

Mixed-Use Investment Opportunity

Rare Urban Feel in a Suburban Setting

435 N. Trade Street, Matthews, NC 28105

Downtown
Matthews





Income-Producing Mixed-Use Building in Urban Matthews, NC | Available for Sale

435 N Trade is a prime investment opportunity in a growing area with quality tenants at below market rents.

The property will be 89% leased at closing with a WALT of ~4 years. Skyla Credit Union owns the building and is willing to lease back the branch for a 6-year lease at closing, providing credit-backed income.

Matthews is an affluent suburb of Charlotte. This property has an urban feel surrounded by amenities and is walkable to historic downtown Matthews. This is a premium property and there is nothing similar in the immediate market.

Proforma		In Place	Proforma	PSF
Rent		\$495,616	\$495,616	\$27.06
Absorption / New Rent		\$0	\$99,000	\$5.41
Additional Rent		\$62,644	\$81,733	\$4.46
Total Gross Rent		\$558,259	\$676,348	\$36.93
Vacancy/Credit Loss	5.00%	\$0	(\$33,817)	(\$1.85)
Utilities		(\$29,000)	(\$29,000)	(\$1.58)
TICAM		(\$101,654)	(\$101,654)	(\$5.55)
Management Fees/Reserves	3.50%	(\$19,539)	(\$23,672)	(\$1.29)
Total Operating Expenses		(\$150,193)	(\$154,326)	(\$8.43)
Net Operating Income		\$408,066	\$488,205	\$26.65

Call for Pricing

Rent Roll

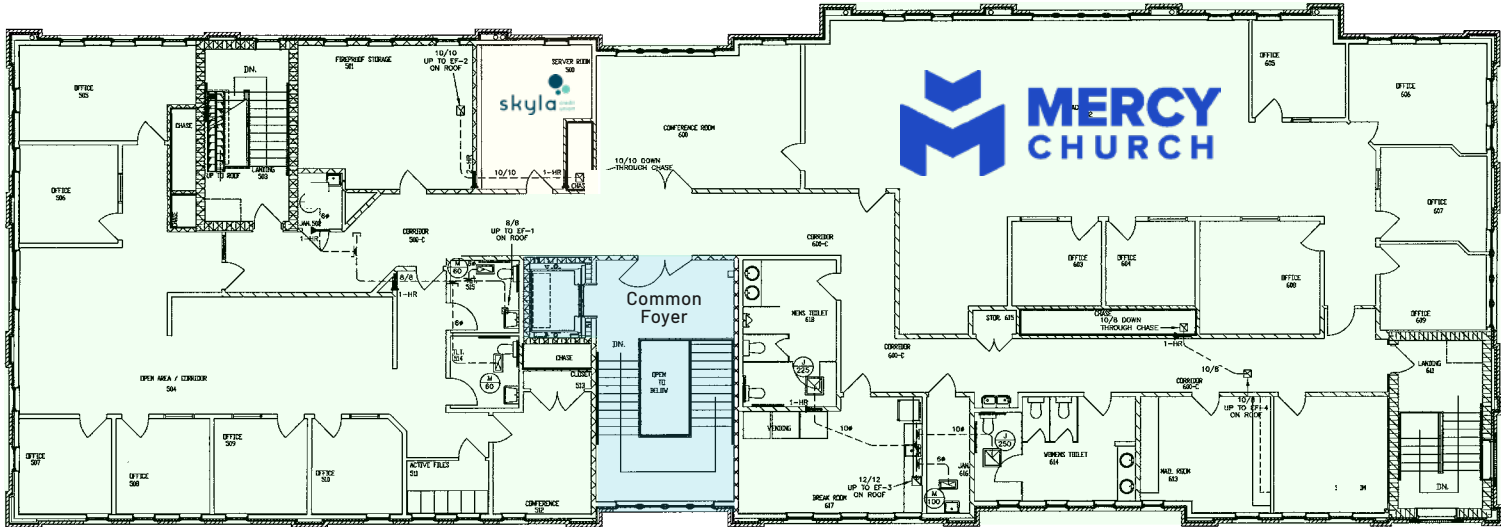
Floor/Tenant	USF~	RSF~	Lease Start	Lease Term (b)	Annual Rent	PSF	Lease Type	Total Additional Rent Rent	PSF	Security	Notes
Ground Floor											
Skyla FCU (a)	4,675	5,403	At Close	6 years	\$200,000	\$37.02	NNN	\$47,543	\$8.80	None	
b-Options		2.00%		Year 2	\$204,000	\$37.76					
2, 5yr, 3% bumps		3.00%		Year 3	\$210,120	\$38.89					
		3.00%		Year 4	\$216,424	\$40.06					
		3.00%		Year 5	\$222,916	\$41.26					
		3.00%		Year 6	\$229,604	\$42.50					
Loyalist Market	1,428	1,700	5/24/17	5/31/27	\$54,121	\$31.84	Gross + Util.	\$0	\$0.00	None	c
New or Renewal				To Negotiate	\$69,121	\$40.66					
Lease Up	1,700	2,100	TBD	TBD	\$84,000	\$40.00	NNN	\$18,698	\$8.90	TBD	
		3.00%		Year 2	\$86,520	\$41.20					
		3.00%		Year 3	\$89,116	\$42.44					
		3.00%		Year 4	\$91,789	\$43.71					
Second Floor											
Mercy Church	8,226	8,883	5/8/26	7/31/29	\$235,400	\$26.50	Gross + Util.	\$15,101	\$1.70	\$19,617	
b-Options		3.50%		Year 2	\$243,638	\$27.43					
1, 3yr, Mkt Rent		3.50%		Year 3	\$252,166	\$28.39					
		3.50%		Year 4	\$260,992	\$29.38					
Skyla FCU (a)	230	230			\$6,095	\$26.50	Gross + Util.	\$391	\$1.70	None	
2, 5yr, 3% bumps		3.50%		Year 2	\$6,308	\$27.43					
		3.50%		Year 3	\$6,529	\$28.39					
		3.50%		Year 4	\$6,758	\$29.38					
		3.50%		Year 5	\$6,994	\$30.41					
		3.50%		Year 6	\$7,239	\$31.47					
Totals		18,316			\$579,616	\$31.64		\$81,733			

a = Proposed lease back from seller, see proposed lease
b = Lease extension options

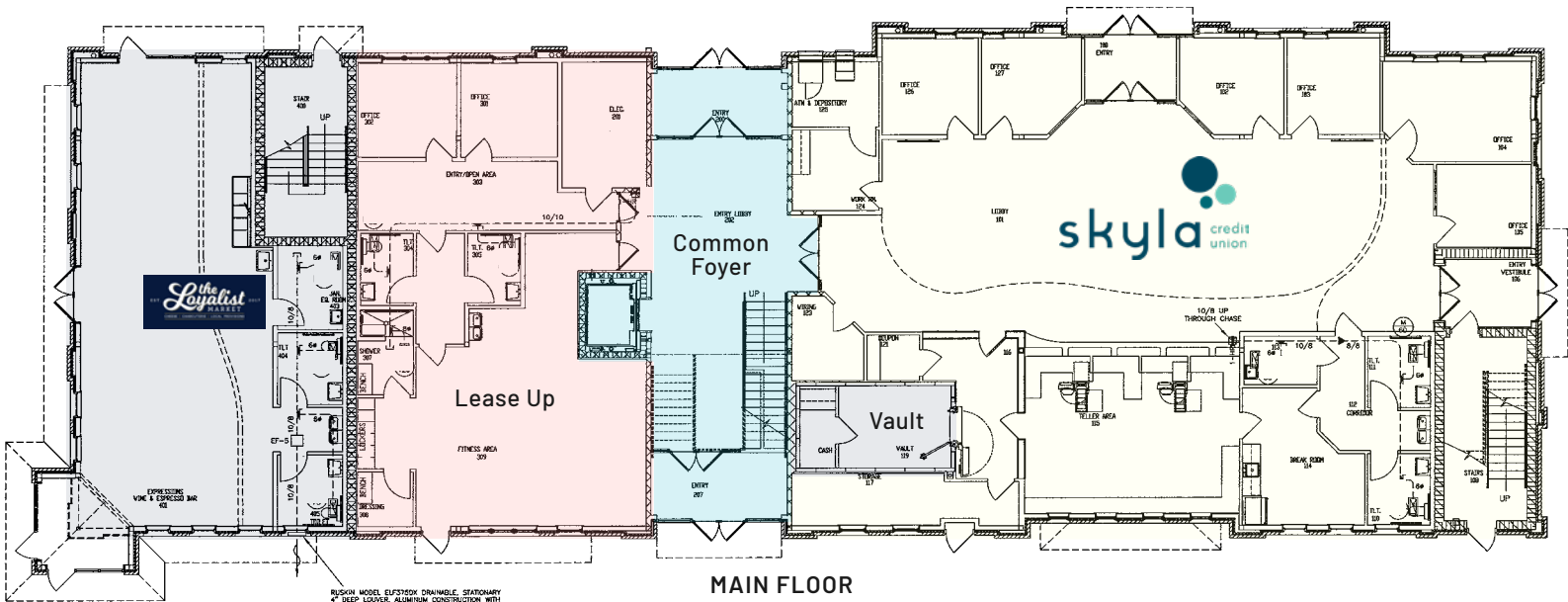
c = Utilities are direct bill
d = Sqft is based on plans in file and should be BOMA. Individual suites are estimated, best efforts



Parking Lot



UPPER FLOOR



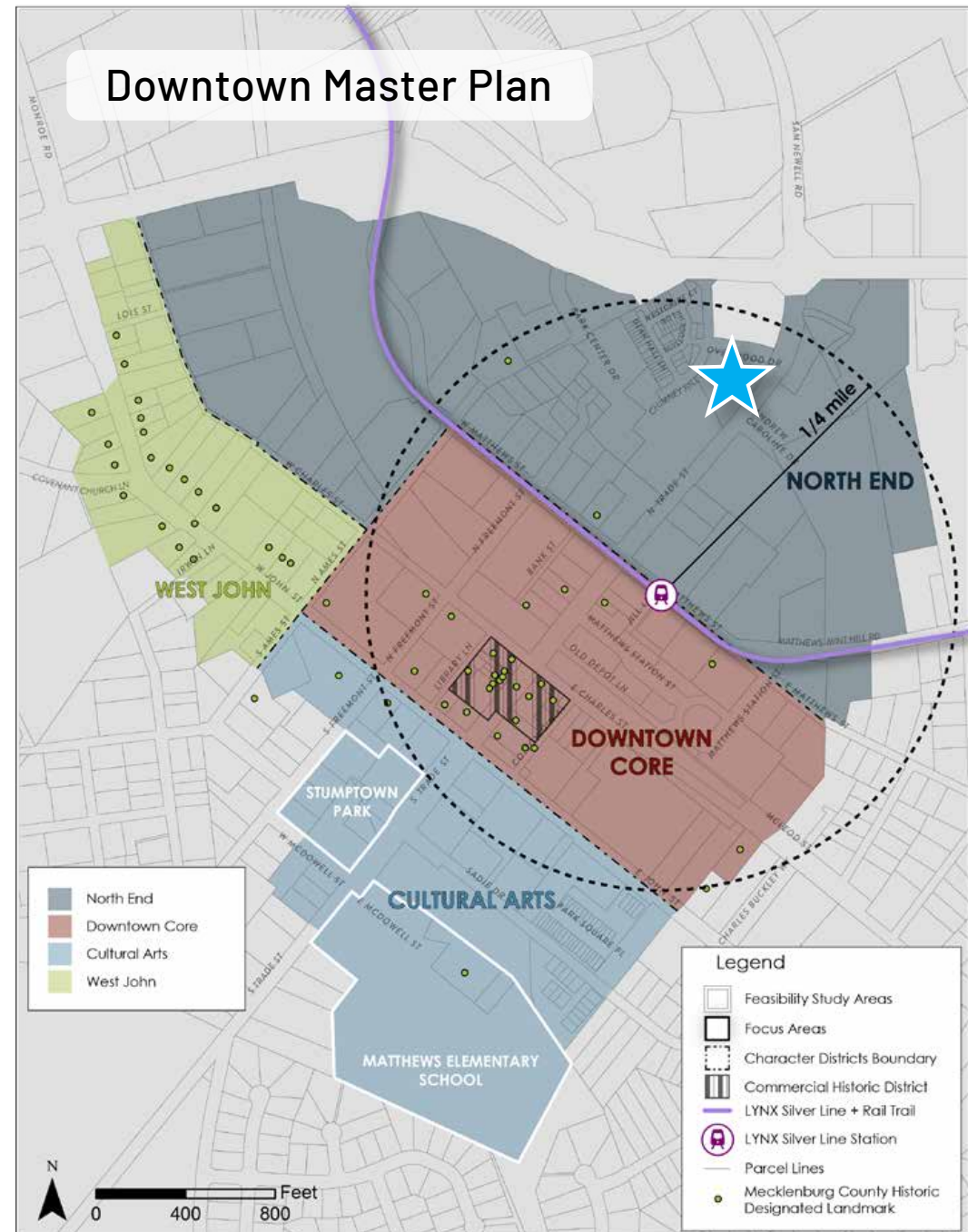
MAIN FLOOR

N. Trade Street

Matthews North Carolina

Matthews dates back to the early 1800s. Stumptown was incorporated in 1872. To manage growth, a Downtown master plan was adopted in May of 2024.

Matthews, a suburb of Charlotte with a population of 30,000, is one of the best places to live in North Carolina. Matthews offers residents a dense suburban feel. Matthews has plenty of restaurants, coffee shops, and parks with cultural events occurring all year round. Many young professionals and families choose the area because of the highly rated schools and easy commute to Uptown Charlotte.





Will Carlton

(704) 749-5733

will@thenicholscompany.com

Taylor Barnes

(704) 274-1224

taylor@thenicholscompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Website

www.TheNicholsCompany.com

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204