

Eastgate Shopping Center

11500 E Independence Blvd, Matthews, NC 28105



Presented By:
Hepp Commercial Real Estate



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Property Details

13,500sf Retail Strip Center of Independence Blvd., just inside of I-485. Great visibility at this high traffic location. New ownership plans to make improvements to the center and deliver refreshed existing vacant spaces, new building facade and re-stripe the parking lot. Improvements should be complete by end of August 2026.

Three inline 2,250sf spaces are available now and can be combined for a total of 6,750sf. Plenty of parking (3.33 per 1,000sf). Excellent opportunity for a retailer or medical clinic looking for a location inside of 485. 12 miles from Uptown Charlotte and 2 miles from Indian Trail.

Price: \$23.00 /SF/YR

- Heavy vehicle traffic.
- Established businesses in the center and nextdoor.

View the full listing here: <https://www.loopnet.com/Listing/11500-E-Independence-Blvd-Matthews-NC/39897504/>

Rental Rate:	\$23.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Center Properties:	1
Frontage:	238' on Independence Blvd
Gross Leasable Area:	13,500 SF
Walk Score ®:	40 (Fairly friendly)
Rental Rate Mo:	\$1.92 /SF/MO

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Listing spaces

1st Floor Ste D

Space Available:	2,250 SF
Rental Rate:	\$23.00 /SF/YR
Contiguous Area:	6,750 SF
Date Available:	Now
Service Type:	Modified Gross
Built Out As:	Standard Retail
Space Type:	Relet
Space Use:	Retail
Lease Term:	3 - 5 Years

Former Sub shop/Cafe space for lease. Partially built out. No hood or grease trap. Can be a cafe or standard retail.

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All three in line spaces have the ability to be combined to a total of 6,750sf.

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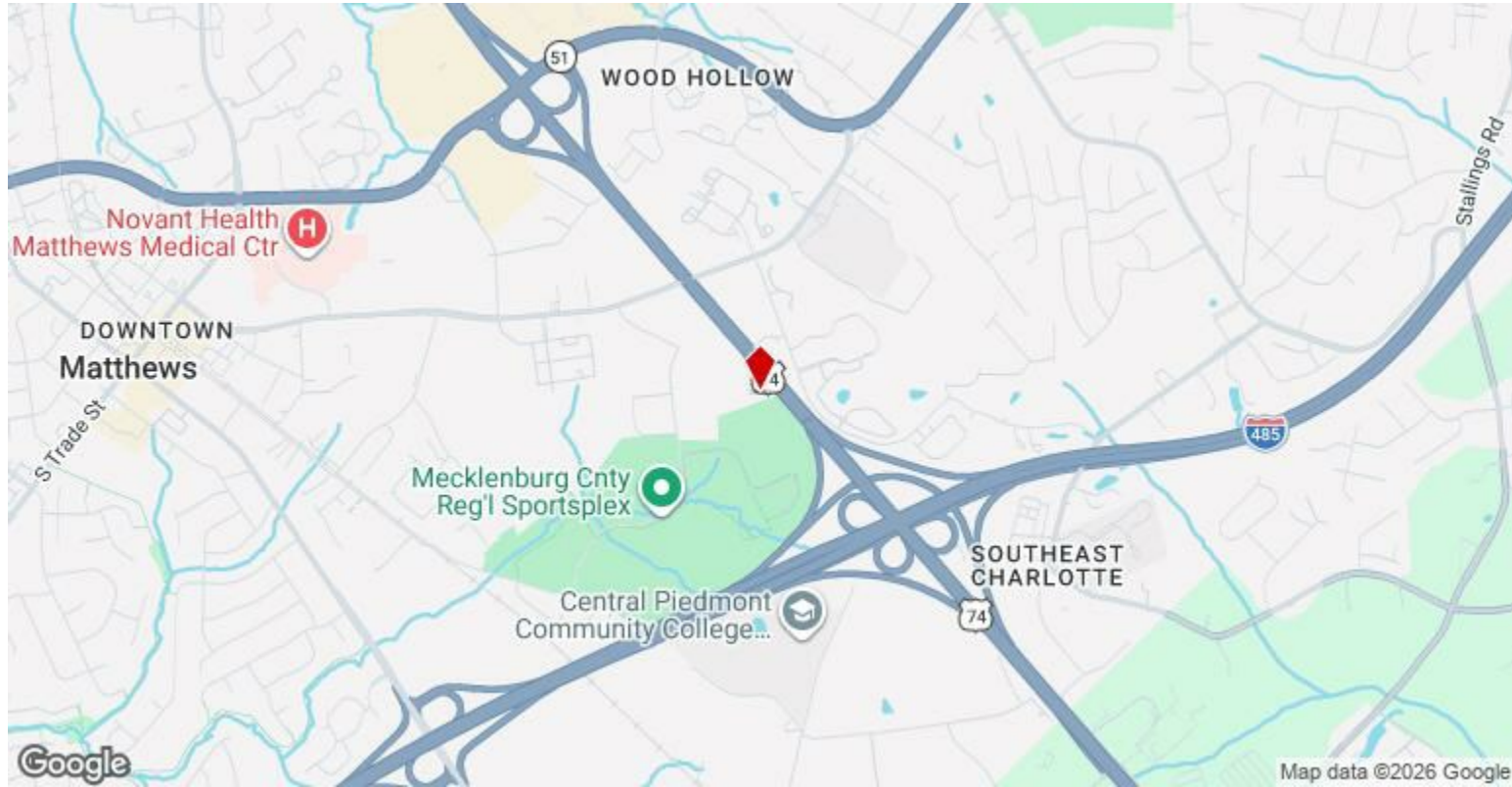
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Beltway Gun & Pawn	-	
Miller Street Dance Academy	-	
Noble Records	-	
Sub Station II	-	

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Location



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Property Photos



Retail_Option11



Rendering - new facade

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Property Photos



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Rendering 2

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Property Photos



Rendering option 3



11500 E Independence Blvd

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Property Photos



IMG_9228



IMG_9229

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Property Photos



IMG_8759



IMG_9234

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Property Photos



Building Photo



IMG_8761

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Property Photos



Overhead Polaris

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David Hepp

david@heppcre.com

(828) 226-6085

**Hepp Commercial Real
Estate**

1123 Turnbridge Rd
Charlotte, NC 28226

