

11328-A East Independence Boulevard

Matthews, NC 28105

Location Information

11328-A East Independence Blvd
Matthews, NC 28105
Mecklenburg County

Property Details

Type: Retail/Distribution
Building: 36,450 SF
Total Available: 13,840 SF
Year Built: 1974
Renovations: 2014 & 2025
Zoning: B-1SCD (Commercial)
HVAC: Yes
Dock Doors: 1
Drive in Doors: 1 (ramped)
Parking: Ample (Approximately 100)
Traffic Counts: 100,000 +
Construction: Slab Foundation,
Metal Building with
Frame/Stucco Extension

Pricing

Base Rent: \$19.50 PSF
TICAM: \$2.95 PSF
Utilities: Tenant

Availability

List Date: 07/15/2026
Available Date: 30-60 Days
Listing Method: For Lease Only
Listing Status: Available
Total Available: 13,840 SF

Comments

Existing Tenants are Fun
Outdoor Living, Konark Grocery
and Desi Bites Restaurant

Contact Information

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southendpropertiesnc.com

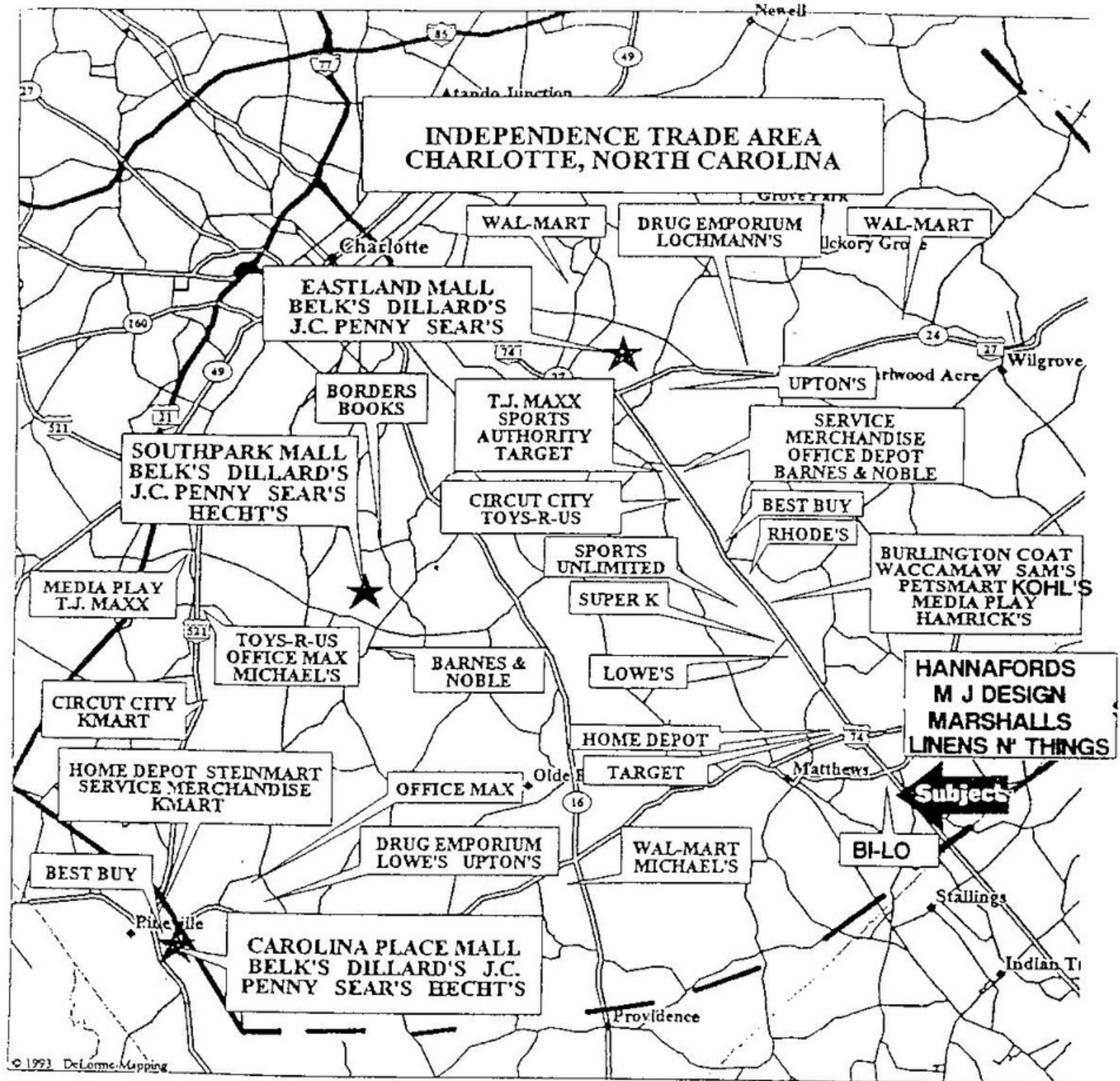








INDEPENDENCE TRADE AREA CHARLOTTE, NORTH CAROLINA



LEGEND

- State Route
- ◆ Town, Small City
- ▭ US Highway
- County Boundary
- Population Center
- Major Street/Road
- ▬ State Route
- ▬ US Highway

Scale 1:125,000 (at center)

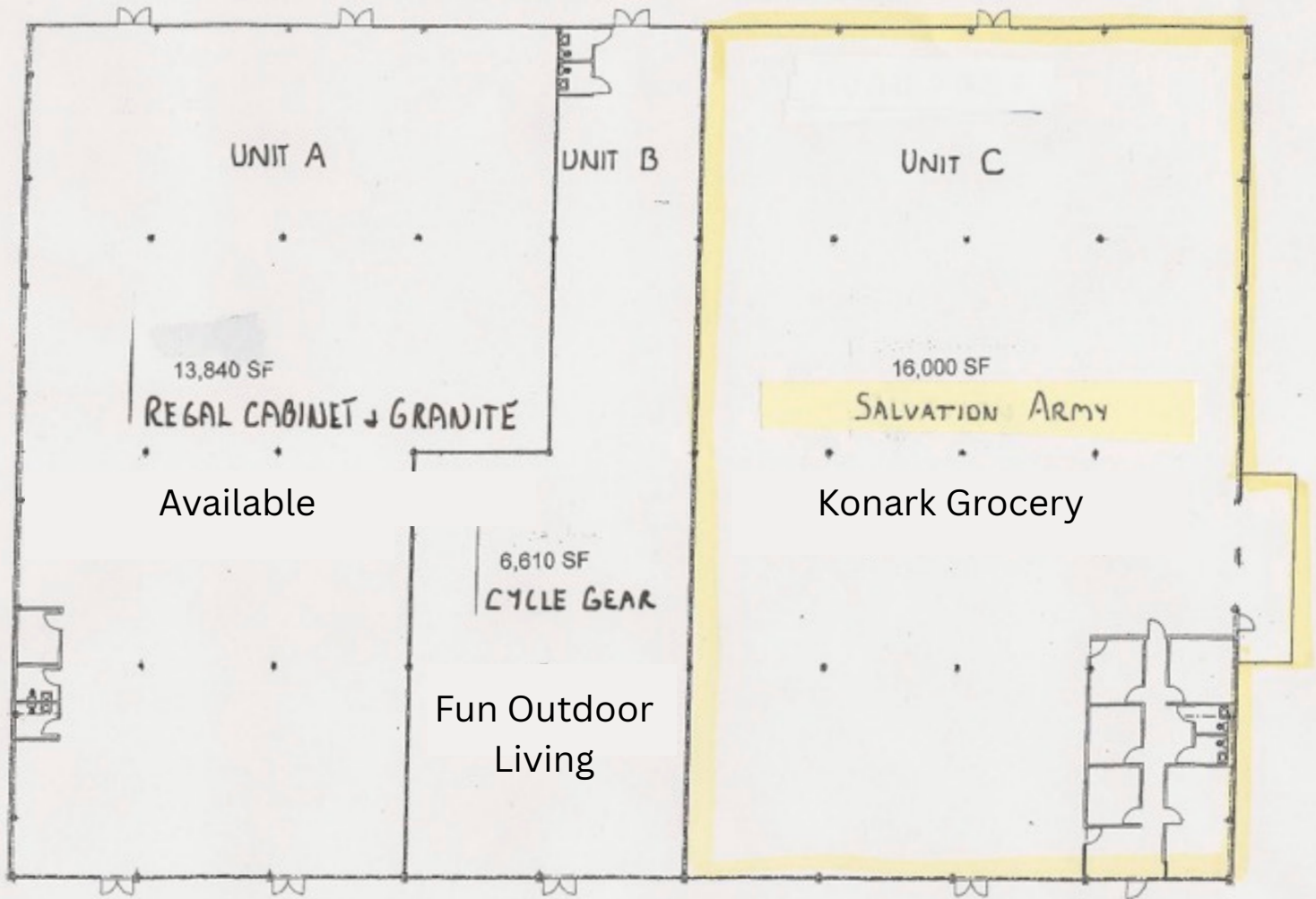
2 Miles

2 KM

Mag 12.00

Thu Aug 18 11:38:41 1994

EXHIBIT



11328 East Independence Boulevard
CHARLOTTE, N.C. 28105

[Signature]