

MATTHEWS RETAIL BUILDING – FOR SALE

9201 E Independence Blvd | Matthews, NC





+/- 5,600 SF on 1.2 Acres – \$2,250,000.00

HIGHLIGHTS

- Available opportunity in the heart of Matthews retail corridor.
- Prime location for fast food, bank, or service-oriented use.
- 52,000 VPD on E Independence Blvd.
- 6,400 SF building with open floor plan.



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Population	4,162	62,296	191,059
 Households	1,759	26,171	76,634
 Avg HH Income	\$115,146	\$106,195	\$127,376
 Employees	4,899	26,447	62,614



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

High Level Aerial

9201 E Independence Blvd | Matthews, NC



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

Low Level Aerial

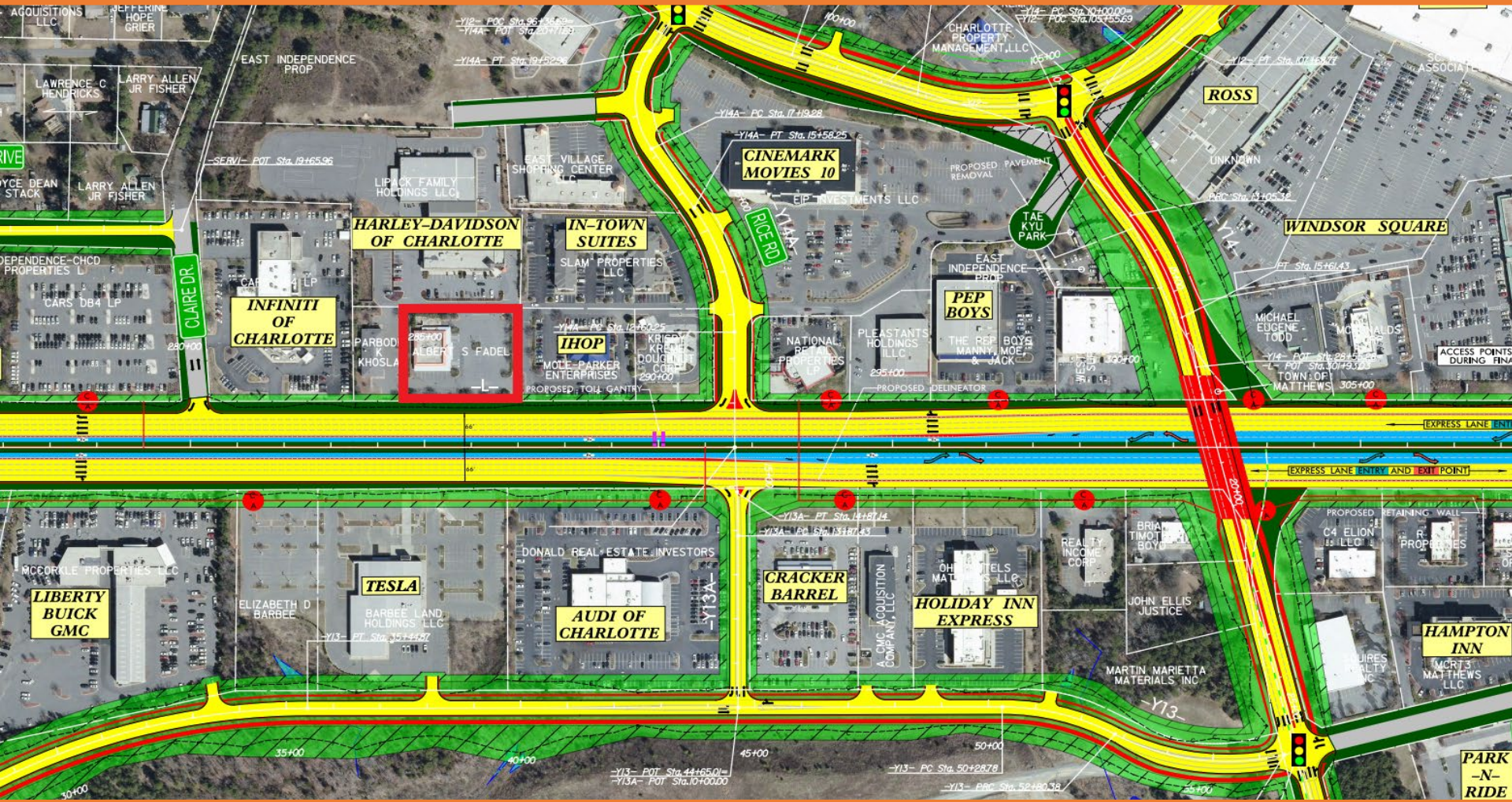
9201 E Independence Blvd | Matthews, NC



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

Future Road Improvements

9201 E Independence Blvd | Matthews, NC



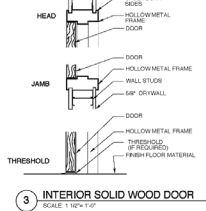
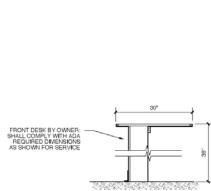
Tre Vaughn | Tre@BellCommercial.net | 336.429.0089
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

Floor Plan

9201 E Independence Blvd | Matthews, NC

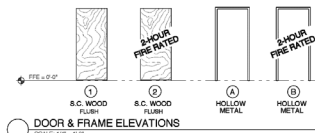
ROOM FINISH SCHEDULE							
MARK	ROOM NAME	FLOOR	BASE	WALL	CEILING	CLS. HGT.	REMARKS
101	LOUNGE	CONCR	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST
102	BAR	VCT	VINYL	PAINTED DRYWALL	2" X 4" WASHABLE	8'-0"	EXIST
103	OFFICE	VCT	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST
104	STORAGE	VCT	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST
105	EMPLOYEE	VCT	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST
106	HALLWAY	VCT	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST
107	WOMEN	VCT	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST
108	MEN	VCT	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST
109	FAMILY	SEALED CONC.	VINYL	PAINTED DRYWALL	2" X 4" ACCUSTIC	8'-0"	EXIST

MANU FINISHES/SHOW ARE EXISTING. CONTRACTOR SHALL VERIFY EXISTING FINISHES AND OBTAIN A COMPLETE SCHEDULE OF FINISHES WITH OWNER PRIOR TO START OF CONSTRUCTION. EXISTING FINISHES SHALL BE PATCHED/REPAIRED AS NEEDED. EXISTING PAINTED SURFACES SHALL BE REPAIRED.



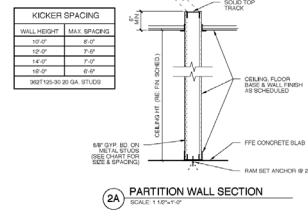
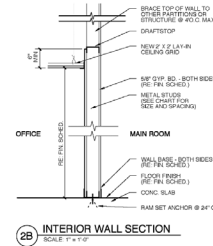
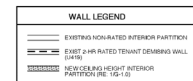
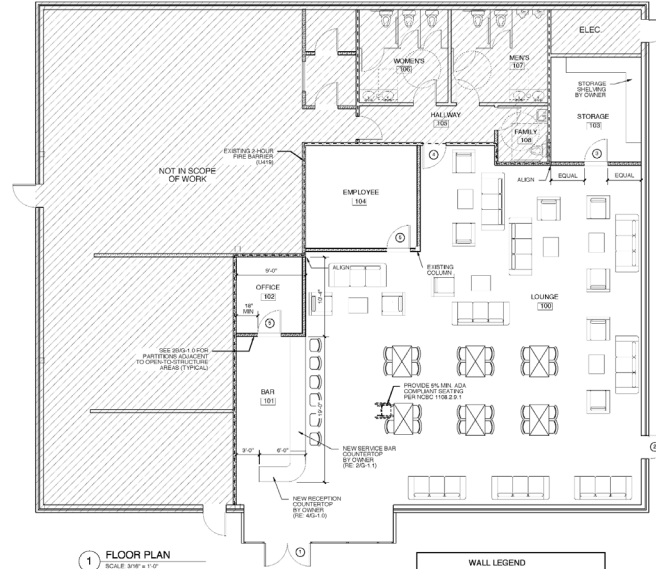
DOOR SCHEDULE							
MARK	SIZE	DOOR	FRAME	DETAILS	RATING	HARDWARE	REMARKS
1	3'-0" x 7'-0" (90°)	EXISTING	EXISTING	---	---	EXIST. CLOSER, KICKER, LOCKSET, IN ALUM. HARDWARE	---
2	3'-0" x 7'-0" x 1.34"	EXISTING	EXISTING	---	---	EXIST. CLOSER, PASSAGE SET, LOCKSET, IN ALUM. HARDWARE	---
3	3'-0" x 7'-0" x 1.34"	1	SC WOOD	A	HM	3G5-1.0	NEW LOCK SET
4	3'-0" x 7'-0" x 1.34"	2	SC WOOD	B	HM	3G5-1.0	NEW CLOSER, LOCKSET
5	3'-0" x 7'-0" x 1.34"	1	SC WOOD	A	HM	3G5-1.0	NEW LOCKSET
6	3'-0" x 7'-0" x 1.34"	EXISTING	EXISTING	---	---	EXIST. CLOSER, FINISH SET	---
7	3'-0" x 7'-0" x 1.34"	EXISTING	EXISTING	---	---	EXIST. CLOSER, PASSAGE SET	---
8	3'-0" x 7'-0" x 1.34"	EXISTING	EXISTING	---	---	EXIST. CLOSER, PASSAGE SET	---

DOOR NOTES:
1. ALL REQUIRED EXISTING DOORS WITH LOCKING DEVICES SHALL BE FITTED IN ACCORDANCE WITH NCBC 1008.1.3.3 LOCKS AND LATCHES (SEE ARCHITECT OR LOCAL PERMITS) HEIGHTS FOR DOOR SPECIFICATIONS.
2. ALL REQUIRED EXISTING DOORS WITH LOCKING DEVICES SHALL BE FITTED IN ACCORDANCE WITH NCBC 1008.1.3.3 LATCHES AND LATCHES (SEE ARCHITECT OR LOCAL PERMITS) HEIGHTS FOR DOOR SPECIFICATIONS.
3. VERIFY ALL HARDWARE SPECIFICATIONS APPROXIMATE TO THE MANUFACTURER'S LISTED WEIGHTS AND LOADS.



Size	Gage	O.C.	Span	Max. Height
2 1/2"	20 ga.	16"	17'-0"	16'-0"
3 1/2"	20 ga.	16"	17'-0"	16'-0"
4"	20 ga.	16"	17'-0"	16'-0"
6"	20 ga.	16"	17'-0"	16'-0"
8"	18 ga.	16"	17'-0"	16'-0"

Top track by Fire Tech Corp. or equal and of same grade or steel.
Based upon information furnished by DBMA for CMAs (see steel specs in selection of LVL) with a max of 1.5 gpm. Alternate steel types and grades shall be approved by the architect. This chart shall be applied only to non-combustible assemblies for support of their own weight.



REVISIONS	BY

BURKE DESIGN GROUP
ARCHITECTURE INTERIOR DESIGN
10000 W. HUNTERS LANE
FAYETTEVILLE, NC 28404
919.389.8941
www.burkdesign.com

MB

BELL COMMERCIAL
WHERE STRATEGY FINDS SOLUTION

MATTHEWS LOUNGE
9201 E INDEPENDENCE BLVD
MATTHEWS, NC 28105

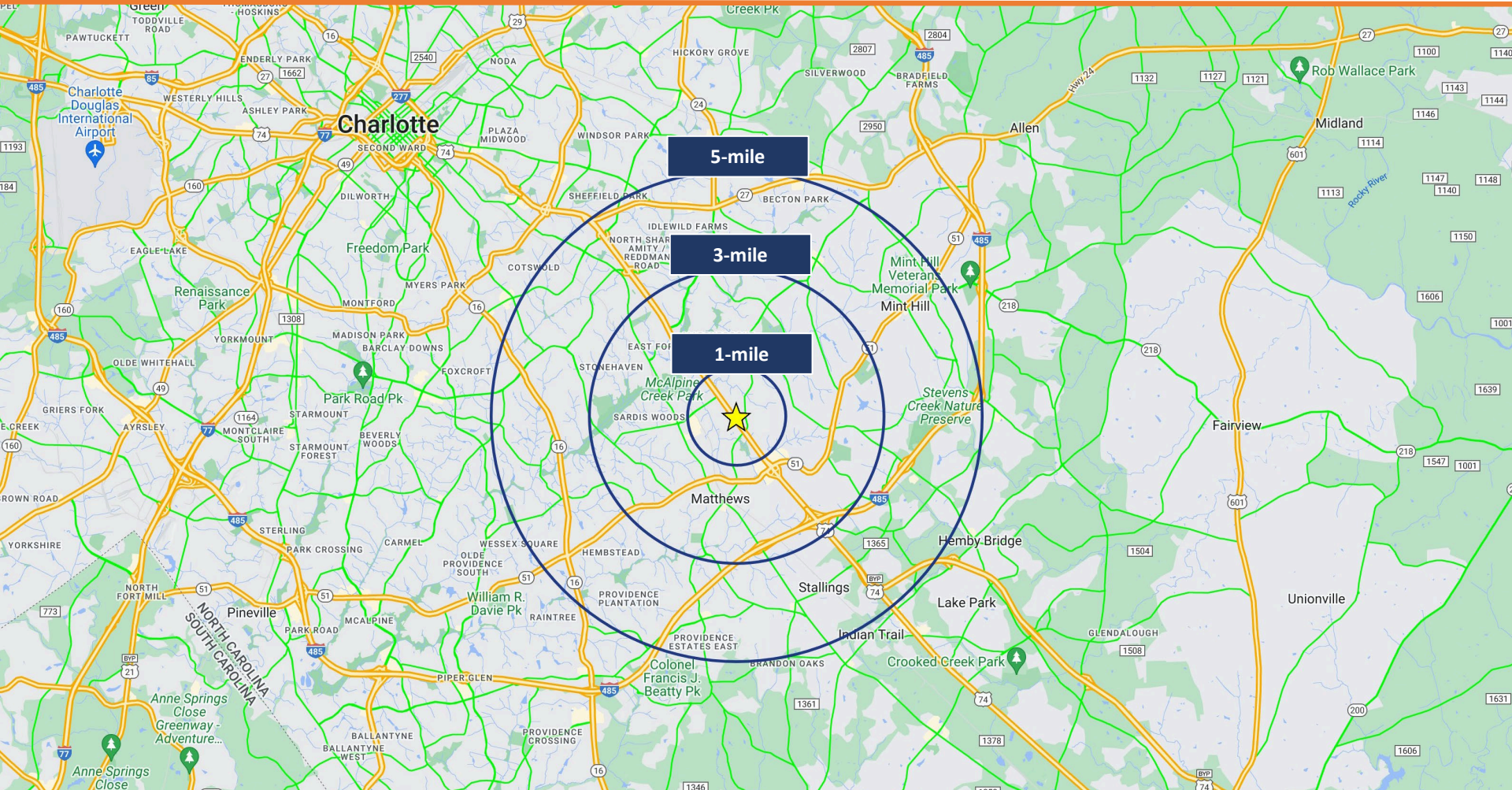
DATE	BY	DESCRIPTION

G1.0

Tre Vaughn | Tre@BellCommercial.net | 336.429.0089
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

DEMOGRAPHIC RADIUS MAP

9201 E Independence Blvd | Matthews, NC



Tre Vaughn | Tre@BellCommercial.net | 336.429.0089
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941

1, 3 & 5-MILE DEMOGRAPHICS

9201 E Independence Blvd | Matthews, NC



9201 E Independence Blvd Matthews, NC

	1mi	3mi	5mi	
POPULATION	2023 Estimated Population	4,162	62,296	191,059
	2028 Projected Population	4,332	67,961	203,489
	2020 Census Population	4,195	60,841	186,564
	2010 Census Population	4,235	56,057	172,985
	Projected Annual Growth 2023 to 2028	0.8%	1.8%	1.3%
	Historical Annual Growth 2010 to 2023	-0.1%	0.9%	0.8%
HOUSEHOLDS	2023 Estimated Households	1,759	26,171	76,634
	2028 Projected Households	1,839	28,581	82,198
	2020 Census Households	1,758	25,250	73,914
	2010 Census Households	1,720	22,923	67,684
	Projected Annual Growth 2023 to 2028	0.9%	1.8%	1.5%
	Historical Annual Growth 2010 to 2023	0.2%	1.1%	1.0%
AGE	2023 Est. Population Under 10 Years	11.2%	11.5%	12.2%
	2023 Est. Population 10 to 19 Years	14.8%	12.8%	13.3%
	2023 Est. Population 20 to 29 Years	13.0%	12.9%	12.0%
	2023 Est. Population 30 to 44 Years	22.9%	21.1%	20.9%
	2023 Est. Population 45 to 59 Years	22.1%	20.6%	20.9%
	2023 Est. Population 60 to 74 Years	11.9%	15.0%	15.1%
	2023 Est. Population 75 Years or Over	4.0%	6.2%	5.7%
	2023 Est. Median Age	36.4	39.0	38.6

9201 E Independence Blvd Matthews, NC

	1mi	3mi	5mi	
MARITAL STATUS & GENDER	2023 Est. Male Population	48.0%	47.4%	48.0%
	2023 Est. Female Population	52.0%	52.6%	52.0%
	2023 Est. Never Married	35.7%	34.4%	33.4%
	2023 Est. Now Married	44.0%	46.1%	48.1%
	2023 Est. Separated or Divorced	18.8%	15.0%	13.5%
	2023 Est. Widowed	1.5%	4.6%	4.9%
	2023 Est. HH Income \$200,000 or More	11.5%	9.9%	14.8%
	2023 Est. HH Income \$150,000 to \$199,999	10.1%	9.3%	10.2%
	2023 Est. HH Income \$100,000 to \$149,999	22.5%	19.0%	17.7%
	2023 Est. HH Income \$75,000 to \$99,999	12.5%	11.6%	11.3%
INCOME	2023 Est. HH Income \$50,000 to \$74,999	13.0%	18.6%	16.6%
	2023 Est. HH Income \$35,000 to \$49,999	13.0%	12.3%	10.9%
	2023 Est. HH Income \$25,000 to \$34,999	7.8%	7.1%	7.1%
	2023 Est. HH Income \$15,000 to \$24,999	5.4%	6.6%	5.8%
	2023 Est. HH Income Under \$15,000	4.2%	5.8%	5.5%
	2023 Est. Average Household Income	\$115,146	\$106,195	\$127,376
	2023 Est. Median Household Income	\$87,336	\$82,175	\$93,833
	2023 Est. Per Capita Income	\$48,673	\$44,676	\$51,144
	2023 Est. Total Businesses	591	3,612	9,369
	2023 Est. Total Employees	4,899	26,447	62,614

Tre Vaughn | Tre@BellCommercial.net | 336.429.0089
Taylor Beck | Taylor@BellCommercial.net | 919.389.8941