

# 3800 PLEASANT PLAINS RD MATTHEWS NC 28104

## 3800 SQ FT

Rare opportunity! Amazing location with heavy traffic and high visibility. Stallings Town Center zoning which will be extremely beneficial for potential growth and investment purposes.



**3800 PLEASANT PLAINS RD  
MATTHEWS NC 28104**

**OFFERED AT  
1.8M OR LEASE  
RATE: \$28/FT**

**ZONING:** MEDICAL  
OFFICE  
RETAIL  
FLEX

~1.7 miles from new Atrium Complex\*\*

2.5% commission to cooperating brokers

**3800 PLEASANT PLAINS RD  
\$1,800,000**

Amazing location with heavy traffic and high visibility, 3800 Pleasant Plains Road is situated in a business area and surrounded by residential neighborhoods. The property features Stallings Town Center zoning which will be extremely beneficial for potential growth and investment purposes. Multiple uses available including retail, flex, office, medical, etc. Located less than 30 minutes southeast of downtown Charlotte via Route 74, East Independence Expressway....



**BJ DOERNER**

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3800 PLEASANT PLAINS RD,  
MATTHEWS, NC 28104



- High visibility/ high traffic count, with frontage along Pleasant Plains Road.
- Located 1.7 miles from the brand new Atrium complex.
- Zoned Stallings Town Center for good potential growth.
- Multiple uses including retail, flex, and office.

Rental Rate:	\$28/ft
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	3,800 SF
Year Built:	1990
Walk Score®:	53 (Somewhat Walkable)
Rental Rate Mo:	\$2.50 USD/SF/Mo