



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE



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# SYCAMORE COMMONS

10530 NORTHEAST PARKWAY. MATTHEWS, NORTH CAROLINA



# FOR LEASE

## JOIN THESE TENANTS!

**BED BATH & BEYOND**

**BEST BUY**

**COSTCO WHOLESALE**

**DICK'S SPORTING GOODS**

**LOWE'S**

**Michael's**  
MAKE CREATIVITY HAPPEN

**COST PLUS WORLD MARKET**  
Unique, authentic and always affordable.

**AMERICA'S BEST CONTACTS & EYEGLASSES**

**Batteries + Bulbs**

**CHICKEN SALAD CHICK**

**CLEAN JUICE**

**CLUB PILATES**

**DentalWorks**  
Matthews

**five BELOW**

**GameStop**  
POWER TO THE PLAYERS™

**Great Clips**

**JIMMY JOHN'S**

**Kabab-Je**  
ROTISSERIE & GRILLE

**McALISTER'S DELI**

**MENS WEARHOUSE**

**MODERN NAILS**

**MOOYAH**  
BURGERS • PIZZAS • SMILES

**OLD NAVY**

**pbt**

**Sprint**

**Starbucks**

**SUPERCUTS**

**sweetFrog**  
premium frozen yogurt

**SYNERGY SALON**

**ULTA BEAUTY**

**The UPS Store**

**popshelf**



**Cost Plus World Market Space**  
**Coming Available Early '23 (will subdivide)**

### PROPERTY INFORMATION

AVAILABLE SPACES: 18,300 SF (coming available early '23)  
GLA: 400,732 SF  
LEASE RATE: Please Call

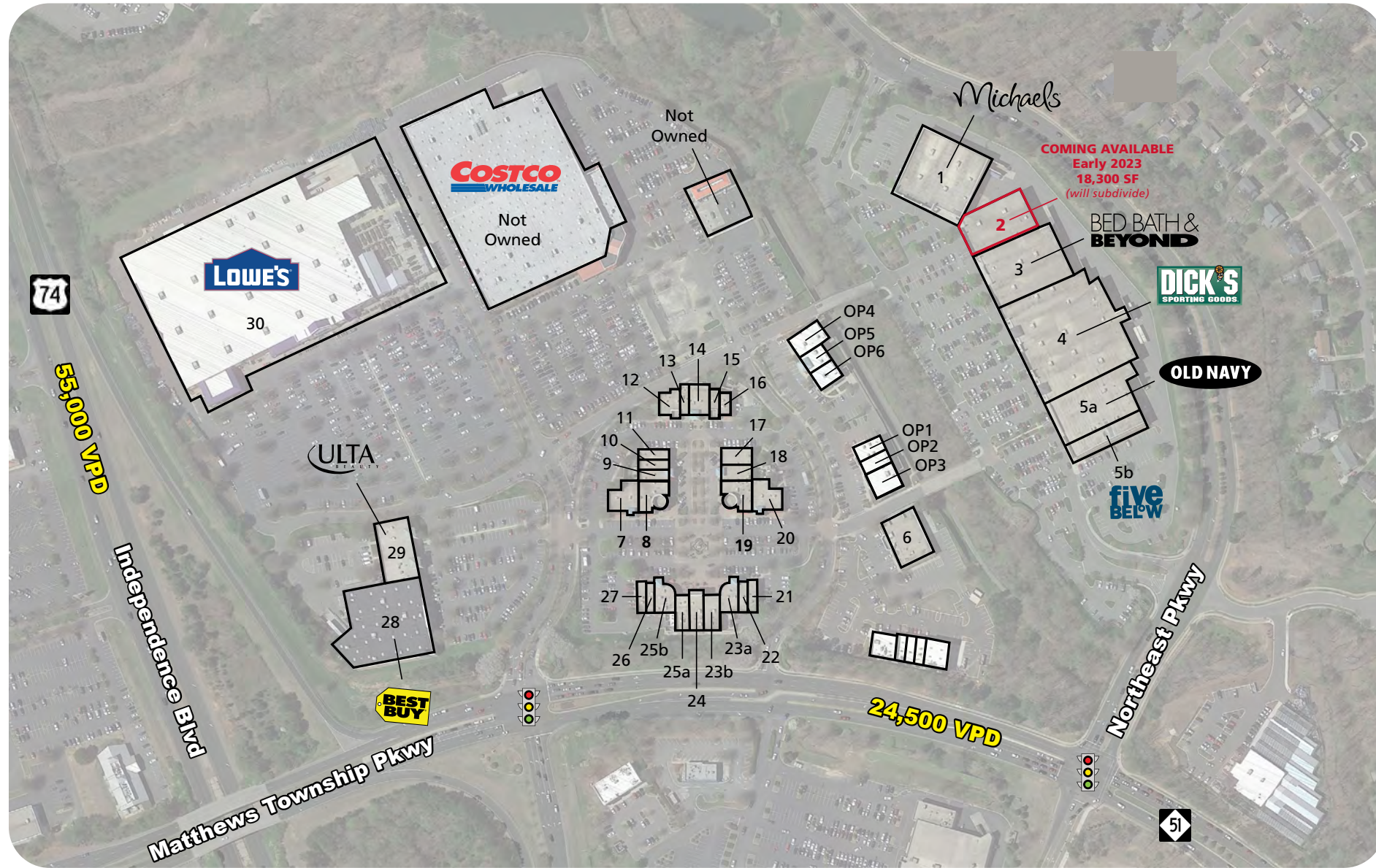
### PROPERTY DESCRIPTION

Sycamore Commons is the premier power center in Matthews, NC, a suburb of Charlotte. This 400,732 square foot center includes Costco, Lowe's Home Improvement, Michael's, Cost Plus World Market, Bed Bath & Beyond, Dick's Sporting Goods, Best Buy, ULTA and Old Navy as anchors. Sycamore Commons is located at the intersection of Independence Boulevard (Hwy 74) and Matthews-Township Parkway (Highway 51), two highly travelled roads in the Southeastern portion of Mecklenburg County.

### TRAFFIC COUNTS 2021 (NCDOT)

- 55,000 VPD on Hwy 74 (Independence Blvd) North of Matthews Township Parkway
- 24,500 VPD on Matthews Township Parkway





Unit	Tenant	SF
1	Michaels	24,062 SF
2	Cost Plus World Market <i>(Coming Available early '23)</i>	18,300 SF <i>(will subdivide)</i>
3	Bed Bath & Beyond	25,000 SF
4	Dick's Sporting Goods	45,000 SF
5a	Old Navy	20,000 SF
5b	Five Below	8,500 SF
6	Popshef	9,526 SF
7	Spectrum	3,194 SF
8	Lane Bryant	5,005 SF
9	Club Pilates	2,256 SF

Unit	Tenant	SF
10	Weight Watchers	1,717 SF
11	Gamestop	1,456 SF
12	McAlister's Deli	4,122 SF
13	The UPS Store	1,402 SF
14	Crumbli Cookies	1,374 SF
15	Batteries Plus	1,400 SF
16	European Wax Center	1,300 SF
17	Clean Juice	2,113 SF
18	Palm Beach Tan	1,554 SF
19	Cantina Louie	5,770 SF

Unit	Tenant	SF
20	America's Best Eye Care	4,210 SF
21	Jimmy Johns	1,375 SF
22	Great Clips	1,050 SF
23a	Masage Envy	3,269 SF
23b	Chicken Salad Chick	2,711 SF
24	Qdoba Mexican Grill	2,506 SF
25a	Kabob-Je Rotisserie Grille	2,680 SF
25b	Mooyah Burger	2,794 SF
26	Sweet Frog Frozen Yogurt	1,333 SF
27	Starbucks	1,555 SF

Unit	Tenant	SF
28	Best Buy	33,413 SF
29	Ulta	11,058 SF
30	Lowe's	135,197 SF
<b>OUTPARCELS</b>		
OP1	Synergy Salon	1,540 SF
OP2	Modern Nails	1,470 SF
OP3	Men's Warehouse	6,000 SF
OP4	Our Health	3,600 SF
OP5	Dental Works	3,300 SF
OP6	Nextel	2,100 SF





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**Sardis Village**

**Sardis Crossing**

**Crown Point**

**Windsor Square S/C**

**Hood Crossing**

**SITE**  
 Sycamore Commons

**The Galleria**

**The Crossing**

**Matthews Festival**

**Matthews Corners**

**Downtown Matthews**

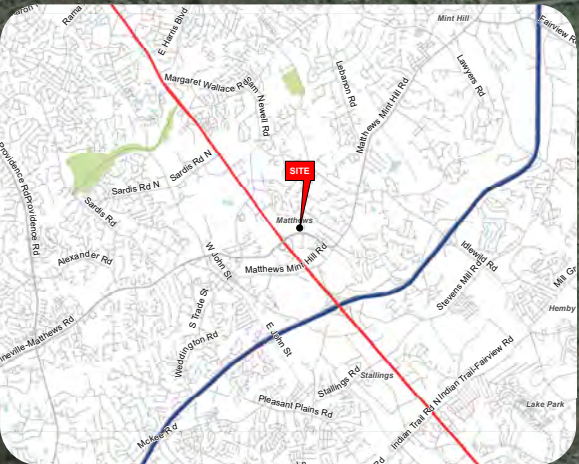
114 Beds

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DEMOGRAPHICS (2020)	1 MILE	3 MILE	5 MILE
POPULATION	7,534	49,690	162,449
AVERAGE HH INCOME	\$87,939	\$96,060	\$100,456
MEDIAN HH INCOME	\$64,216	\$72,213	\$73,903
BUSINESS ESTABLISHMENTS	505	2,717	5,561
DAYTIME EMPLOYMENT	6,847	32,821	55,945

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