

# FORMER MEDICAL SPACE AVAILABLE FOR LEASE

2304 MATTHEWS TOWNSHIP PKWY STE 104 | MATTHEWS, NORTH CAROLINA | 28105





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## PROPERTY / LEASE INFORMATION

ASKING RATE:Please call

NNN's:Please call

## PROPERTY / LEASING INFORMATION

- Former Better Med Medical office available for lease
- Approximately ±5,000 SF
- Highly Desirable location off Matthews Township Pkwy.
- Area retailers include:



## 2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,377	25,714	56,692
AVERAGE HH INCOME	\$78,055	\$74,407	\$90,174
MEDIAN HH INCOME	\$77,235	\$72,496	\$78,083
BUSINESS ESTABLISHMENTS	417	1,606	2,616
DAYTIME EMPLOYMENT	3,731	14,244	28,256

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## CONTACT

John Varol | 704.644.4589  
jvarol@providencegroup.com

Andrew Tanneberger | 704.315.5250  
atanneberger@providencegroup.com



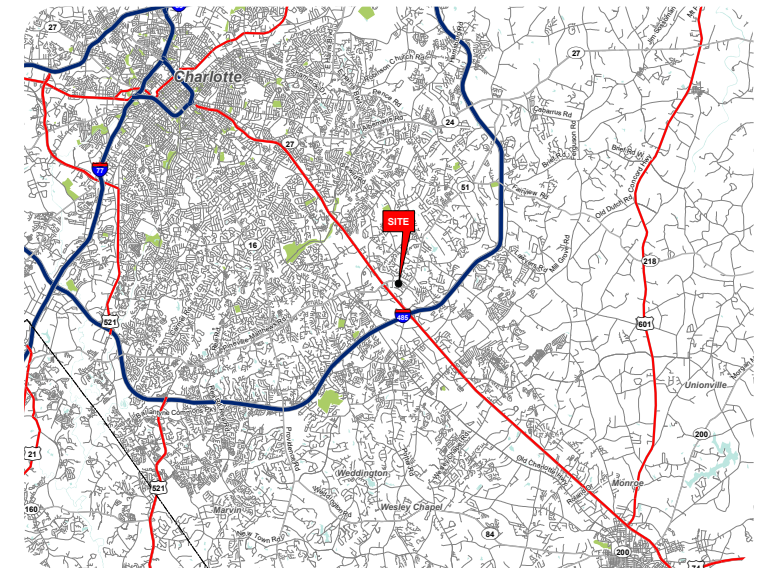
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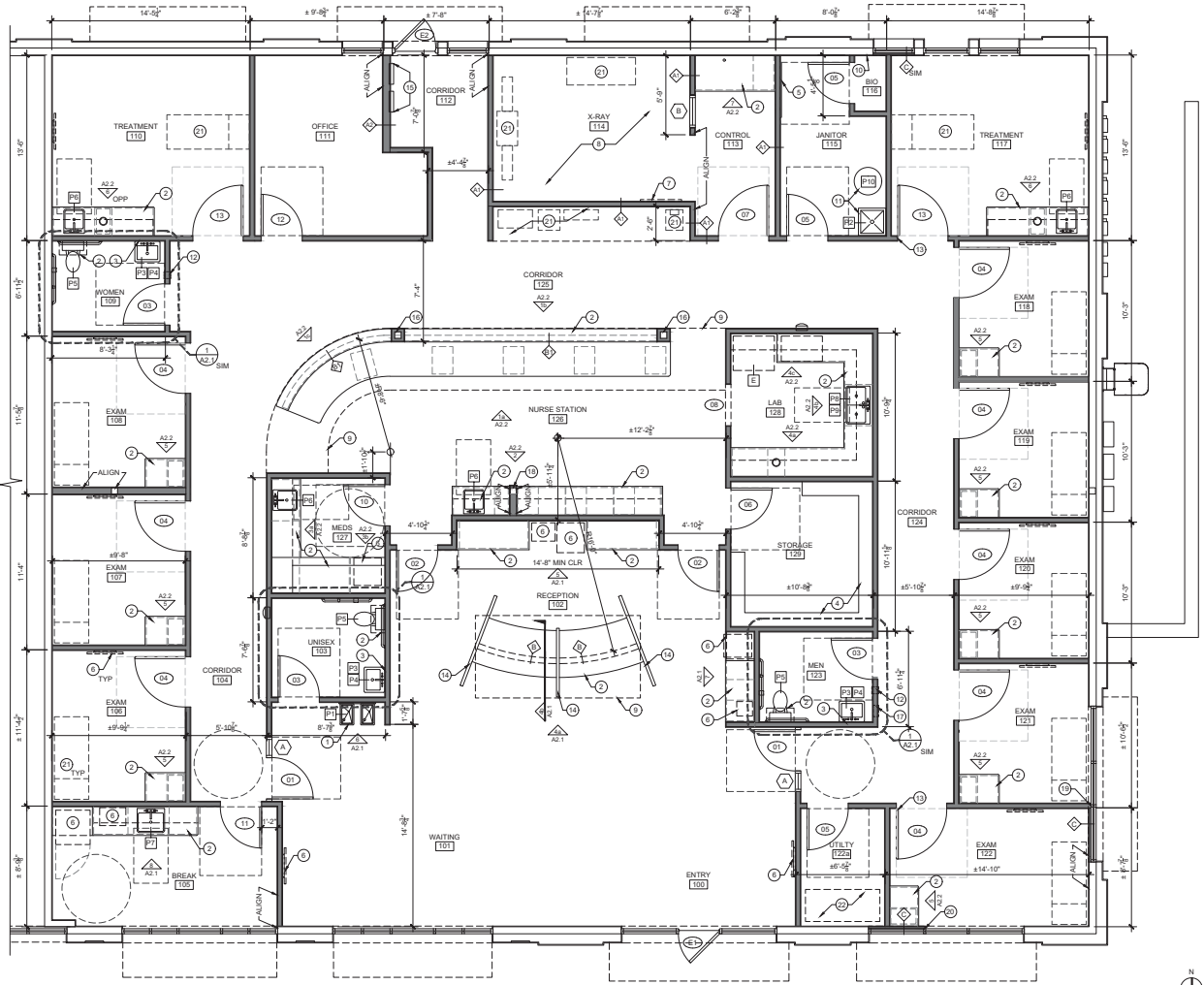
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SITE PLAN

5,000 SF  
AVAILABLE



FLOOR PLAN

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Mintworth Commons  
**Harris Teeter**

Independence Square  
**HARBOR FREIGHT TOOLS** **SUPER GLOBAL MART**  
**DOLLAR GENERAL**

**CARmax**

Margaret Wallace Rd

Crown Point  
**Burlington**  
**OLD TIME Pottery**  
**VALUE CITY Furniture**  
**NORTHERN TOOL & EQUIPMENT**

Windsor Square S/C  
**SAM'S CLUB** **KOHL'S**  
**at home** **PET SMART**  
**Office DEPOT** **ROSS DRESS FOR LESS**  
**DSW** **LIFETIME FITNESS**

Sycamore Commons  
**LOWE'S** **COSTCO WHOLESALE** **DICK'S**  
**BED BATH & BEYOND** **WORLD MARKET** **Michael's**  
**popshelf** **BEST BUY** **FIVE BELOW** **OLD NAVY** **ULTA**

**SITE**  
Matthews Corners  
**HOBBY LOBBY** **Marshalls**  
**Academy Sports & Outdoors**

The Crossing  
**The Tile Shop**  
**ABC**

The Galleria  
**Walmart**  
**DOLLAR TREE**  
**Party City**

Matthews Township  
**Harris Teeter**

Matthews Festival  
**BIG LOTS!**

**NOVANT HEALTH**  
(157 beds)

**KIRKLAND'S**

**TARGET**

Downtown Matthews

Matthews Mint Hill Rd

**ALDI**

Trade St

Lawyers Rd

Mint Hill Pavilion  
**Harris Teeter**  
New Neighborhood Food Market

Mint Hill Commons  
**Publix**

Mint Hill Festival  
**DOLLAR TREE**  
**MONROE HARDWARE**

Bain School Rd

Lebanon Rd

Hood Crossing  
**FOOD LION**

Idlewild Rd

Idlewood Market  
**Harris Teeter**

Stevens Mill Rd

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