



PROPERTY AERIAL

SYCAMORE COMMONS

10530 NORTHEAST PARKWAY | MATTHEWS, NORTH CAROLINA

2nd Gen Restaurant Space with Patio Available



PROPERTY INFORMATION

AVAILABLE SPACES: 1,400 SF & 5,770 SF
GLA: 400,732 SF
LEASE RATE: Please Call

PROPERTY DESCRIPTION

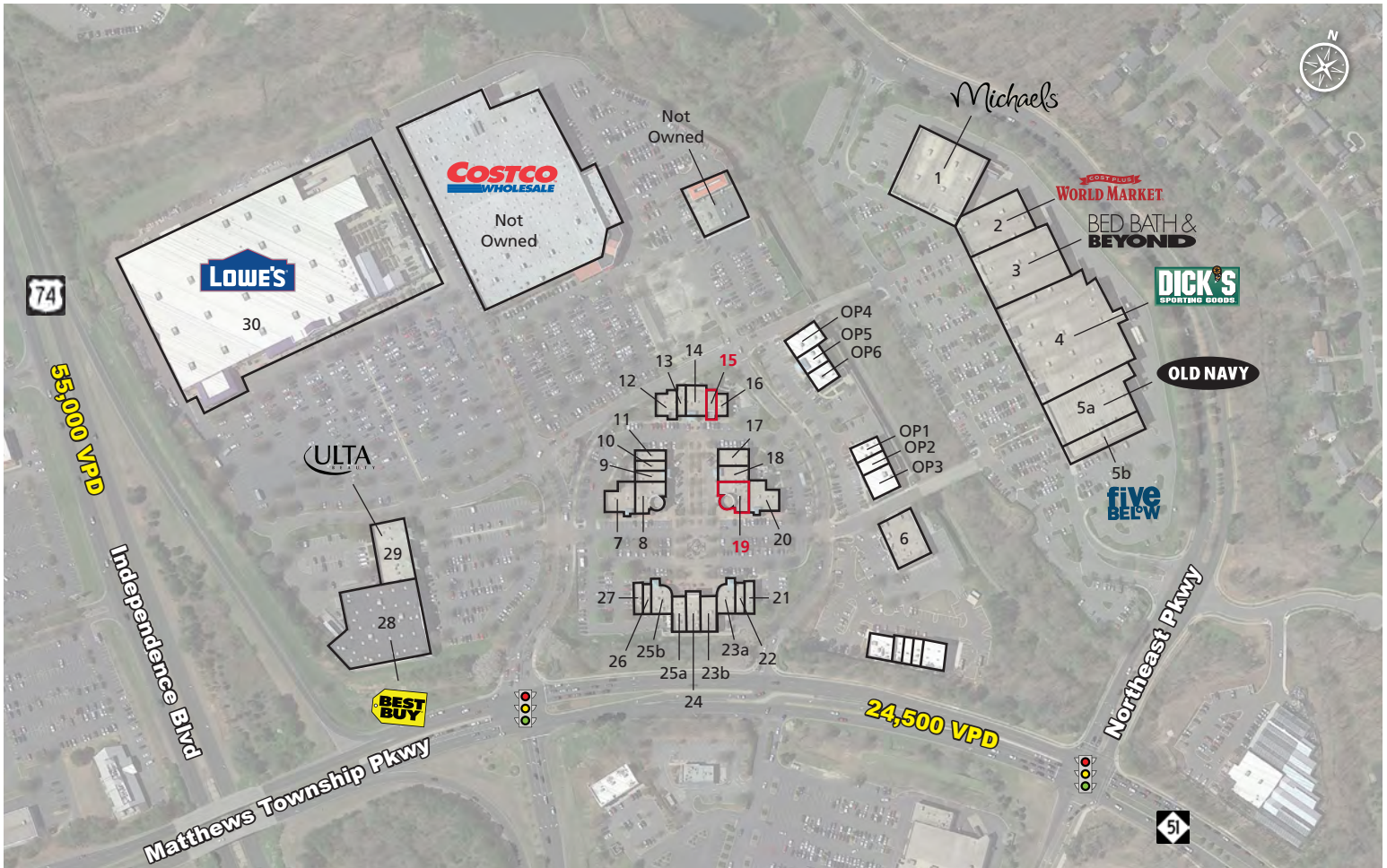
Sycamore Commons is the premier power center in Matthews, NC, a suburb of Charlotte. This 400,732 square foot center includes Costco, Lowe's Home Improvement, Michael's, Cost Plus World Market, Bed Bath & Beyond, Dick's Sporting Goods, Best Buy, ULTA and Old Navy as anchors. Sycamore Commons is located 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.

DEMOGRAPHICS (2019)	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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Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF	Unit	Tenant	SF
1	Michaels	24,062 SF	10	Weight Watchers	1,717 SF	20	America's Best Eye Care	4,210 SF	28	Best Buy	33,413 SF
2	Cost Plus World Market	18,300 SF	11	Gamestop	1,456 SF	21	Jimmy Johns	1,375 SF	29	Ulta	11,058 SF
3	Bed Bath & Beyond	25,000 SF	12	McAlister's Deli	4,122 SF	22	Great Clips	1,050 SF	30	Lowe's	135,197 SF
4	Dick's Sporting Goods	45,000 SF	13	The UPS Store	1,402 SF	23a	Masage Envy	3,269 SF	OUTPARCELS		
5a	Old Navy	20,000 SF	14	Matthews Alterations & Cleaners	1,374 SF	23b	Chicken Salad Chick	2,711 SF	OP1	Synergy Salon	1,540 SF
5b	Five Below	8,500 SF	15	AVAILABLE	1,400 SF	24	Qdoba Mexican Grill	2,506 SF	OP2	Modern Nails	1,470 SF
6	Pier 1 Imports	9,526 SF	16	Famous Hair	1,300 SF	25a	Kabob-Je Rotisserie Grille	2,680 SF	OP3	Men's Warehouse	6,000 SF
7	Spectrum	3,194 SF	17	Clean Juice	2,113 SF	25b	Mooyah Burger	2,794 SF	OP4	Our Health	3,600 SF
8	Lane Bryant	5,005 SF	18	Palm Beach Tan	1,554 SF	26	Sweet Frog Frozen Yogurt	1,333 SF	OP5	Dental Works	3,300 SF
9	Club Pilates	2,256 SF	19	AVAILABLE (2nd Gen Restaurant)	5,770 SF	27	Starbucks	1,555 SF	OP6	Nextel	2,100 SF

TRAFFIC COUNTS 2018 (NCDOT)

- 55,000 VPD on Hwy 74 (Independence Blvd) North of Matthews Township Parkway
- 57,500 VPD on Hwy 74 (Independence Blvd) South of Matthews Township Parkway
- 24,500 VPD on Matthews Township Parkway

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MARKET AERIAL