

STALLINGS COMMERCE CENTER

12056 Stallings Commerce Drive | Matthews, NC 28105

LEASING
OPPORTUNITY



*Conceptual rendering illustrating planned ownership improvements. Existing conditions may vary.

Flexible Space. Built Around Your Business. Built for Growth. Ready for Your Vision.

THE OPPORTUNITY

Located in the heart of Stallings and minutes from US-74 and I-485, Stallings Commerce Center presents an exceptional opportunity for businesses seeking flexible commercial space. Offering 7,625 SF, the property provides a blank canvas ready to be customized around operational needs. Planned ownership improvements, including front/rear parking lot resurfacing, negotiable build-out options, signage opportunities and flexible lease terms enhance the opportunity for businesses to establish, expand or reposition.

POTENTIAL BUSINESS USES

- Professional Office
- Retail
- Restaurant
- Medical
- Showroom
- Additional Uses

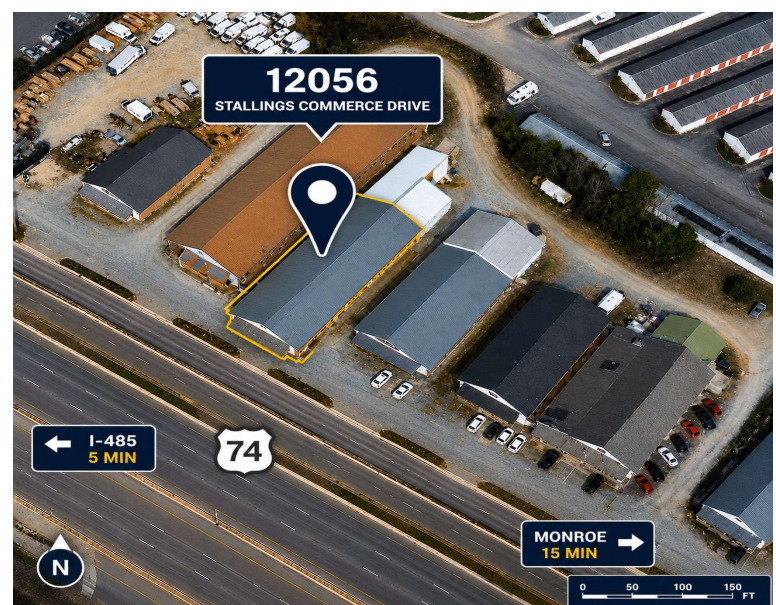
This property benefits from a unique zoning history, including grandfathered B-6 rights in addition to current MU-2 zoning. Additional permitted uses may be available. Contact the listing broker for details.

PROPERTY SNAPSHOT

- 7,625 SF
- Class C
- \$16.00 PSF
- Modified Gross
- Availability: August 2026
- Minimum Lease: 3 Years
- Parking: 14+ On-Site
- Drive-In Doors: Two
- Zoning: B-6 (Grandfathered) / MU-2
- Parcel: 07-102-034-N
- Built: 1984
- City Water | City Sewer



*Current building



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