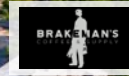


# Ames Station

215 N. AMES ST, MATTHEWS, NC 28105



## Available for Lease

+/- 2,500 SF Retail/Office



# Property Highlights

Transforming a former industrial building in Downtown Matthews with +/- 2,500 SF space available for lease. Renovations include new store fronts on two sides of the building, new urban plaza and iconic spine, new roof and new site plan for paved parking, new water and sewer lines, new electrical and exposed ceilings including 9,000 SF of a wooden deck barrel roof.

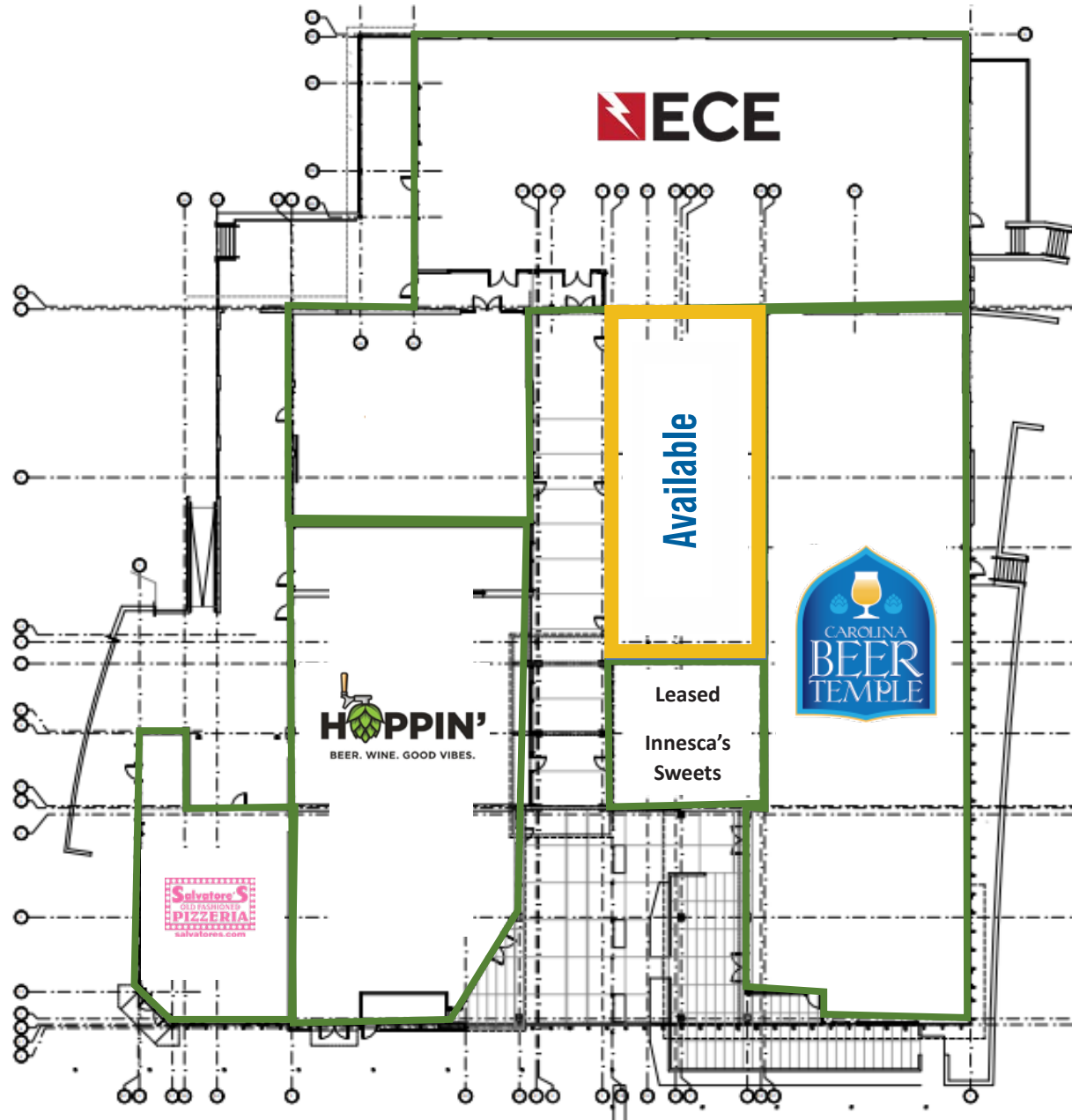
Uses vary from a brewery and taproom to restaurants, social house, bakery, coffee shop, specialty sports shop, rug gallery and lighting showroom. Being just steps away from North Trade St, Ames Station will be a new hub of activity for downtown Matthews.

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<b>Address</b>	215 N. Ames St. Matthews, NC 28105
<b>Availability</b>	Available for Lease
<b>Asset Class</b>	Retail/Office
<b>Square Footage</b>	+/- 2,500 SF
<b>Occupancy</b>	Ready for Tenant Uplift
<b>Year Built/Renovated</b>	Currently Under Renovation
<b>Parcel ID</b>	19324401
<b>Zoning</b>	I-1
<b>Access</b>	Direct Access from N. Ames St.
<b>Parking</b>	Surface parking onsite as well as street parking
<b>Pricing</b>	\$29.00/SF NNN
<b>Features &amp; Upgrades</b>	New store fronts on two sides, urban plaza and iconic spine, roof, water and sewage



# Space Plan





E. JOHN STREET

Traffic counts:  
E. John St: 18,000-19,000  
N. Trade St: 12,000-14,000

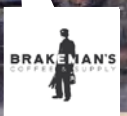
PUBLIC AND ON STREET  
PARKING +/- 175 SPACES  
WITHIN 2 BLOCKS

PUBLIC WALKWAY

NEW PUBLIC PARKING



N. TRADE STREET



N. AMES STREET

E. MATTHEWS STREET

ON STREET PARKING AND SIDEWALK

215 N. Ames Street



# Market Overview

# Mathews, NC



The premier downtown suburb of Mathews' is in a period of booming growth. Mathews is less expensive for first-time business owners than other Charlotte submarkets, this has created a new hub of activity. Recently an influx of retailers have moved into the neighborhood including: Mac's Speed Shop, Temple Mojo Growler Shop, Artful Gourmet Burgers, Umani Sushi, Seaboard Brewing, Jekyll and Hyde Brewpub.

The addition of Ames Station will bring a feel of SouthEnd into Downtown Mathews.





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 **WHITESIDE**  
PROPERTIES