



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

# SYCAMORE COMMONS

10530 NORTHEAST PARKWAY. MATTHEWS, NORTH CAROLINA

## CONTACT

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# FOR LEASE

## JOIN THESE TENANTS!

NORDSTROM  RACK

**BEST BUY**

**COSTCO**  
WHOLESALE

**DICK'S**  
SPORTING GOODS

**LOWE'S**

*Michael's*  
MAKE CREATIVITY HAPPEN

**COST PLUS**  
**WORLD MARKET**  
Unique, authentic and always affordable.

**AMERICA'S BEST**  
CONTACTS & EYEGLASSES

**Batteries + Bulbs**

**CHICKEN SALAD**  
CHICK

**CLEAN JUICE**

CLUB  PILATES

**DentalWorks**  
Matthews

**FIVE BELOW**

**GameStop**  
POWER TO THE PLAYERS

**Great Clips**

**JIMMY JOHN'S**

*Kabab-Je*  
ROTISSERIE & GRILLE

**McALISTER'S**  
DELI

**M**  
MEN'S WEARHOUSE

**MODERN**  
NAILS

**MOOYAH**  
BURGERS • FRIES • SHAKES

**OLD NAVY**

**pbt**

**T-Mobile**

**STARBUCKS**

**SUPERCUTS**

**sweetFrog**  
premium frozen yogurt

**SYNERGY SALON**

**ULTA**  
BEAUTY

**The UPS Store** 

**popshelf**

# SYCAMORE COMMONS

10530 NORTHEAST PARKWAY. MATTHEWS, NORTH CAROLINA

## PROPERTY INFORMATION

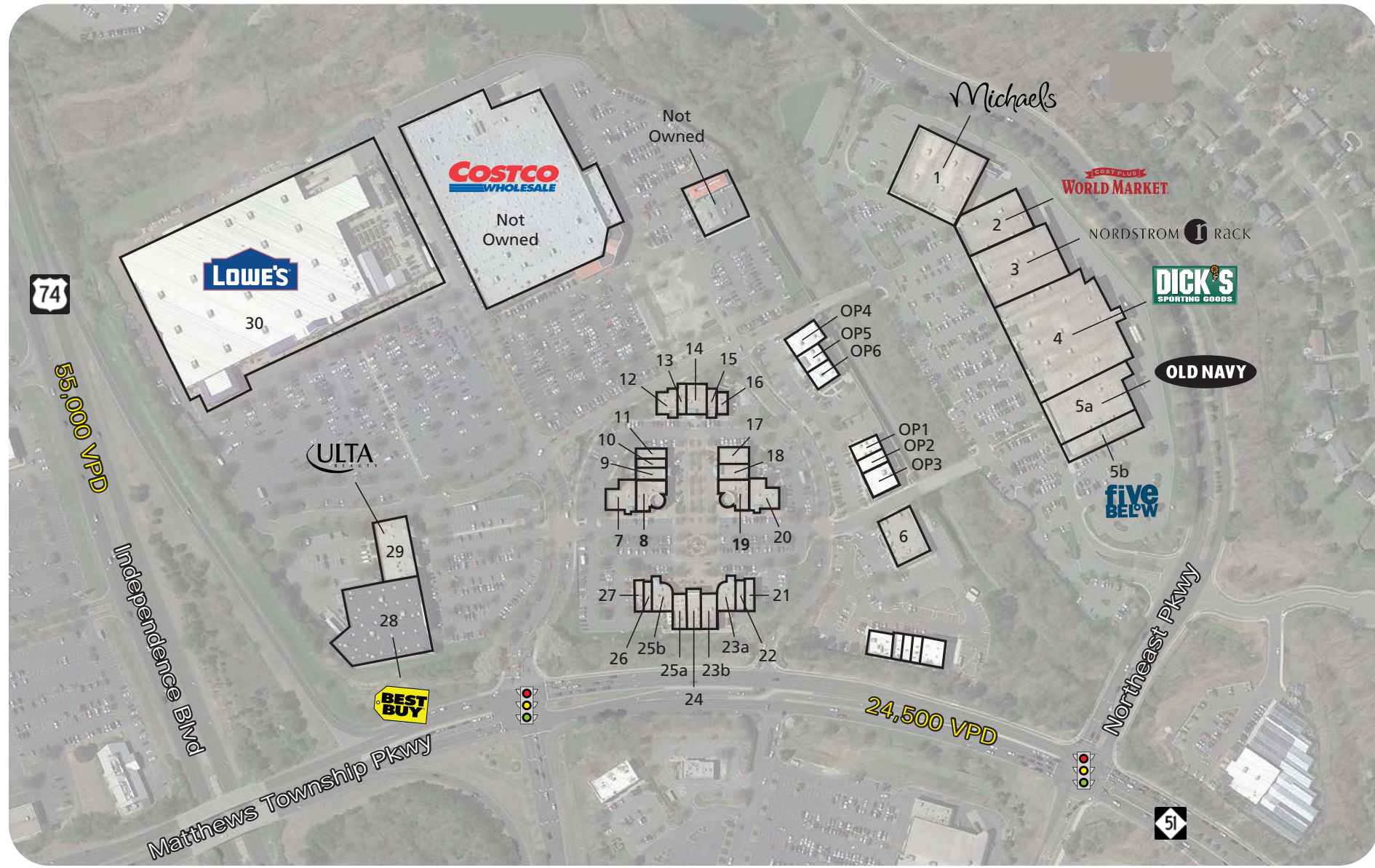
AVAILABLE SPACES: Fully Leased  
GLA: 400,732 SF  
LEASE RATE: Please Call

## PROPERTY DESCRIPTION

Sycamore Commons is the premier power center in Matthews, NC, a suburb of Charlotte. This 400,732 square foot center includes Costco, Lowe's Home Improvement, Michael's, Cost Plus World Market, Bed Bath & Beyond, Dick's Sporting Goods, Best Buy, ULTA and Old Navy as anchors. Sycamore Commons is located at the intersection of Independence Boulevard (Hwy 74) and Matthews-Township Parkway (Highway 51), two highly travelled roads in the Southeastern portion of Mecklenburg County.

## TRAFFIC COUNTS 2023 (NCDOT)

- 55,000 VPD on Hwy 74 (Independence Blvd) North of Matthews Township Parkway
- 24,500 VPD on Matthews Township Parkway



Unit	Tenant	SF
1	Michaels	24,062 SF
2	Cost Plus World Market	18,300 SF
3	Nordstrom Rack	25,000 SF
4	Dick's Sporting Goods	45,000 SF
5a	Old Navy	20,000 SF
5b	Five Below	8,500 SF
6	Popshelf	9,526 SF
7	Spectrum	3,194 SF
8	Lane Bryant	5,005 SF
9	Club Pilates	2,256 SF

Unit	Tenant	SF
10	Milan Laser Hair Removal	1,717 SF
11	Gamestop	1,456 SF
12	McAlister's Deli	4,122 SF
13	The UPS Store	1,402 SF
14	Crumbl Cookies	1,374 SF
15	Removery	1,400 SF
16	European Wax Center	1,300 SF
17	Clean Juice	2,113 SF
18	Palm Beach Tan	1,554 SF
19	Cantina Louie	5,770 SF

Unit	Tenant	SF
20	America's Best Eye Care	4,210 SF
21	Jimmy Johns	1,375 SF
22	Great Clips	1,050 SF
23a	Masage Envy	3,269 SF
23b	Chicken Salad Chick	2,711 SF
24	Qdoba Mexican Grill	2,506 SF
25a	Kabob-Je Rotisserie Grille	2,680 SF
25b	Mooyah Burger	2,794 SF
26	Sweet Frog Frozen Yogurt	1,333 SF
27	Starbucks	1,555 SF

Unit	Tenant	SF
28	Best Buy	33,413 SF
29	Ulta	11,058 SF
30	Lowe's	135,197 SF
<b>OUTPARCELS</b>		
OP1	Synergy Salon	1,540 SF
OP2	Modern Nails	1,470 SF
OP3	Men's Warehouse	6,000 SF
OP4	Our Health	3,600 SF
OP5	Dental Works	3,300 SF
OP6	T-Mobile	2,100 SF



**Sardis Village**  
Walgreens  
FOOD LION

**Sardis Crossing**  
Harris Teeter

**Crown Point**  
Burlington Coat Factory  
OLD TIME Pottery  
VALUE CITY Furniture

**Windsor Square S/C**  
SAMS CLUBS  
JC Penney  
ROSS DRESS FOR LESS  
DSW  
KOHLS  
PET SMART  
Office DEPOT  
at home  
LIFETIME FITNESS

**Hood Crossing**  
FOOD LION

**SITE**  
Sycamore Commons  
LOWE'S  
COSTCO WHOLESALE  
DICK'S SPORTING GOODS  
NORDSTROM RACK  
COST PLUS WORLD MARKET  
Michaels  
BEST BUY  
five BELOW  
OLD NAVY  
ULTA

**The Galleria**  
Walmart  
DOLLAR TREE  
Party City

**The Crossing**  
The Tile Shop  
ABC

**Matthews Festival**  
THE HOME DEPOT  
BIG LOTS!  
PAINTED TREE BOUTIQUES  
Harris Teeter

**Matthews Corners**  
HOBBY LOBBY  
Marshalls  
CLUBS  
Academy SPORTS + OUTDOORS

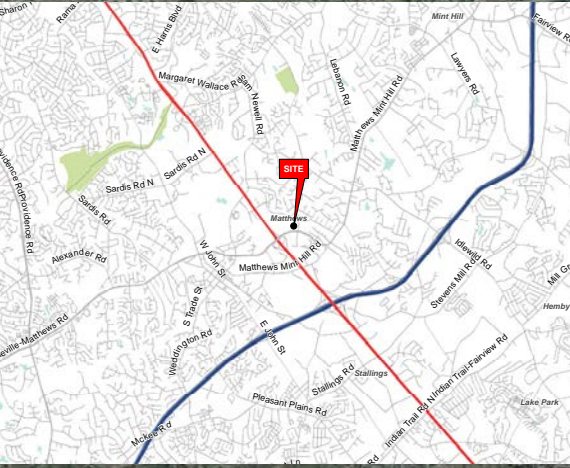
ALDI

**Downtown Matthews**

H  
114 Beds

KIRKLAND'S

TARGET



DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	6,654	49,456	164,006
AVERAGE HH INCOME	\$107,707	\$122,338	\$131,330
MEDIAN HH INCOME	\$87,114	\$98,486	\$101,094
BUSINESS ESTABLISHMENTS	500	3,363	8,223
DAYTIME EMPLOYMENT	3,968	24,873	54,416

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