



3612 MATTHEWS-WEDDINGTON RD

Matthews, NC 28105

FOR SALE OR LEASE

NS New South
Properties
NEWSOUTHPROP.COM

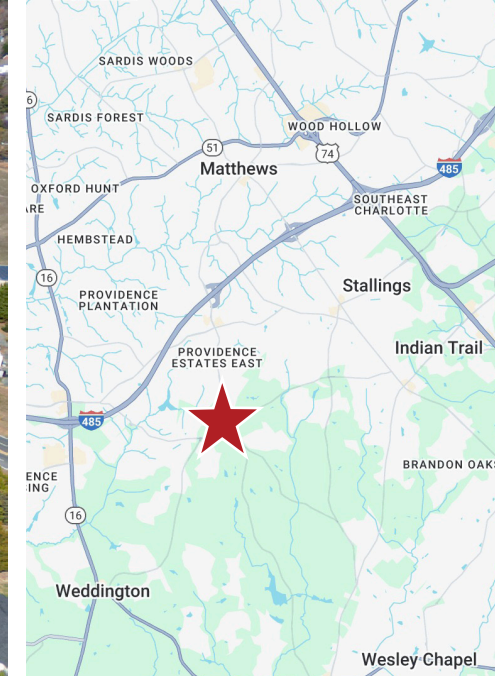
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± 4.63 ACRES OF COMMERCIAL PAD SITES AVAILABLE



PROPERTY INFORMATION:

- ± 4.63 acres of prime commercial pad sites available at the high-visibility, signalized intersection of Matthews-Weddington Road and Antioch Church Road
- Strategically positioned in front of The Cottage Green, a premier gated build-to-rent community featuring 222 upscale cottage-style rental homes (a mix of detached single-family cottages and duplexes) with high-end rents and demographics.
- Just minutes from Weddington, Matthews, Wesley Chapel, and I-485 – easy access to growing population centers and major commuter routes in the thriving high-income south Charlotte/Union County area
- New I-485/Weddington Road interchange now open
- 10,000 SF future retail for lease
- Zoned CZ-MU-2 (Conditional Mixed-Use 2), permitting a wide variety of uses including retail, office, medical, restaurant, and service-oriented businesses
- Sites will be delivered with extensive improvements already in place or planned, including clearing, grading, primary/secondary road infrastructure, stormwater management, utility stubs, and required NCDOT off-site improvements
- For more details, [click here](#) for more on The Cottage Green development

BROKER CONTACT:

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DRONE AERIAL

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3 Miles


14 Miles


16.5 Miles


24.5 Miles



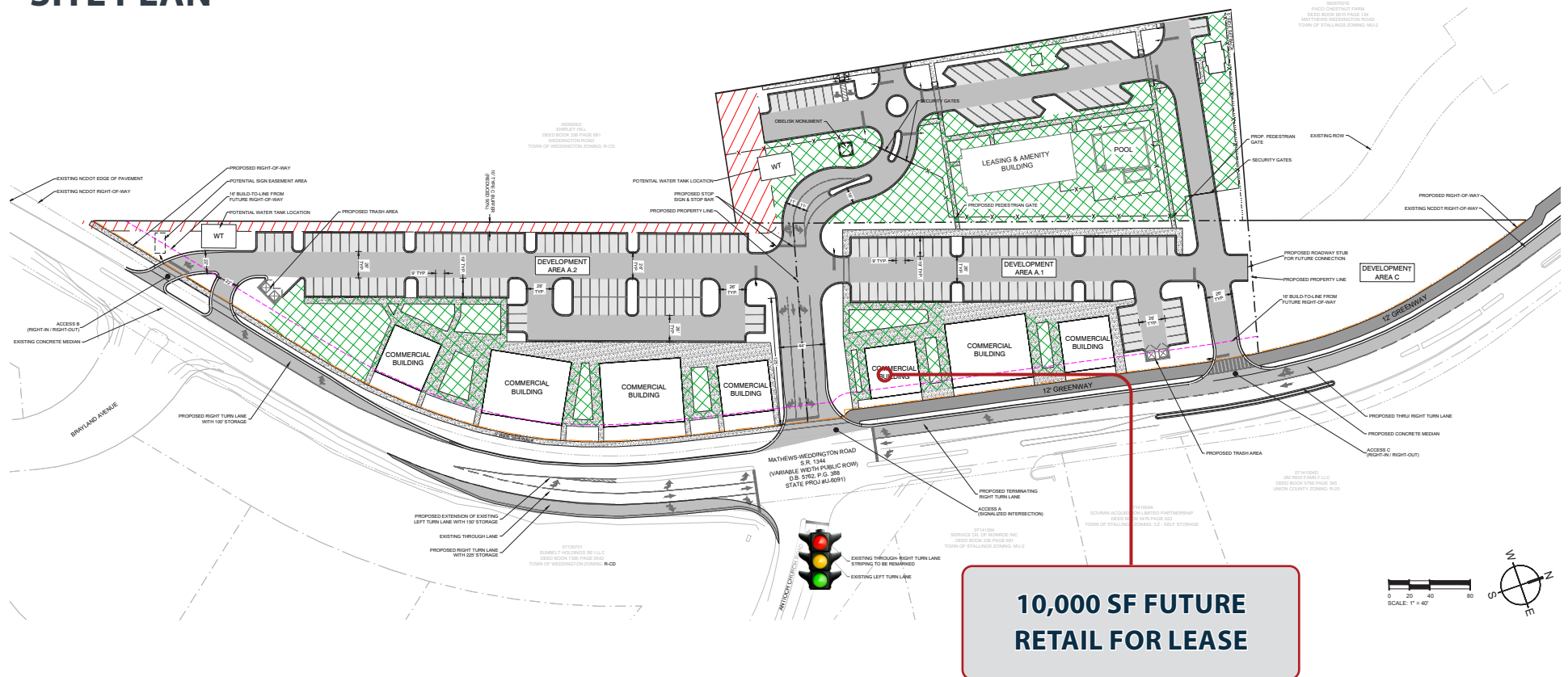
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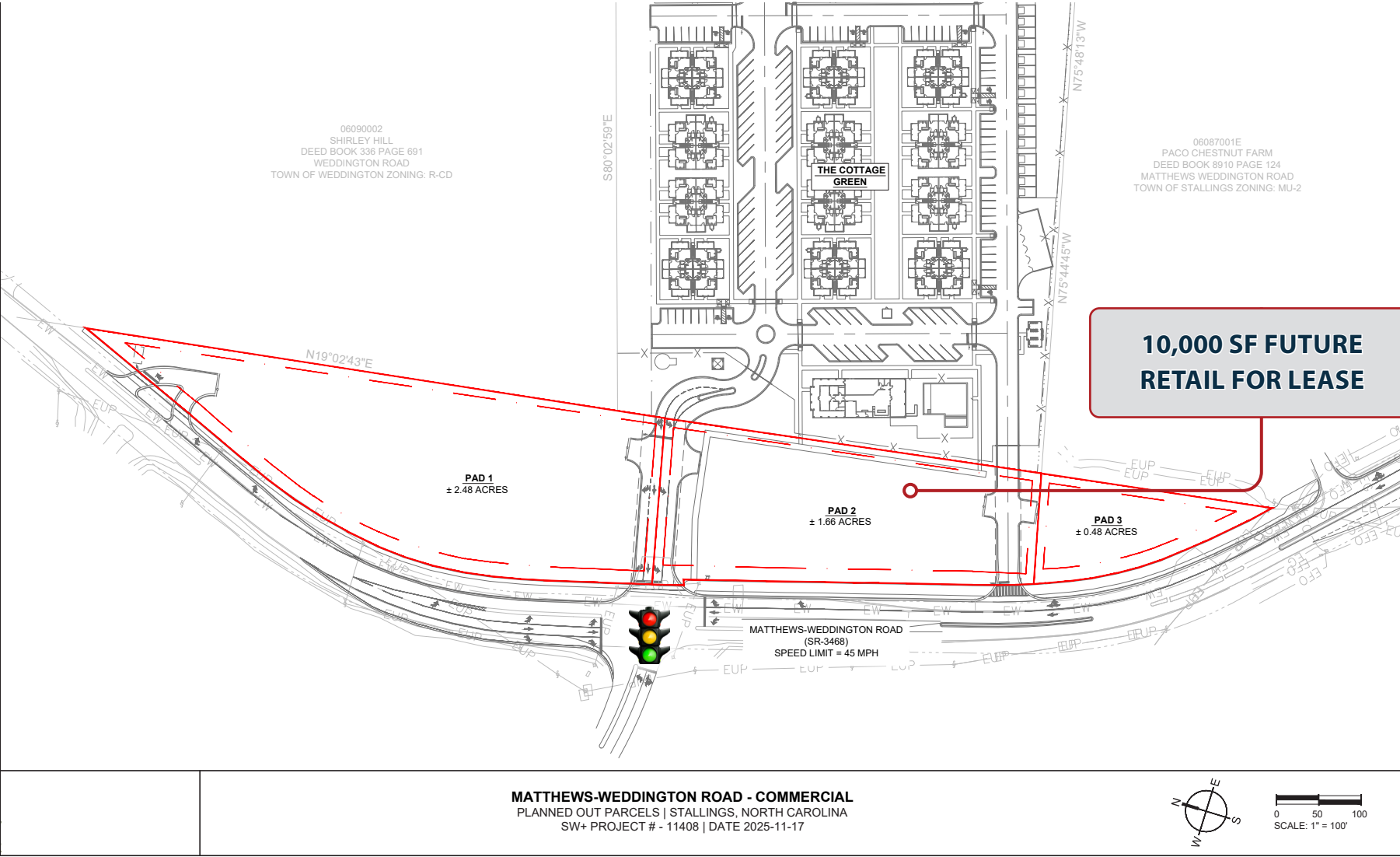
CONCEPTUAL COMMERCIAL SITE PLAN



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SITE PLAN

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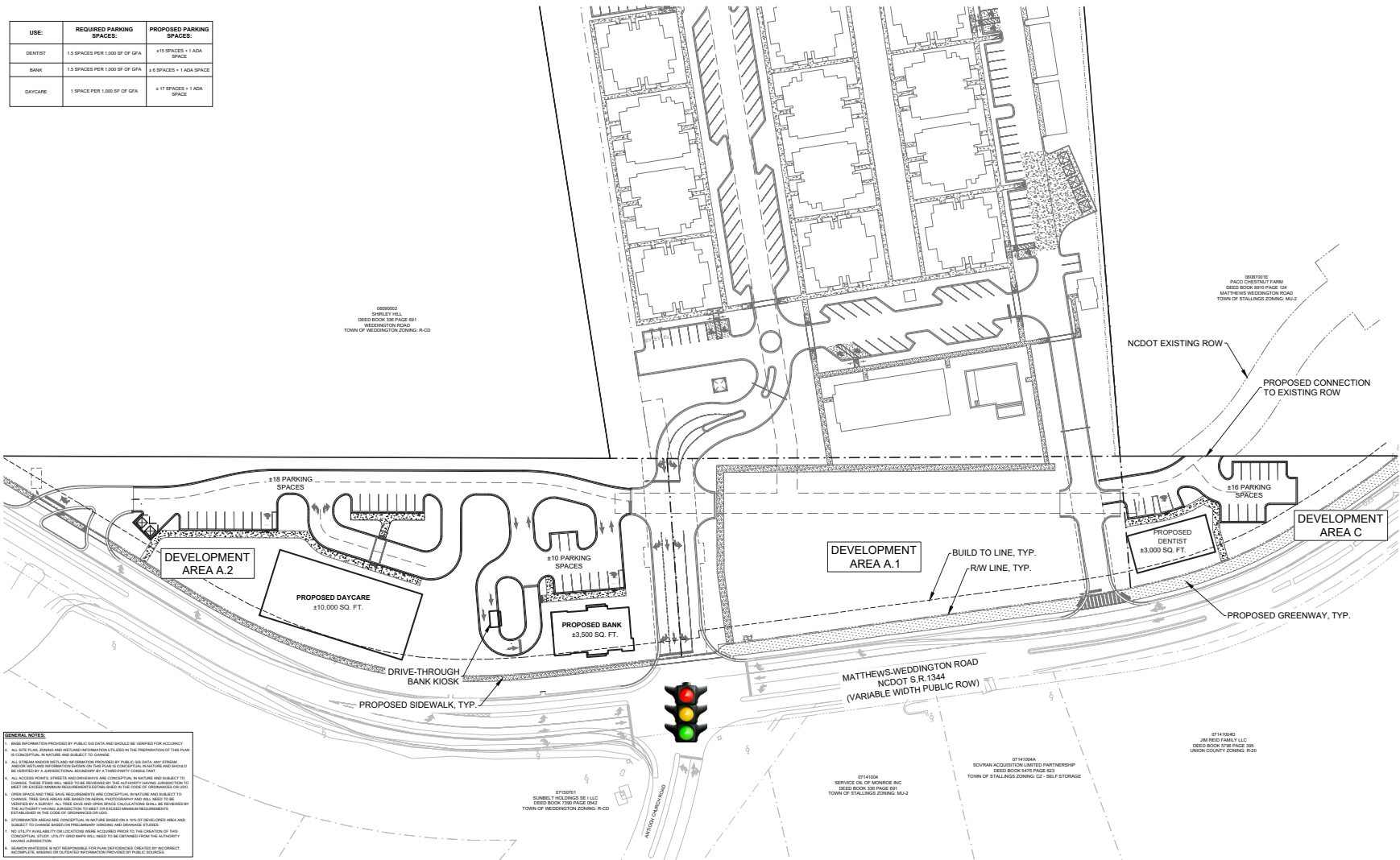
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EXAMPLE SITE PLAN

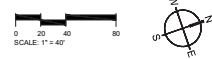
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USE:	REQUIRED PARKING SPACES:	PROPOSED PARKING SPACES:
DENTIST	1.5 SPACES PER 1,000 SF OF GFA	±15 SPACES ± 1 ADA SPACE
BANK	1.5 SPACES PER 1,000 SF OF GFA	±5 SPACES ± 1 ADA SPACE
DAYCARE	1 SPACE PER 1,000 SF OF GFA	± 17 SPACES ± 1 ADA SPACE



THE COTTAGES GREEN - STALLINGS
COMMERCIAL YIELD STUDY
HMF AMERICANA
STALLINGS, NC
PROJECT # 11408 | MEM | 03/20/2026

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



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EXAMPLE SITE PLAN

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**10,000 SF FUTURE
RETAIL FOR LEASE**



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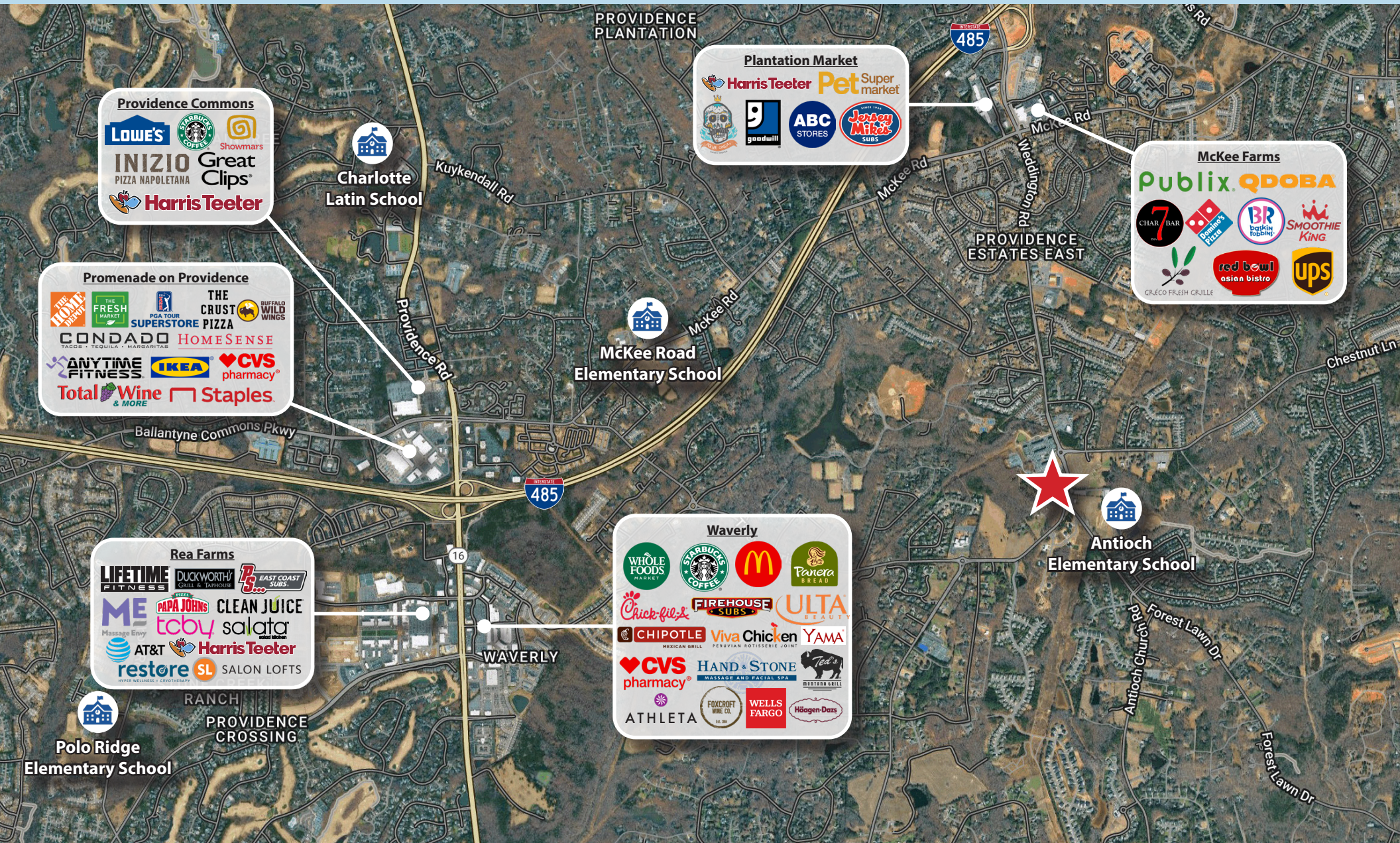
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MARKET AERIAL

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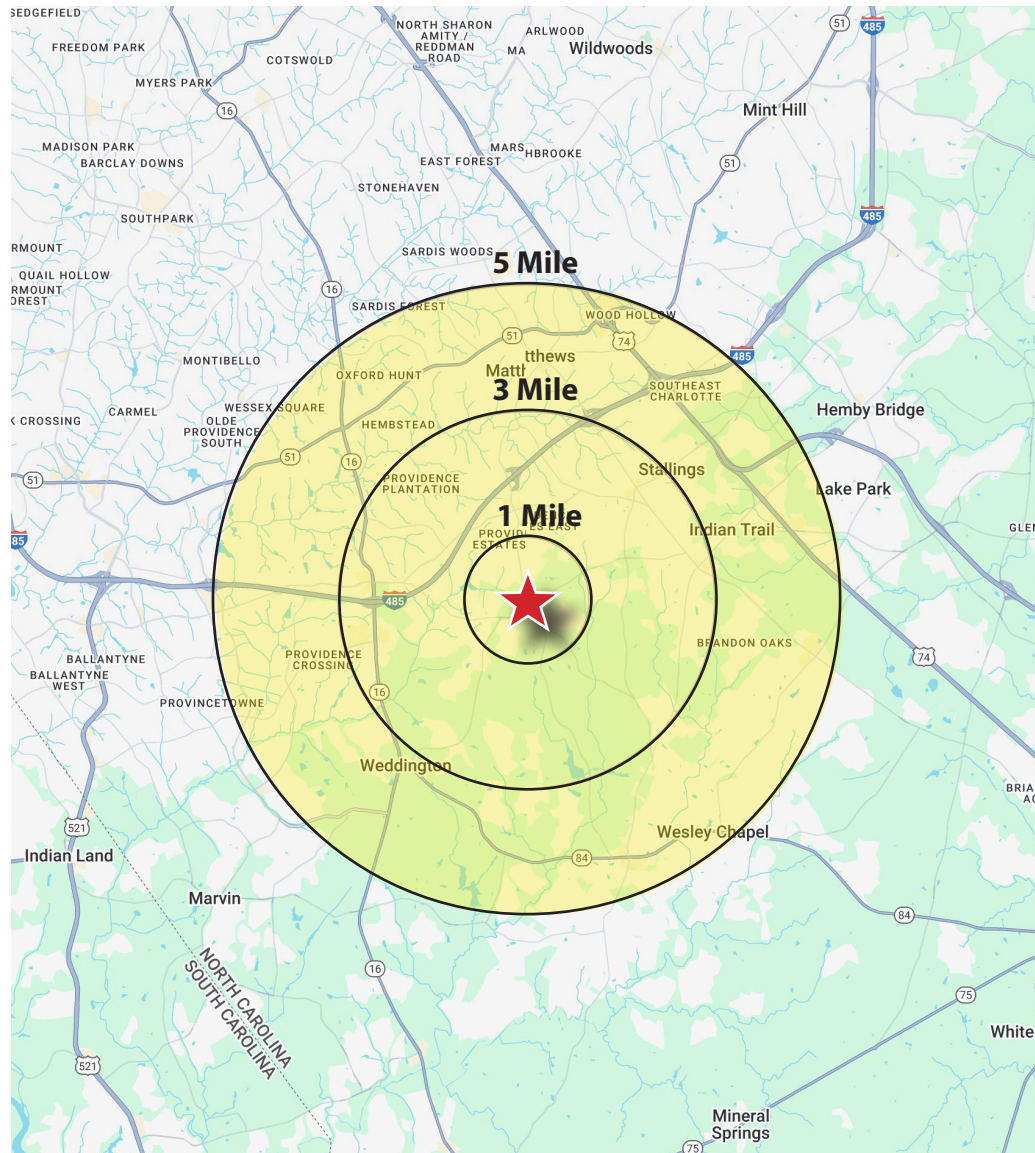
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DEMOGRAPHICS

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POPULATION

	1 MILE	3 MILE	5 MILE
2025 Estimated Population	6,091	54,378	145,594
2030 Projected Population	6,464	57,251	150,897
Projected Annual Growth (2026-2031)	373 (+1.2%)	2,873 (+1.1%)	5,303 (+0.7%)

HOUSEHOLDS

2025 Estimated Households	1,925	19,901	53,856
2030 Projected Households	2,091	21,489	56,907

HOUSEHOLD INCOME

2025 Estimated Average Household Income	\$218,882	\$183,021	\$181,894
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BUSINESSES

2025 Estimated Total Businesses	174	2,267	7,435
2025 Estimated Total Employees	767	15,130	48,112

