

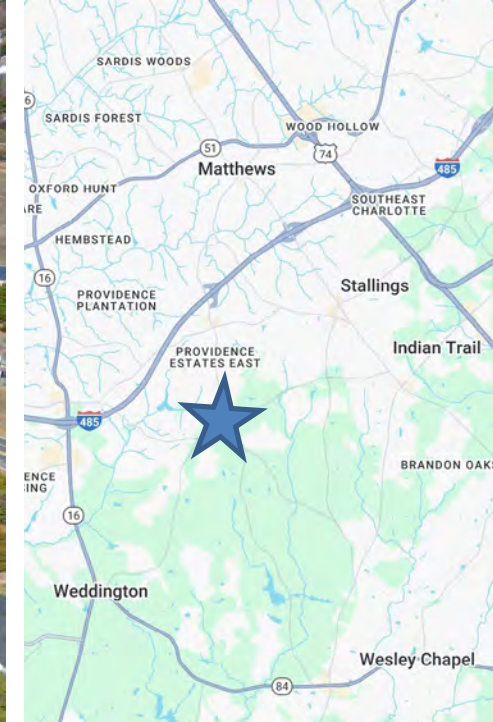
3612 MATTHEWS-WEDDINGTON RD

MATTHEWS, NC 28105

FOR SALE

NS New South
Properties
NEWSOUTHPROP.COM

± 4.63 ACRES OF COMMERCIAL PAD SITES AVAILABLE



PROPERTY HIGHLIGHTS

- ± 4.63 acres of prime commercial pad sites available at the high-visibility, signalized intersection of Matthews-Weddington Road and Antioch Church Road
- Strategically positioned in front of The Cottage Green, a premier gated build-to-rent community featuring 222 upscale cottage-style rental homes (a mix of detached single-family cottages and duplexes) with high-end rents and demographics.
- Just minutes from Weddington, Matthews, Wesley Chapel, and I-485 – easy access to growing population centers and major commuter routes in the thriving high-income south Charlotte/Union County area
- New I-485/Weddington Road interchange now open
- Zoned CZ-MU-2 (Conditional Mixed-Use 2), permitting a wide variety of uses including retail, office, medical, restaurant, and service-oriented businesses
- Sites will be delivered with extensive improvements already in place or planned, including clearing, grading, primary/secondary road infrastructure, stormwater management, utility stubs, and required NCDOT off-site improvements
- For more details, [click here](#) for more on The Cottage Green development



CALL BROKERS FOR PRICING

BROKER CONTACT

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DRONE AERIAL

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3 Miles



14 Miles



16.5 Miles



24.5 Miles

Chestnut Farm
256 Apartments

SUBWAY

Chestnut Ln

ExtraSpace
Storage



Antioch Church Rd

Matthews Weddington Rd

SITE

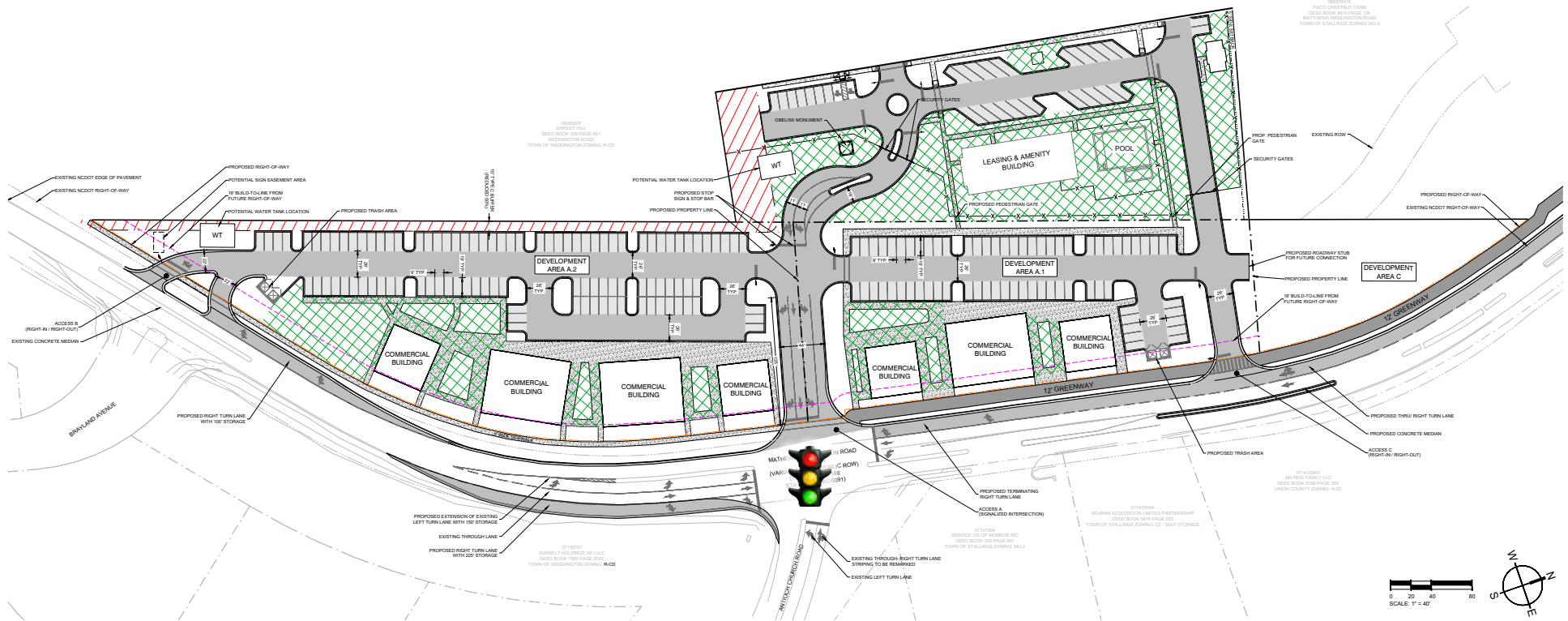
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CONCEPTUAL COMMERCIAL SITE PLAN



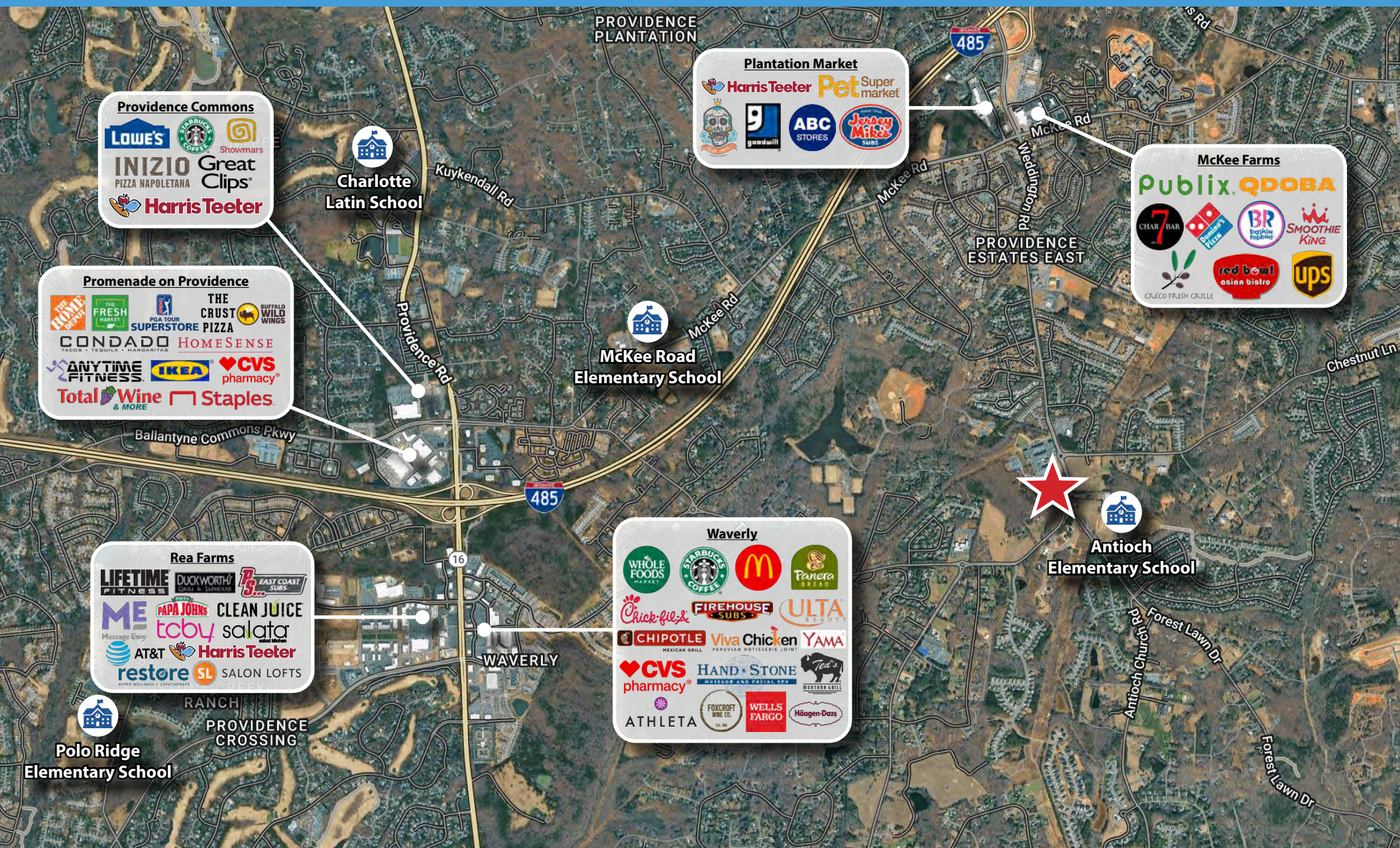
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MARKET AERIAL

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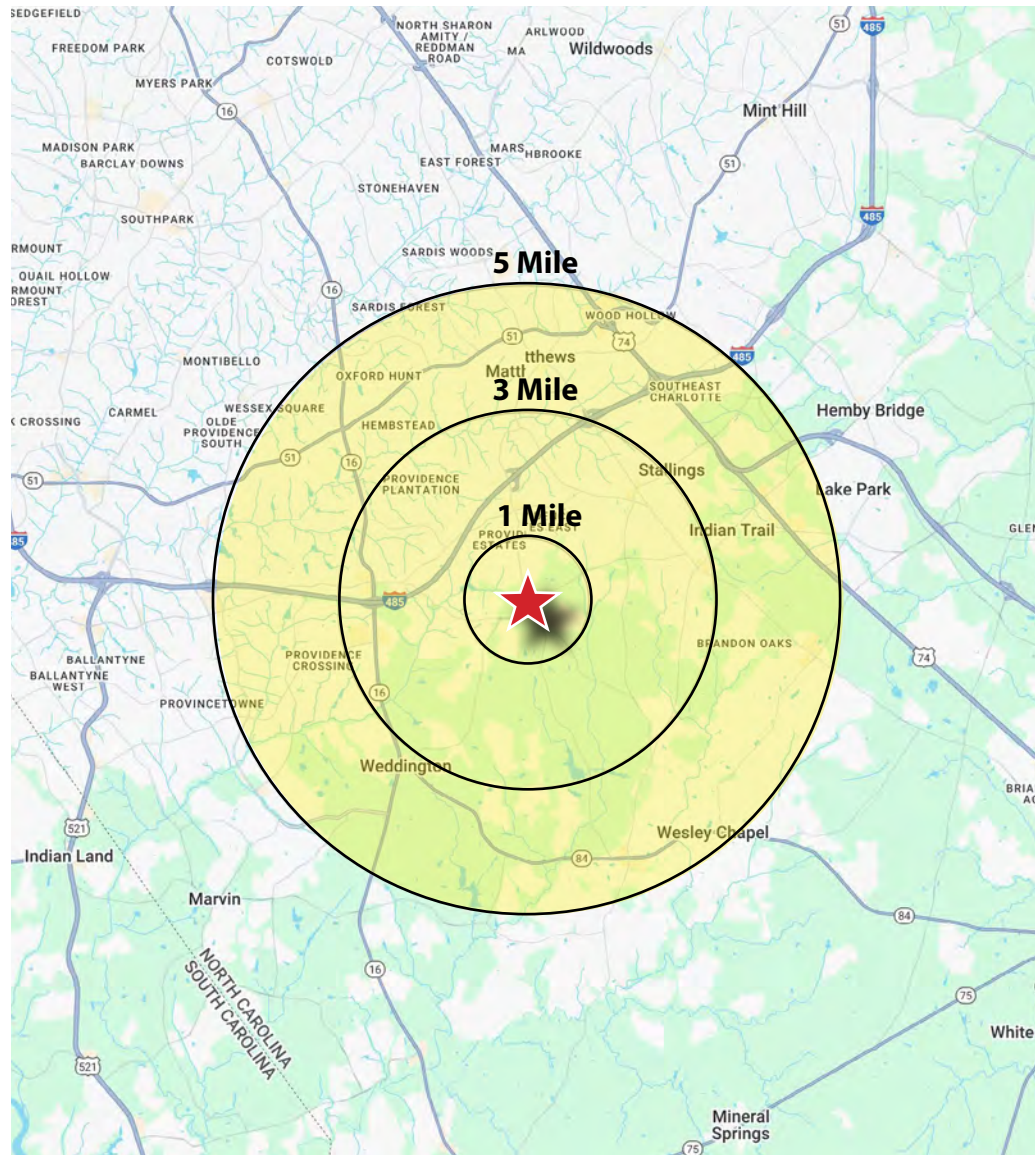
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DEMOGRAPHICS

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POPULATION	1 MILE	3 MILE	5 MILE
2025 Estimated Population	6,091	54,378	145,594
2030 Projected Population	6,464	57,251	150,897
Projected Annual Growth (2025-2030)	373 (+1.2%)	2,873 (+1.1%)	5,303 (+0.7%)
HOUSEHOLDS			
2025 Estimated Households	1,925	19,901	53,856
2030 Projected Households	2,091	21,489	56,907
HOUSEHOLD INCOME			
2025 Estimated Average Household Income	\$218,882	\$183,021	\$181,894
BUSINESSES			
2025 Estimated Total Businesses	174	2,267	7,435
2025 Estimated Total Employees	767	15,130	48,112

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