

FOR LEASE

Austin Village

1351 Chestnut Lane | Matthews, NC 28104



PROPERTY HIGHLIGHTS

- Located at the intersection of Potter Road and Chestnut Lane in Matthews/Indian Trail
- Anchored by Harris Teeter and 4 miles away from downtown Matthews
- Austin Village is enhanced by English Village style stone and stucco architecture
- Less than 5 miles away from Matthews Sportsplex, a 5,000 seat grass stadium which also contains 9 synthetic fields, playgrounds, walking trails and a field house equipped with a 90 person conference room
- More than 15,000 households within a 1 mile radius with an average household income of \$124,239

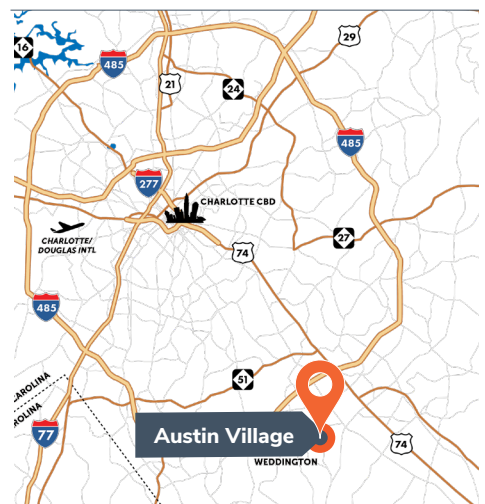
DEMOGRAPHICS

MILE RADIUS	1 MI	3 MI	5 MI
POPULATION	7,023	43,635	125,649
AVG. AGE	37.1	37.6	37.9
MEDIAN HOME VALUE (2020)	\$291,740	\$280,079	\$288,124
AVG. HH INCOME	\$124,239	\$126,202	\$119,658

AVAILABILITY

+/- 1,152 SF | **Suite 1319**

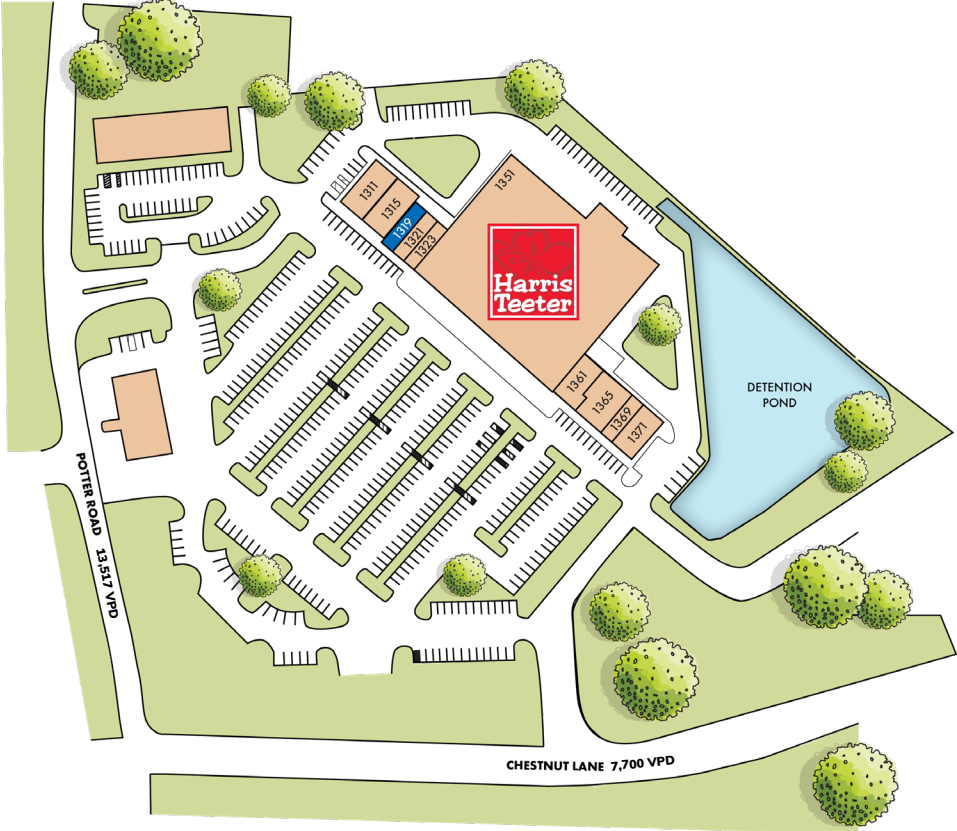
LOCATION



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SITE PLAN ■ Available

SUITE	TENANT NAME	SPACE SIZE (SF)
1311	Poppyseeds Bagels	2,287
1315	Austin Village Animal Hospital	2,416
1319	Available	1,152
1321	Elite Cleaners	1,208
1323	My Bella Spa	1,207
1351	Harris Teeter	48,756
1361	Hacienda El Rey	1,961
1365	Tiger Kim's TaeKwonDo	2,806
1369	Noodles & Kitchen	1,192
1371	Bisonte Pizza Co.	2,287
	Harris Teeter Fuel Center	232