

SALE

1348 MATTHEWS TOWNSHIP PARKWAY, SUITE 200

1348 Matthews Township Parkway, Suite 200 Matthews, NC 28105



PROPERTY DESCRIPTION

Well-positioned professional office condo in the highly desirable Matthews Township Office Park, offering excellent access to U.S. 74 (Independence Boulevard) and I-485. The property is also just minutes from charming and walkable downtown Matthews, providing convenient access to local dining, retail, and community amenities.

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, supporting a wide range of professional and service-oriented uses.

The thoughtfully designed floor plan features six private perimeter offices with abundant natural light, a spacious conference room, reception and waiting area, collaborative bullpen workspace, multiple storage rooms, and two private restrooms. The layout offers an ideal balance of private offices and functional work areas, making it well suited for law firms, accounting practices, financial advisors, insurance agencies, consulting firms, engineering companies, and medical or healthcare-related users. Surrounded by a strong mix of retail, dining, healthcare, and professional services, the property offers a professional business environment with excellent amenities for both clients and employees.

OFFERING SUMMARY

Sale Price:	\$1,050,000
Number of Units:	1
Price per sq ft	\$364.08
Lot Size:	3.636 Acres
Building Size:	2,884 SF

Ryan Pilsy
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PROPERTY HIGHLIGHTS

- Six large private offices with exterior windows.
- A dedicated reception and waiting area.
- A substantial conference room for client meetings and presentations.
- Two bullpen/open work areas for support staff or collaborative work.
- Two storage rooms.
- Two restrooms.
- A central administrative workstation.
- Parcel ID: 19338105, 19338106, 19338107, 19338108

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

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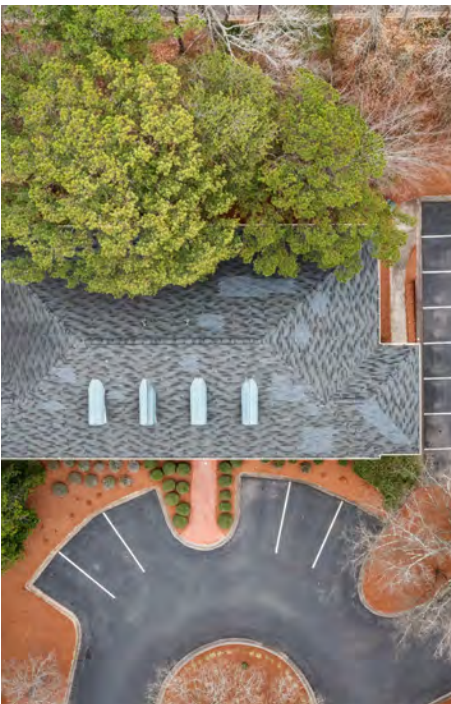


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PHOTOS

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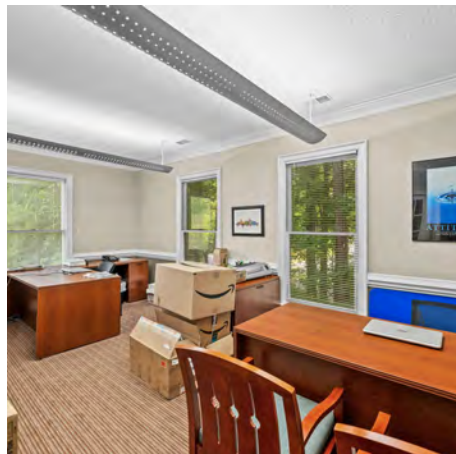
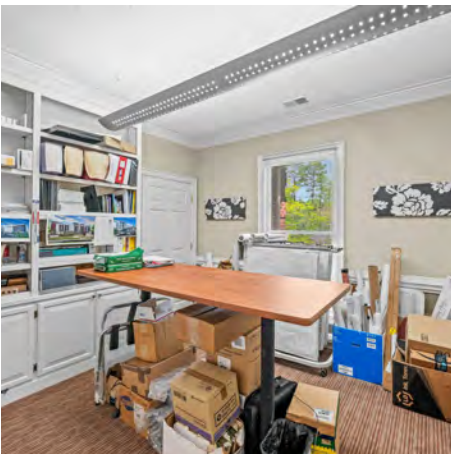
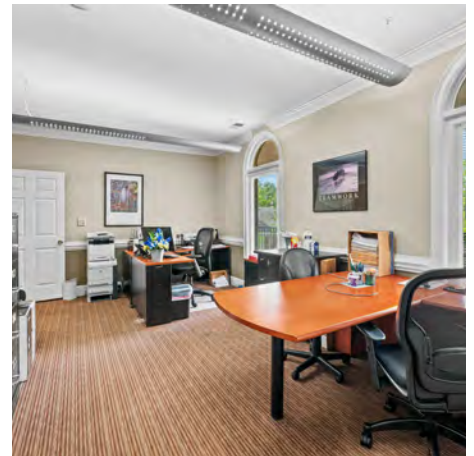
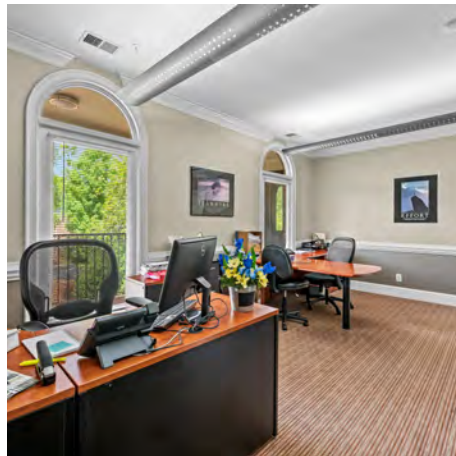


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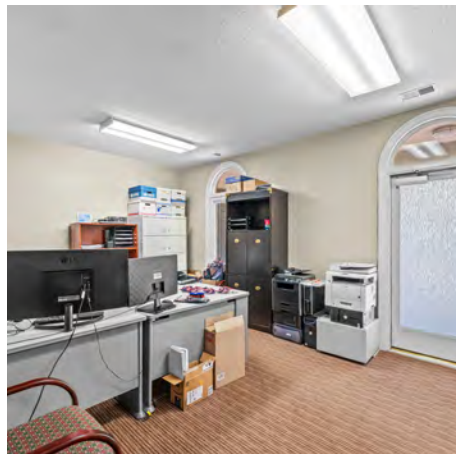
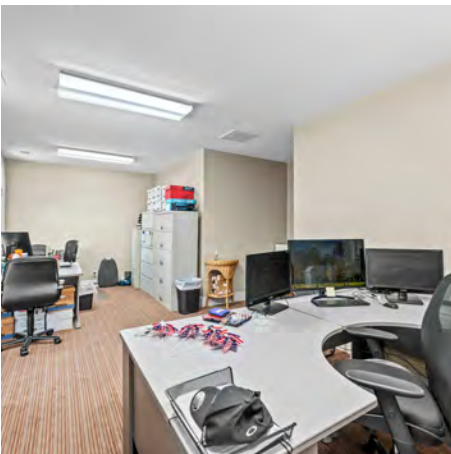
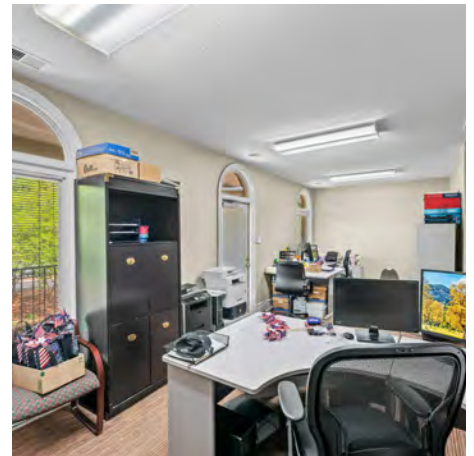
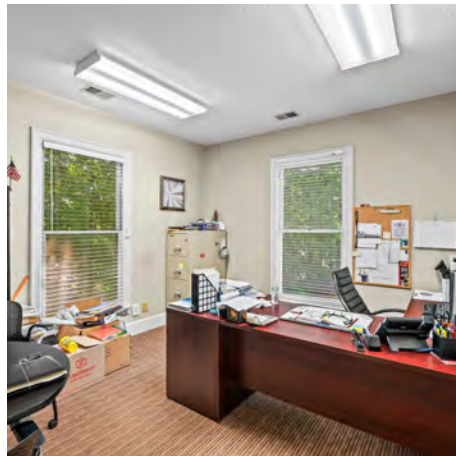


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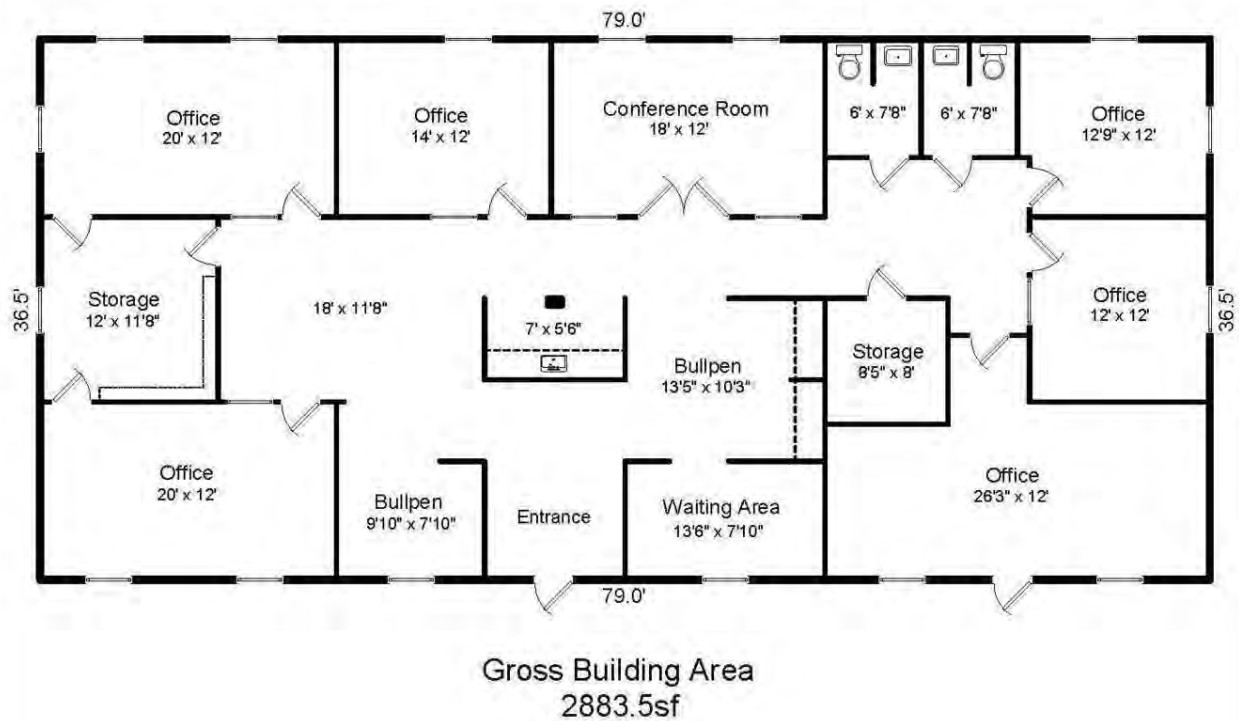


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FLOORPLAN

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RETAILER MAP

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LOCATION MAP

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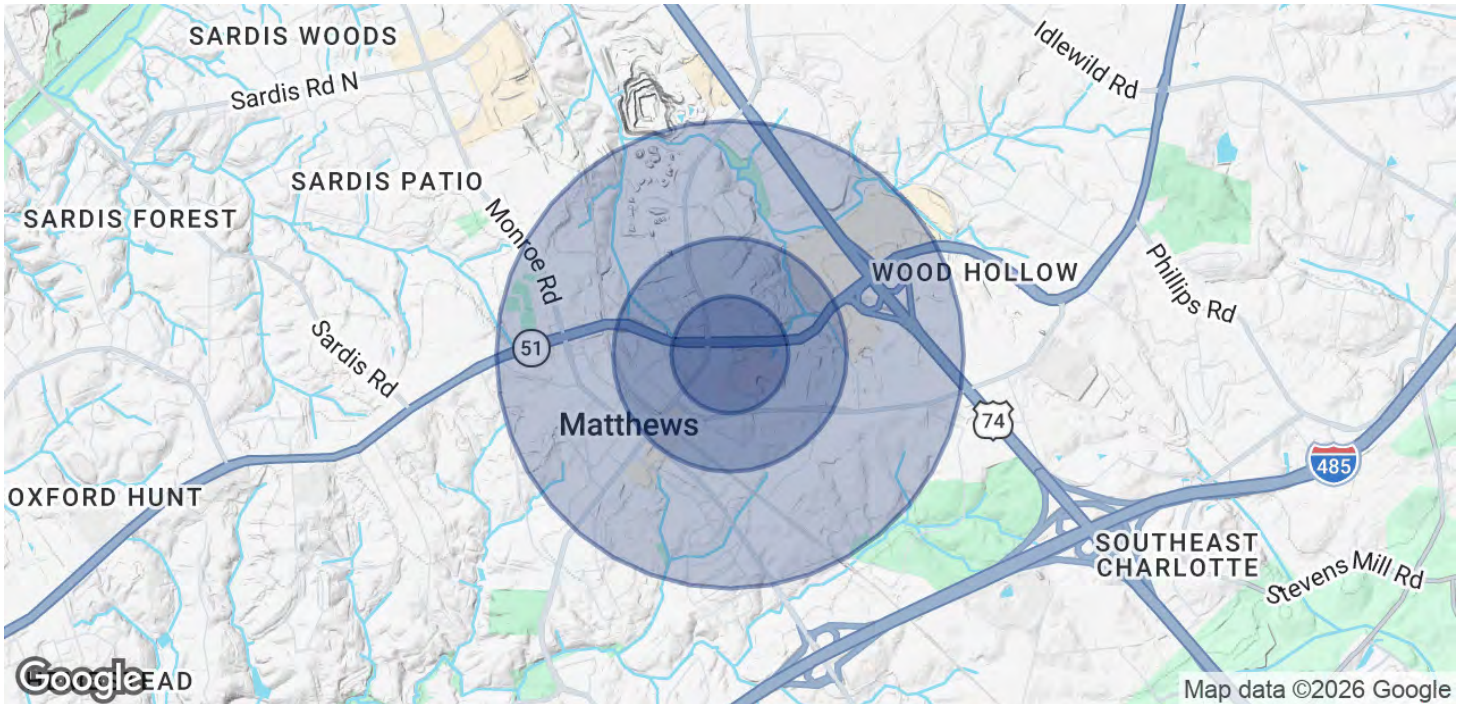


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DEMOGRAPHICS MAP

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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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