

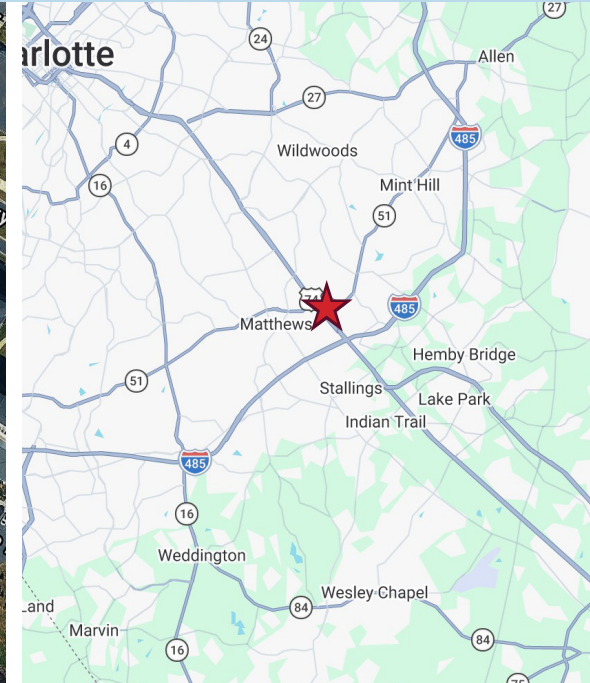
11025 E INDEPENDENCE BLVD.

MATTHEWS, NC, 28105

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 0.96 ACRE PAD SITE AVAILABLE



PROPERTY HIGHLIGHTS

- ± 0.96 acre outparcel available
- Located along E. Independence Blvd with ~60,000 AADT
- Zoned I-1 (CD) - B-H Overlay
- Located within a dominant retail corridor with national anchors
- Adjacent to Golden Corral
- Ideal for QSR, fast casual, or service retail
- **Call Brokers for Pricing**

DEMOGRAPHICS (2025)



POPULATION

1 Mile: 6,874
3 Miles: 50,368
5 Miles: 162,935



AVG. HH INCOME

1 Mile: \$114,146
3 Miles: \$134,900
5 Miles: \$139,585



DAYTIME EMPLOYEES

1 Mile: 5,571
3 Miles: 25,411
5 Miles: 54,157

BROKER CONTACT

JOHN CALHOUN

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MARKET AERIAL

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SITE AERIAL

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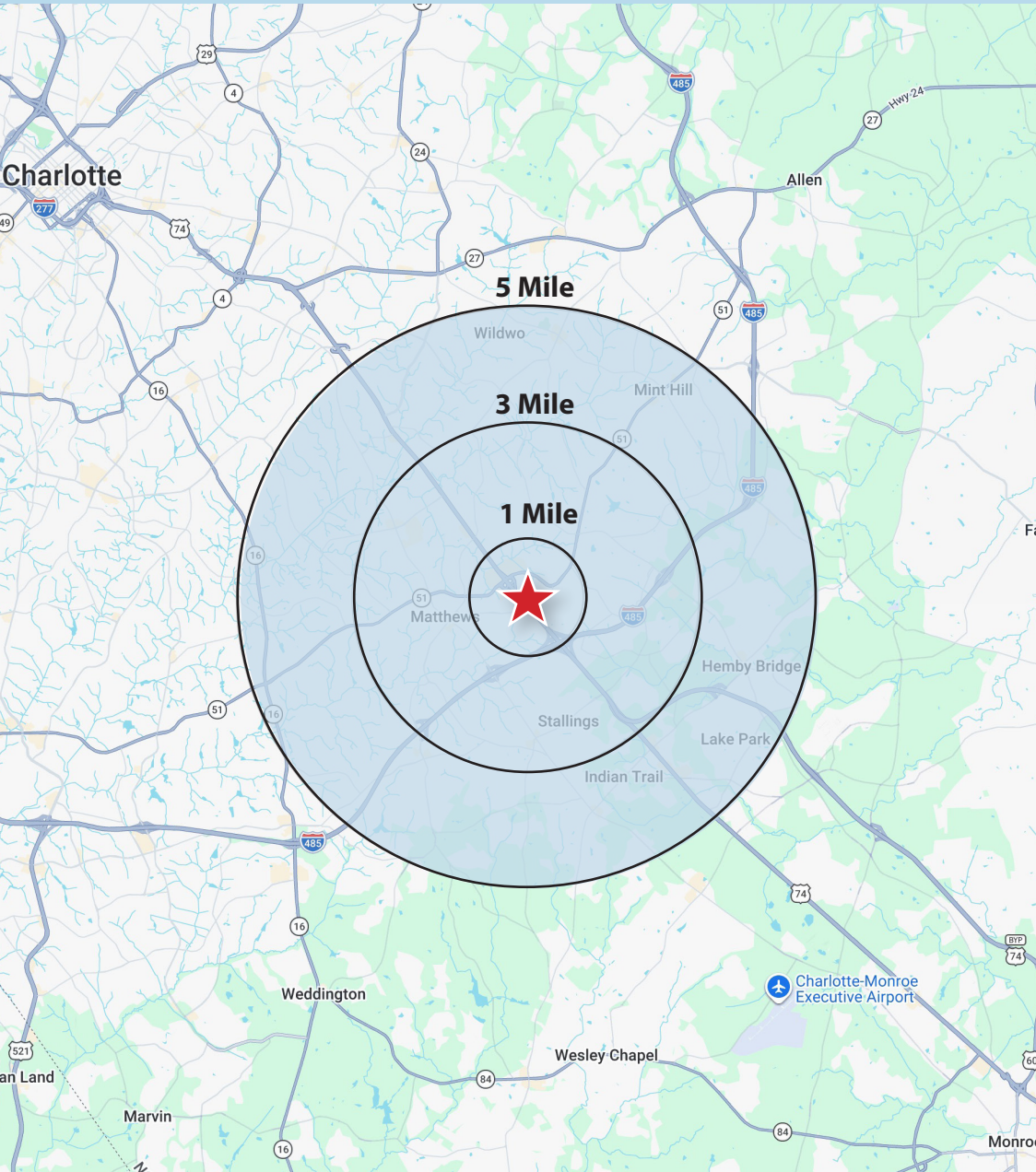
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DEMOGRAPHICS

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POPULATION

	1 MILE	2 MILE	3 MILE
2025 Estimated Population	6,874	50,368	162,935
2030 Projected Population	7,297	52,885	166,069
Projected Annual Growth (2025-2030)	423 (+1.2%)	2,517 (+1.0%)	3,134 (+0.4%)

HOUSEHOLDS

2025 Estimated Households	2,990	20,495	63,195
2030 Projected Households	3,203	21,905	65,456

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$114,146	\$134,900	\$139,585
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BUSINESSES

2025 Estimated Total Businesses	725	3,452	8,298
2025 Estimated Total Employees	5,571	25,411	54,157

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