

Matthews Corners

2332 Matthews Township Parkway
Matthews, NC 28105

Bell Moore
GROUP, INC.



SHOPPING CENTER ANCHORS:

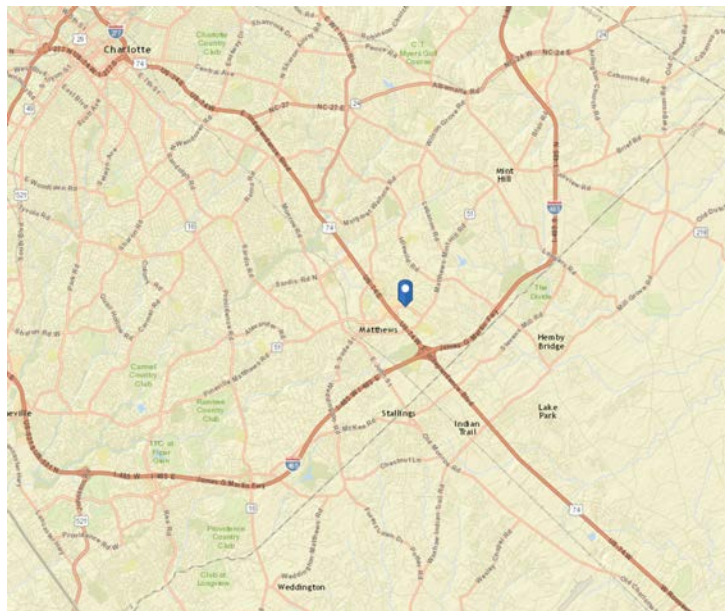


PROPERTY HIGHLIGHTS:

- Matthews Corners is comprised of nationally recognized anchor tenants including Marshalls, Hobby Lobby, and Ollie's Bargain Outlet.
- Well positioned in the strong retail corridor of Matthews, NC, a submarket of Charlotte.
- Benefits from strong demographics with 154,118 people within a 5 mile radius and an average household income of \$87,943.

TRAFFIC COUNTS:

- Highway 51 - 28,112 AADT
- Independence Blvd - 53,122 AADT



FOR MORE INFORMATION CONTACT:

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DEMOGRAPHICS (2015):	1 Mile	3 Mile	5 Mile
Population:	6,655	47,475	154,118
Average HH Income:	\$69,582	\$87,822	\$87,943
Daytime Population:	10,182	32,782	56,371

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

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G R O U P, I N C.



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8	Ollie's Bargain Outlet	35,639 SF
10	Hobby Lobby	53,844 SF
12A	Available	1,233 SF
12B	Nail Max	1,233 SF
12C	Available	1,234 SF
14	Available	35,410 SF
26A	Signs By Tomorrow	2,516 SF
26B	Available	2,516 SF
30	Marshalls	30,448 SF
32A	Jersey Mike's	1,693 SF
32B	Drift Salon	1,693 SF
Total GLA:		167,459 SF

