



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

# SYCAMORE COMMONS

10530 NORTHEAST PARKWAY. MATTHEWS, NORTH CAROLINA

## CONTACT

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# FOR LEASE

## JOIN THESE TENANTS!

NORDSTROM  RACK



Great Clips



AT&T Mobile



five BELOW



popshelf



MODERN NAILS



SUPERCUTS



# SYCAMORE COMMONS

10530 NORTHEAST PARKWAY. MATTHEWS, NORTH CAROLINA

## PROPERTY INFORMATION

AVAILABLE SPACES: 3,269 SF Available

GLA: 400,732 SF

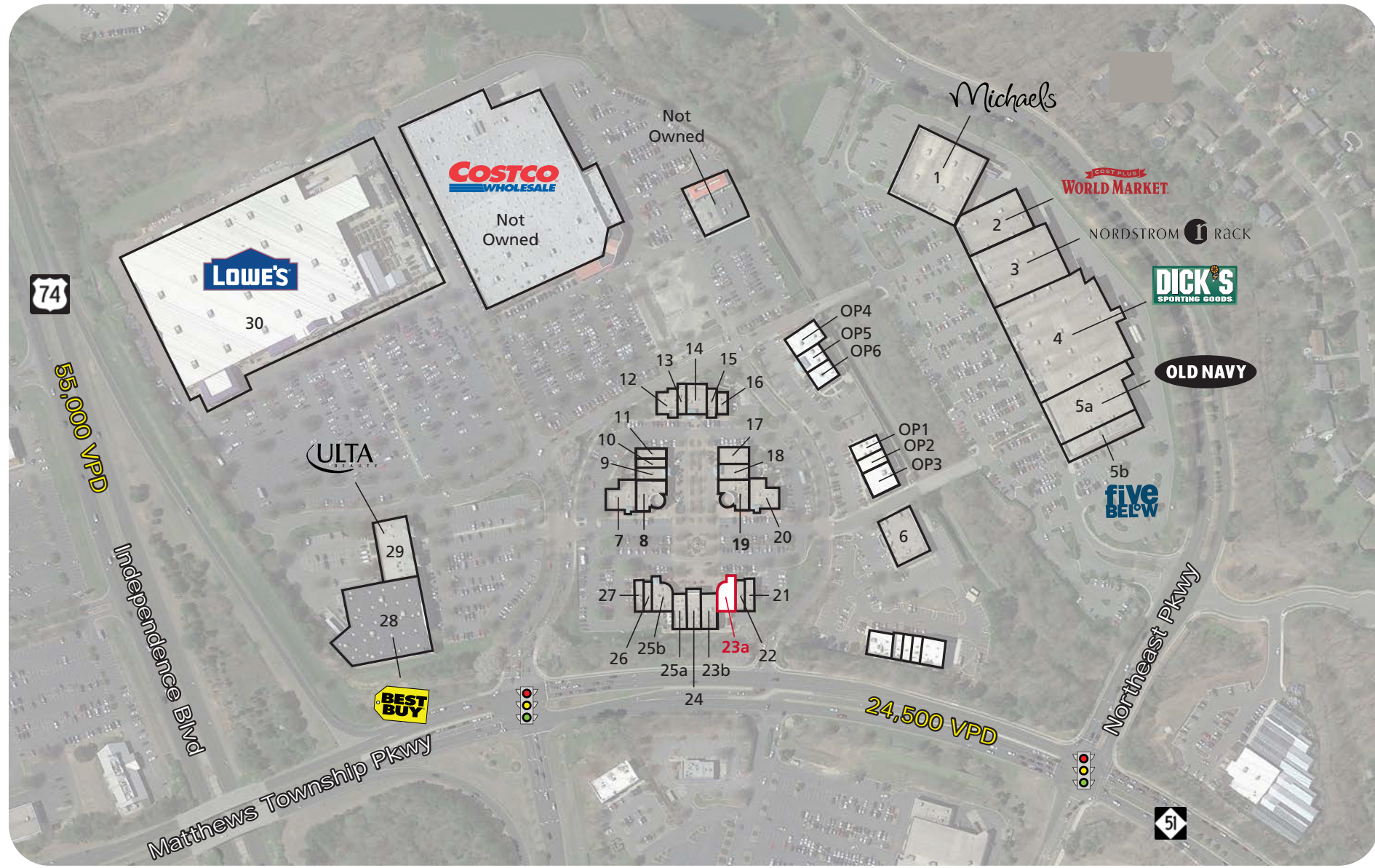
LEASE RATE: Please Call

## 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 2025 (NCDOT)

- 53,600 VPD on Hwy 74 (Independence Blvd) North of Matthews Township Parkway
- 24,200 VPD on Matthews Township Parkway



| Unit | Tenant                 | SF        |
|------|------------------------|-----------|
| 1    | Michaels               | 24,062 SF |
| 2    | Cost Plus World Market | 18,300 SF |
| 3    | Nordstrom Rack         | 25,000 SF |
| 4    | Dick's Sporting Goods  | 45,000 SF |
| 5a   | Old Navy               | 20,000 SF |
| 5b   | Five Below             | 8,500 SF  |
| 6    | Popshelf               | 9,526 SF  |
| 7    | Spectrum               | 3,194 SF  |
| 8    | Lane Bryant            | 5,005 SF  |
| 9    | Club Pilates           | 2,256 SF  |

| Unit | Tenant                   | SF       |
|------|--------------------------|----------|
| 10   | Milan Laser Hair Removal | 1,717 SF |
| 11   | Gamestop                 | 1,456 SF |
| 12   | McAlister's Deli         | 4,122 SF |
| 13   | The UPS Store            | 1,402 SF |
| 14   | Crumbl Cookies           | 1,374 SF |
| 15   | Removery                 | 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  | <b>AVAILABLE</b>           | <b>3,269 SF</b> |
| 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              | 2,576 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               | T-Mobile        | 2,100 SF   |



**Sardis Village**  
Walgreens  
FOOD LION

**Sardis Crossing**  
Harris Teeter

**Crown Point**  
Burlington Coat Factory  
OLD TIME Pottery  
VALUE CITY Furniture

**Windsor Square S/C**  
SAMS CLUBS  
JC Penney  
ROSS DRESS FOR LESS  
DSW  
KOHLS  
PETSMART  
Office DEPOT  
at home  
LIFETIME FITNESS

**Hood Crossing**  
FOOD LION

**SITE**  
Sycamore Commons  
LOWE'S  
COSTCO WHOLESALE  
DICK'S SPORTING GOODS  
NORDSTROM RACK  
WORLD MARKET  
MICHAEL'S  
BEST BUY  
FIVE BELOW  
OLD NAVY  
ULTA

**The Galleria**  
Walmart  
DOLLAR TREE  
Party City

**The Crossing**  
The Tile Shop  
ABC

**Matthews Festival**  
BIG LOTS!  
PAINTED TREE BOUTIQUES  
Harris Teeter

**Matthews Corners**  
HOBBY LOBBY  
Marshall's  
CLUBS  
Academy

ALDI

**Downtown Matthews**

H  
114 Beds

KIRKLAND'S

TARGET

| DEMOGRAPHICS (2025)     | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------------|-----------|-----------|-----------|
| POPULATION              | 6,866     | 50,950    | 166,167   |
| AVERAGE HH INCOME       | \$111,527 | \$127,264 | \$135,659 |
| MEDIAN HH INCOME        | \$95,002  | \$102,769 | \$103,965 |
| BUSINESS ESTABLISHMENTS | 540       | 3,481     | 8,312     |
| DAYTIME EMPLOYMENT      | 4,241     | 25,180    | 54,693    |

Lebanon Rd  
14,500 VPD

Matthews Mint Hill Rd  
18,000 VPD

Idlewild Rd

20,500 VPD

24,500 VPD

30,500 VPD

38,500 VPD

72,000 VPD

62,500 VPD

86,500 VPD

63,000 VPD

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