

FORMER NTB

9520 E INDEPENDENCE BLVD, MATTHEWS, NC 28105

**FOR
SALE/LEASE**



LOCATION DESCRIPTION

1.16 AC outparcel on Hwy 74 (52,500 AADT)

PROPERTY HIGHLIGHTS

- 170' of frontage along Hwy 74/Independence Blvd.
- 6,946 SF building
- Right-in/Right-out access to Hwy 74
- Monument signage



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population Density	4,359	61,761	191,849
2025 Daytime Population	9,186	41,468	88,264
2025 Average HH Income	\$110,125	\$118,382	\$136,082
2025 Total Households	1,974	25,941	75,866



DAWN PRINCE HOOVER
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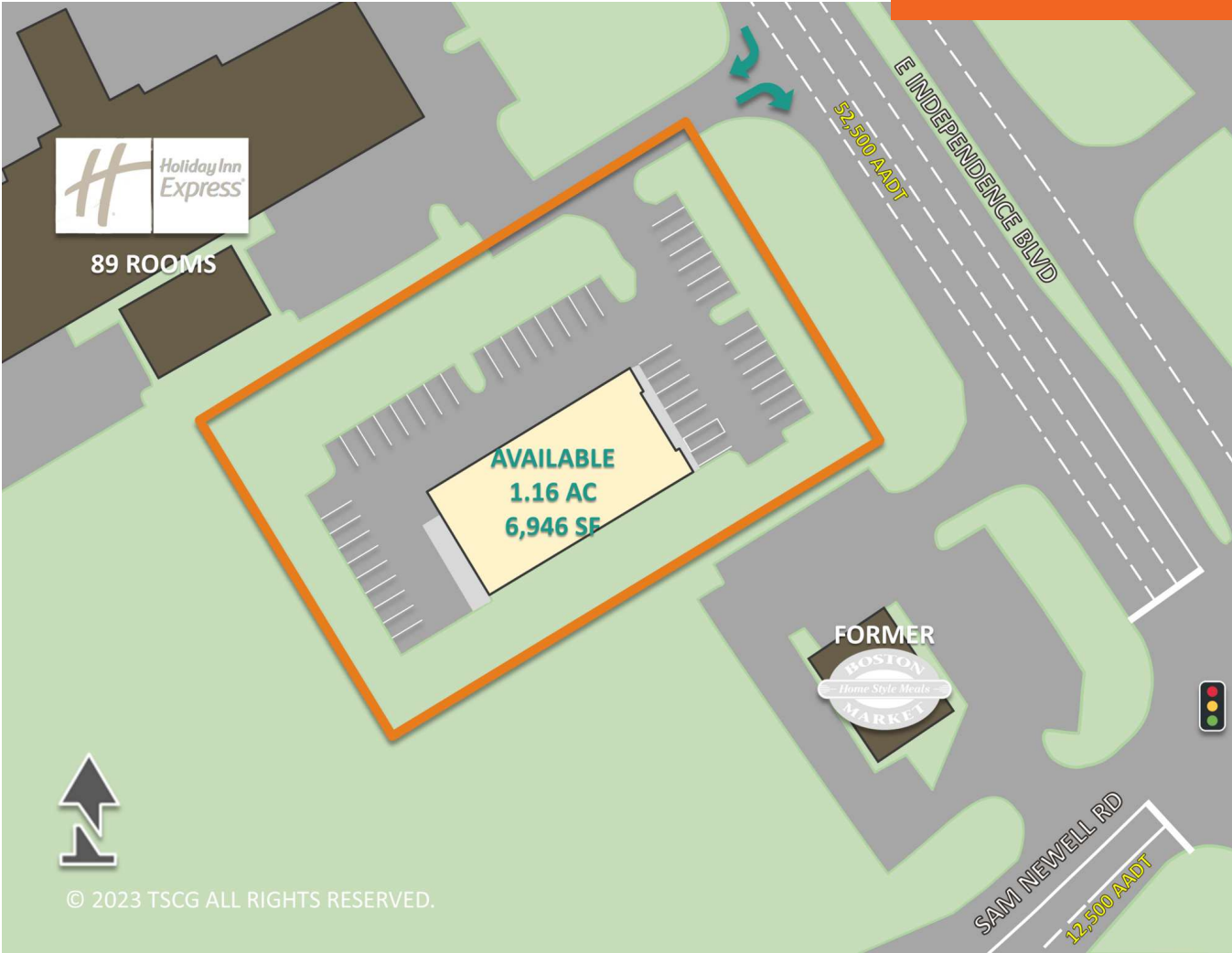
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SUITE	TENANT NAME	SPACE SIZE
1	Available	6,946 SF



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