County Sportsplex is a large multi-use athletic facility with multiple lighted fields, a grass stadium, paved walking trails, playgrounds, and a two-story field house that supports organized sports and events. It accommodates local leagues, tournaments, and community activities through year-round field reservations and spectator seating.

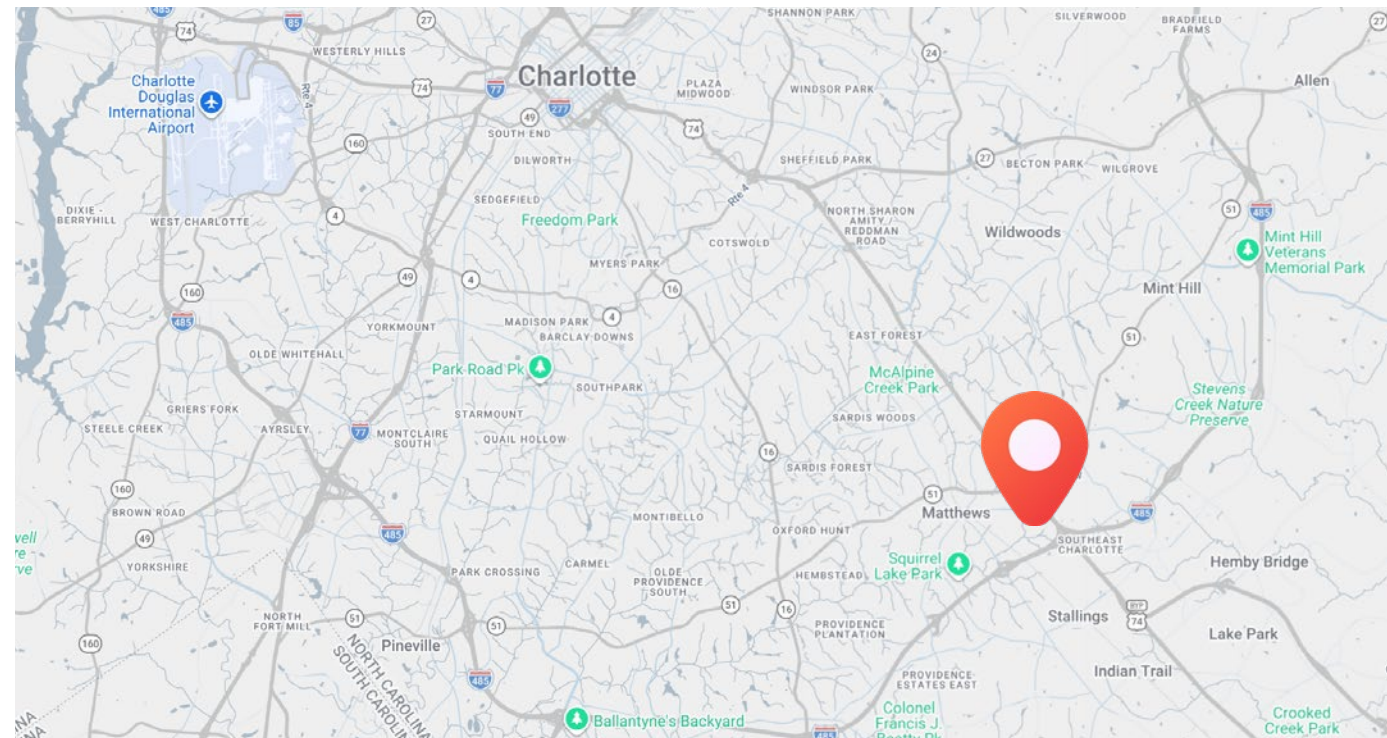
Downtown Matthews serves as the heart of the community. Residents and visitors enjoy casual bites and lively evenings out, while the weekly Matthews Community Farmers' Market draws crowds year-round. The green space at Stumptown Park hosts concerts, festivals, and seasonal events, reinforcing the town's strong sense of connection and local pride.

One of Matthews' greatest advantages is its accessibility. With quick access to Independence Boulevard (US-74) and I-485, residents can reach Uptown Charlotte, SouthPark, and the airport with ease. Top-rated schools, abundant parks and greenways, and a steady calendar of community events make Matthews especially appealing for those seeking a balance of suburban comfort and urban proximity.



- 11 Multipurpose Athletic Fields
- 2,500+ Stadium Seating
- 90+ Conference Rooms
- \$32M+ Investment

MATTHEWS SPORTSPLEX



- **I-485**  
2 Minutes
- **I-77**  
22 Minutes
- **I-277**  
25 Minutes
- **MATTHEWS**  
5 Minutes
- **SOUTH PARK**  
9 Minutes
- **UPTOWN CHARLOTTE**  
28 Minutes

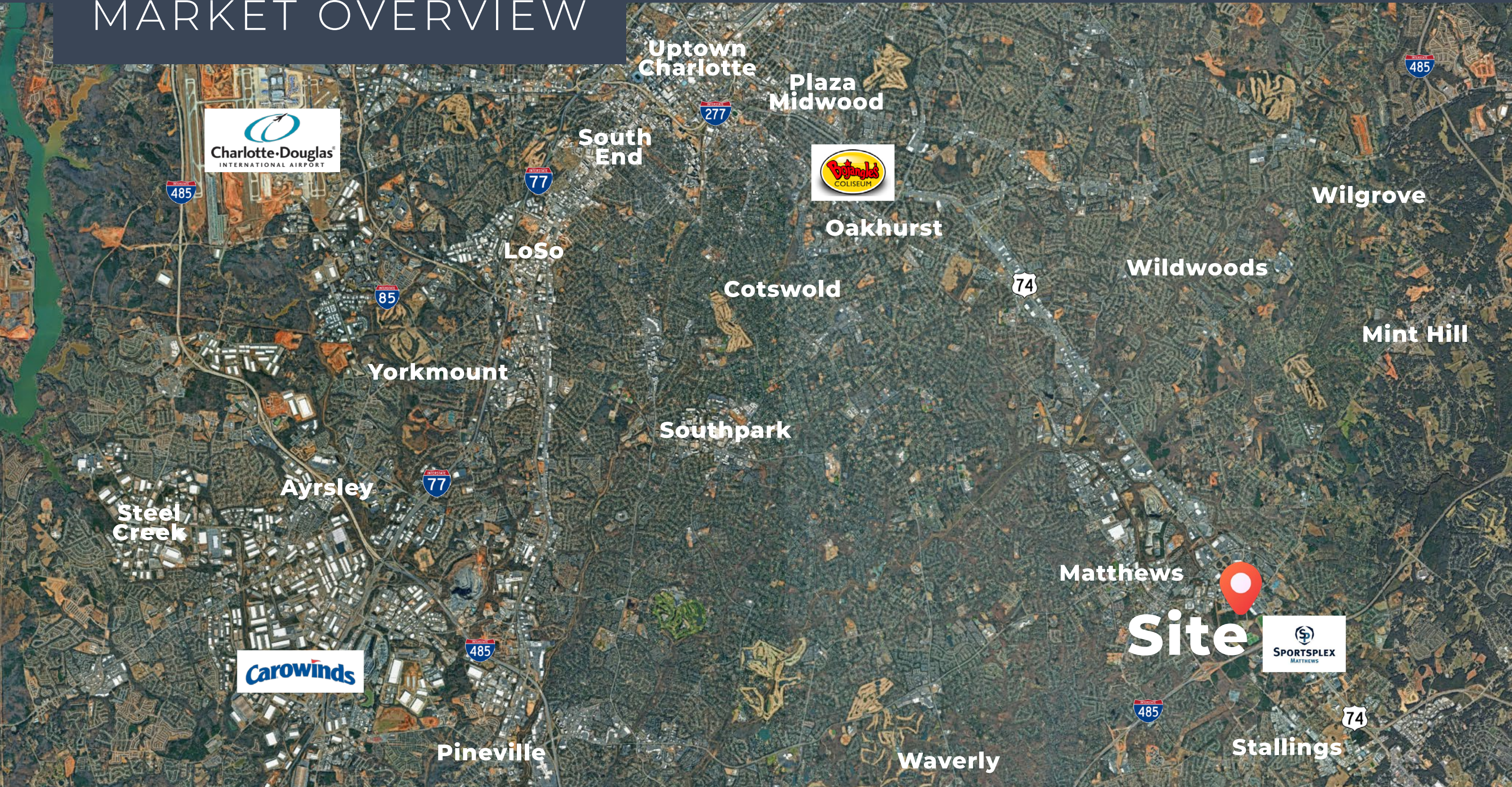


# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population (2025)	5,376	50,478	161,684
Population Growth (2025-2030)	1.88%	0.67%	0.29%
Households	2,394	19,999	63,040
Average Household Income	\$108,676	\$135,512	\$139,857
Total Employees	7,795	31,669	58,050



# MARKET OVERVIEW



## EXCLUSIVE ADVISORY TEAM

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LEASING BY:  **LEGACY** DEVELOPED BY:  **the NRP group**

## DISCLAIMER

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.



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