SYCAMORE COMMONS

±3,269 SF Now Available

10530 Northeast Parkway
Matthews, NC 28105

LEASING OVERVIEW

AVAILABLE SPACE: ±3,269 SF

GLA: ±400,732 SF

LEASE RATE: PLEASE CALL

PROPERTY HIGHLIGHTS

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, Nordstrom Rack, 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.



JOIN THESE CO-TENANTS:

COSTCO WHOLESALE · LOWE'S · DICK'S SPORTING GOODS · BEST BUY · WORLD MARKET · NORDSTROM rack · ULTA · Michaels · five BELOW · OLD NAVY

CONATCT

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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

XTEAM RETAIL ADVISORS

TODAY'S LANDSCAPE Primed for Today's Market



DEMOGRAPHICS (2026)	1 MILE	3 MILES	5 MILES
POPULATION	6,230	51,101	167,273
AVERAGE HH INCOME	$119,683	$138,185	$153,738
MEDIAN HH INCOME	$100,319	$107,863	$111,215
BUSINESS ESTABLISHMENTS	671	3,505	8,567
DAYTIME POPULATION	6,062	28,707	61,968

JOIN THESE TENANTS!

Nordstrom Rack, Best Buy, Costco Wholesale, Dick's Sporting Goods, Lowe's, Michaels, World Market, America's Best Contacts & Eyeglasses, The UPS Store, Chicken Salad Chick, Clean Juice, Club Pilates, DentalWorks, five BELOW, popshelf, Great Clips, Jimmy John's, Kabab-Je, McAlister's Deli, Modern Nails, Moo Juice, Old Navy, pbt, T-Mobile, Supercuts, sweetFrog, Synergy Salon, Ulta Beauty

CAPTIVE AUDIENCE

Within Three Miles

50K+
2026 Est. Population

$138K+
2026 Average Household Income

28K+
2026 Daytime Employment

AVAILABLE FOR LEASE | 10530 NORTHEAST PKWY | SYCAMORE COMMONS

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SITE PLAN | ±3,269 SF Available



Unit	Tenant	SF
001	Michaels	24,062
002	World Market	18,300
003	Nordstrom Rack	25,001
004	Dick's Sporting Goods	45,000
005	Old Navy	16,421
006	Popshelf	9,526
007	Spectrum	3,194
008	Lane Bryant	5,005
009	Club Pilates	2,256
010	Milan Laser Hair Removal	1,717
011	Gamestop	1,456
012	Mcalister's Deli	4,122
013	The UPS Store	1,402
014	Crumbl Cookies	1,374
015	Removery	1,400
016	European Wax Center	1,300
017	Clean Juice	2,113
018	Palm Beach Tan	1,554
019	Cantina Louie	5,770
020	America's Best Contacts & Eyeglasses	4,210
021	Jimmy John's Gourmet Sandwiches	1,375
022	Great Clips	1,050
023	Chicken Salad Chick	2,711
024	Qdoba Mexican Grill	2,506
025	Mooyah Burgers, Fries & Shakes	2,576
026	Sweet Frog	1,333
027	Starbucks	1,555
028	Best Buy	32,928
031	Ulta	10,982
032	Lowe's	0
033	AVAILABLE	3,269
034	Kabab-Je Rotisserie & Grille	2,680
035	Five Below	8,579
043	Costco Wholesale	0
001B	Synergy Salon	1,540
002B	Lennox Nail Bar	1,470
003B	The Men's Wearhouse	6,000
001C	Ourhealth	3,507
002C	More Dentistry	3,300
003C	T-Mobile	2,100



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DRONE | PHOTOGRAPHY









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AVAILABLE SPACE | ±3,268 SF



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CLOSE AERIAL | ACCESS TO THE SITE



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SURROUNDING AREA | MEDIUM AERIAL



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BUSY CORRIDOR | HIGH AERIAL



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