

9405 E Independence Boulevard Suite B

MATTHEWS, NC



A PROPOSAL FOR COMMERCIAL SERVICES

KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

PRESENTED BY:

MARK BURDETTE
Principal, Broker
O: 704.625.0146
C: 980.322.9401
mark@crecharlotteinc.com
NC #263009 - SC #REL.81917B

Confidentiality & Disclaimer

MATTHEWS, NC

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Ballantyne Area in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
3430 Toringdon Way,
Suite 200
Charlotte, NC 28277

MARK BURDETTE
Principal, Broker
O: 704.625.0146
C: 980.322.9401
mark@crecharlotteinc.com
NC #263009 - SC #REL.81917B

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



9405 E INDEPENDENCE BOULEVARD SUITE B

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

AVAILABLE SF:	4,000 SF
LEASE RATE:	\$12.00 SF/yr (MG)
LOT SIZE:	39,639 SF
BUILDING SIZE:	4,000 SF
ZONING:	C
MARKET:	Charlotte
SUBMARKET:	Matthews

PROPERTY OVERVIEW

High Vehicle Count Per Day: 51,000
 Great Roadside Visibility
 More Than Ample Parking
 Good Ingress/Egress
 One Shared Dock High
 Good Foot Traffic Potential From Neighboring Stores

PROPERTY HIGHLIGHTS

- Below market rate
- Open Floor Plan With High Ceiling

Property Details

LEASE RATE**\$12.00 SF/YR****LOCATION INFORMATION**

Street Address	9405 E Independence Boulevard Suite B
City, State, Zip	Matthews, NC 28105
County/Township	Mecklenburg
Market	Charlotte
Submarket	Matthews
Cross Streets	Rice Road Extension

BUILDING INFORMATION

Building Size	4,000 SF
Price / SF	-
Load Factor	Yes

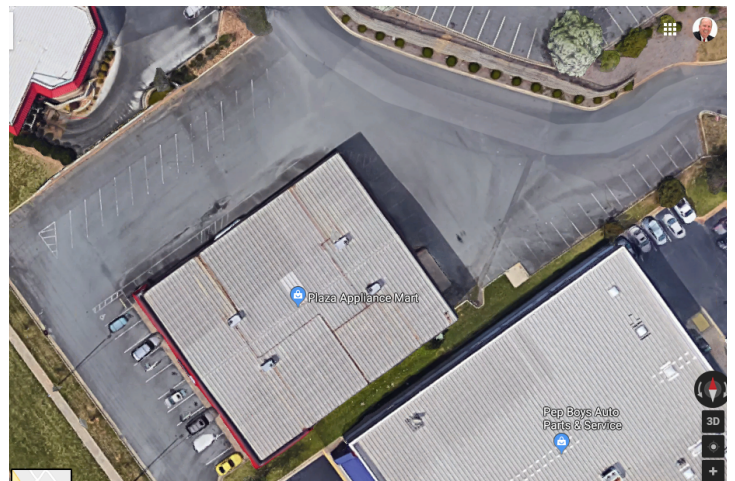
PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C
Lot Size	39,639 SF
APN#	19319211
Submarket	Matthews

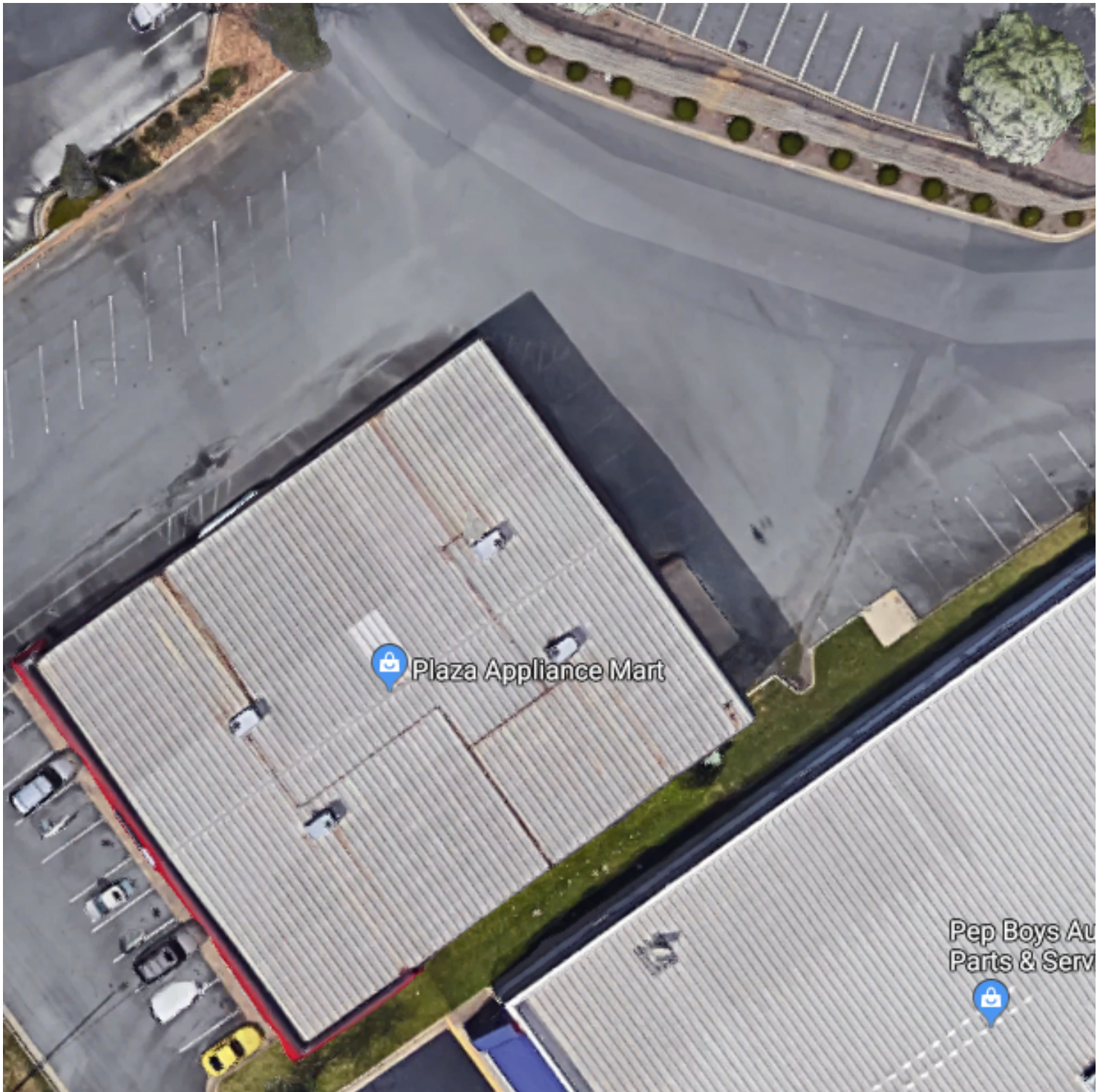
Complete Highlights

LEASE HIGHLIGHTS

- Below market rate
- Open Floor Plan With High Ceiling



Additional Photos



9405 E INDEPENDENCE BOULEVARD SUITE B

LOCATION INFORMATION

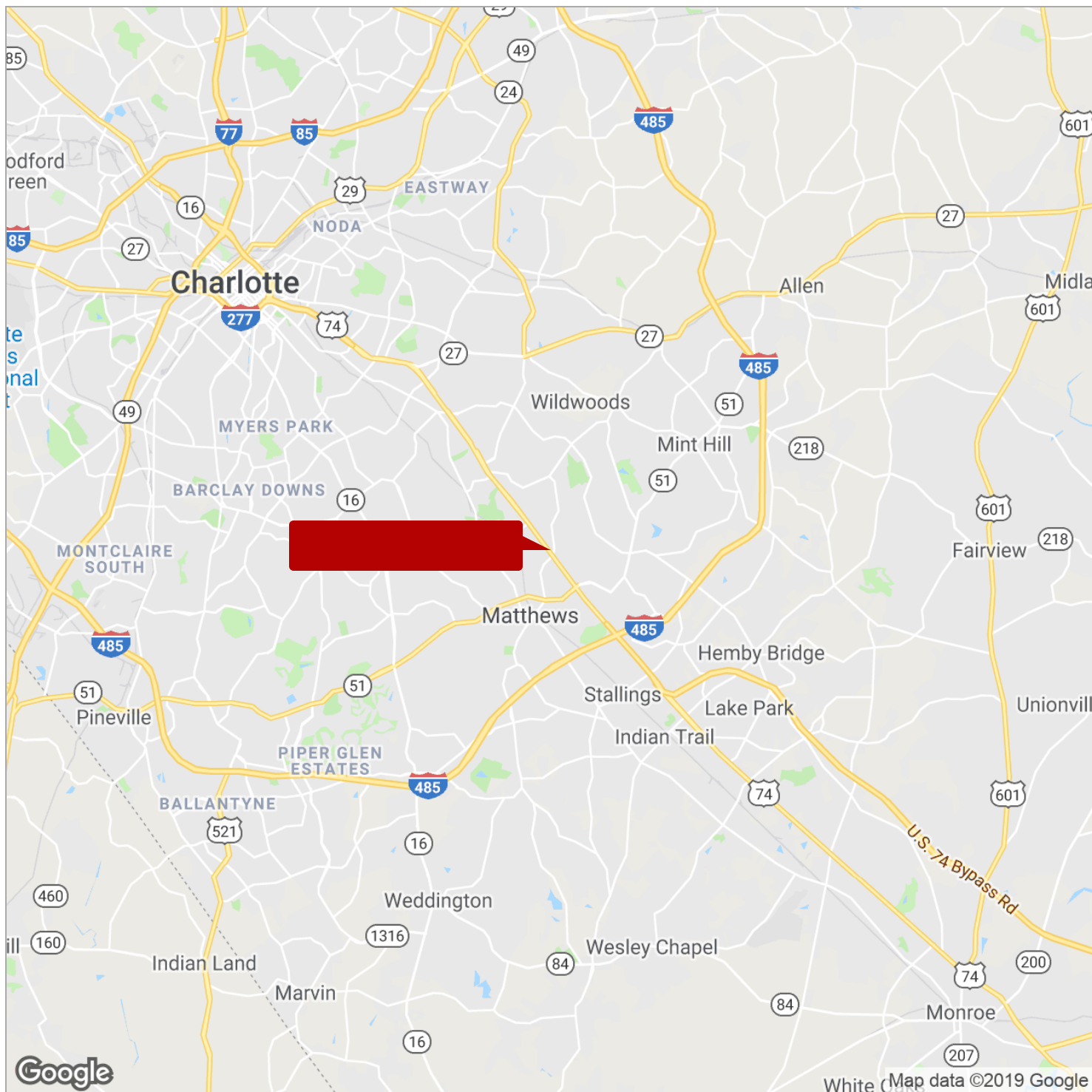
2

REGIONAL MAP

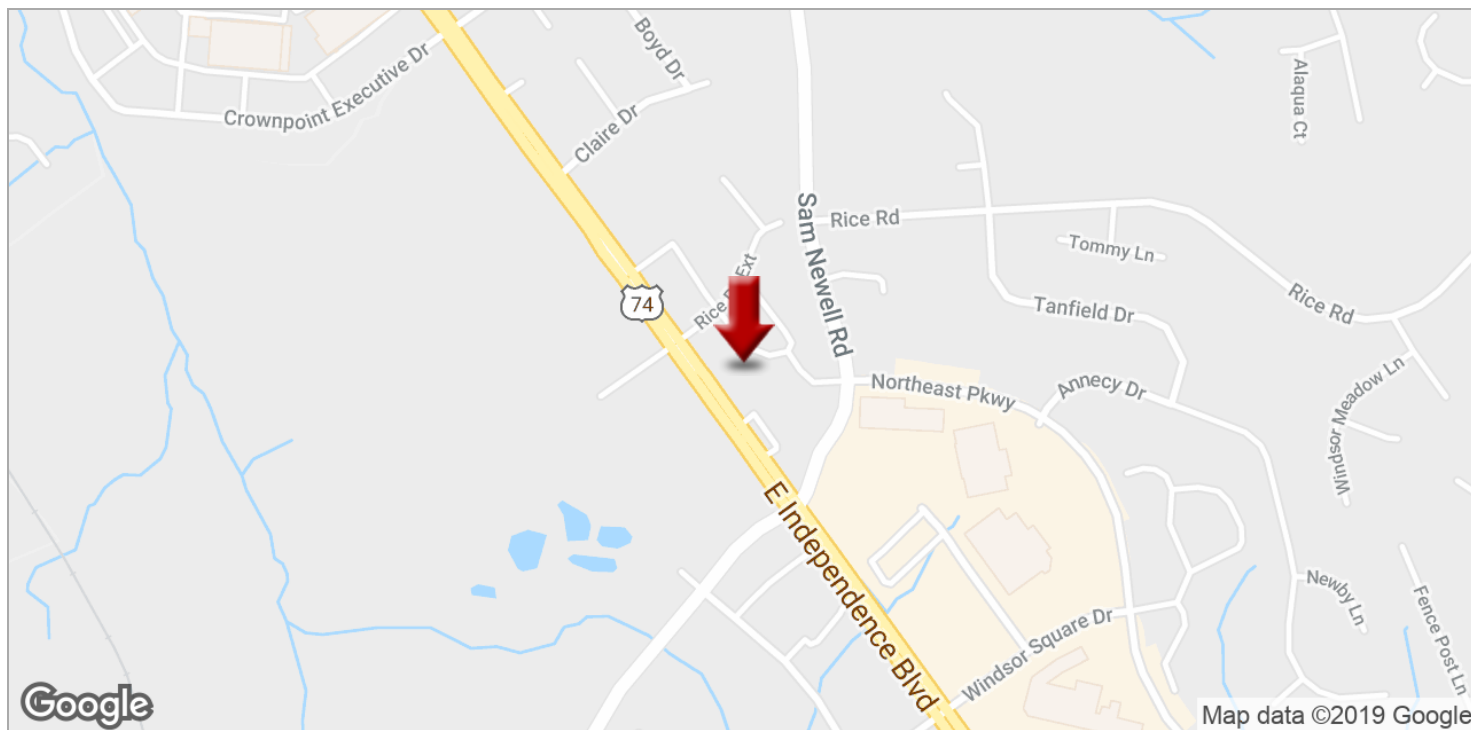
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



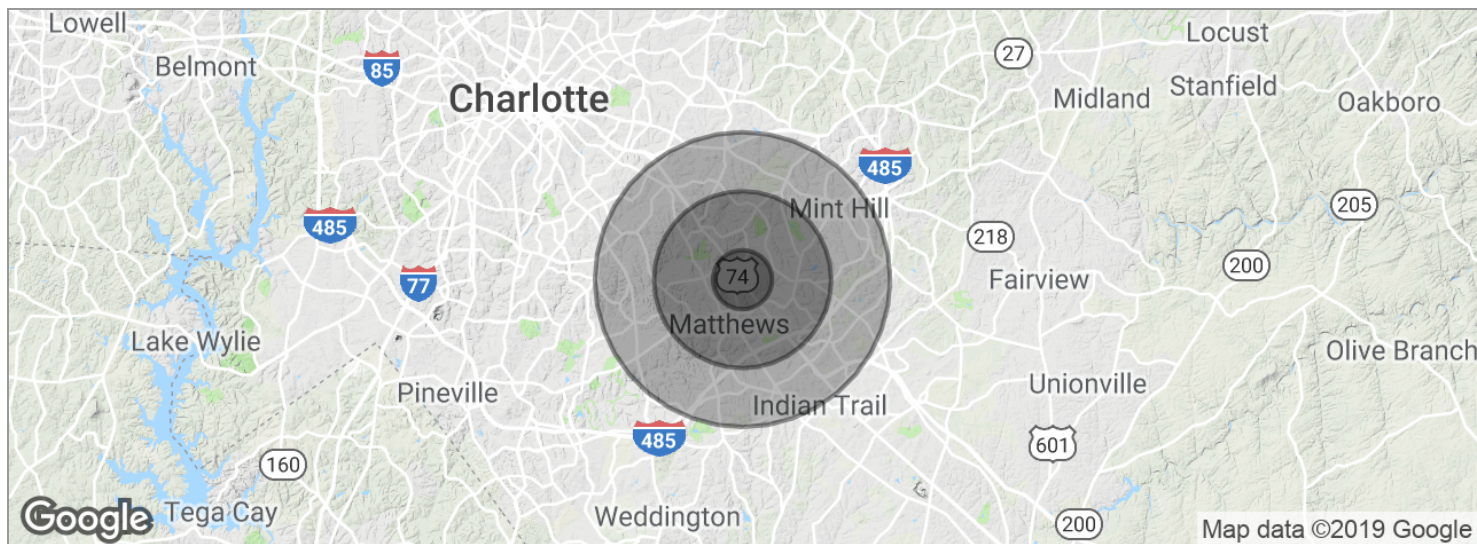
9405 E INDEPENDENCE BOULEVARD SUITE B

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,096	55,892	162,410
Median age	34.6	36.4	36.2
Median age (male)	35.0	36.3	35.2
Median age (Female)	35.3	36.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,315	22,901	63,743
# of persons per HH	2.2	2.4	2.5
Average HH income	\$66,845	\$71,323	\$76,240
Average house value	\$162,825	\$206,865	\$242,348

* Demographic data derived from 2010 US Census