



Sycamore Commons

10530 Northeast Parkway, Matthews, NC, 28105

Latitude: 35.130389

Longitude: -80.7004897

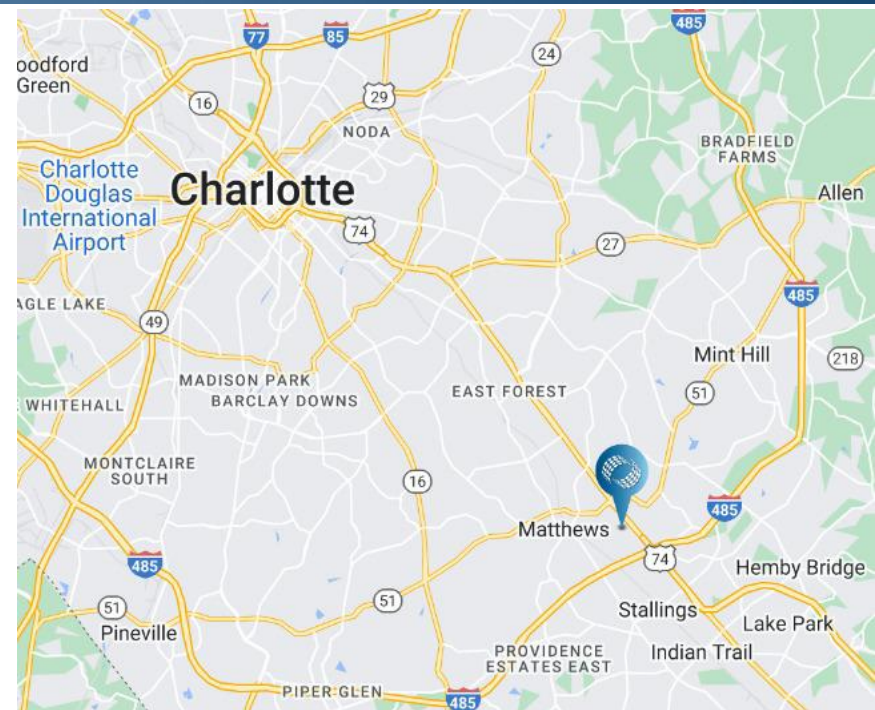
Total SF: 264,644

HIGHLIGHTS

- Located in Mecklenburg County, among the top 5 fastest-growing counties in North Carolina
- Center has a strong mix of national retailers including Dick's Sporting Goods, Nordstrom Rack, Best Buy, Old Navy, and Ulta
- Positioned in dominant retail corridor, with convenient access from US-74 and I-485
- 55,000 cars per day travel past the center on US-74 (Independence Blvd)

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------|---------|---------|---------|
| Population | 6,654 | 49,456 | 164,006 |
| Daytime Population | 6,386 | 45,115 | 123,056 |
| Households | 3,069 | 20,316 | 63,778 |
| Avg HH Income (\$) | 107,707 | 122,338 | 131,330 |
| Med HH Income (\$) | 87,114 | 98,486 | 101,094 |
| Median Age | 40.09 | 40.56 | 39.40 |
| % College Educated | 48.92 % | 49.04 % | 49.15 % |



CONTACTS

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InvenTrust
Properties

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Tenant List

| | | | | | |
|-----|--------------------------------------|--------|------|---------------------------------|--------|
| 001 | Michaels | 24,062 | 021 | Jimmy John's Gourmet Sandwiches | 1,375 |
| 002 | World Market | 18,300 | 022 | Great Clips | 1,050 |
| 003 | Nordstrom Rack | 25,001 | 023 | Chicken Salad Chick | 2,711 |
| 004 | Dick's Sporting Goods | 45,000 | 024 | Qdoba Mexican Grill | 2,506 |
| 005 | Old Navy | 16,421 | 025 | Mooyah Burgers, Fries & Shakes | 2,576 |
| 006 | Popshelf | 9,526 | 026 | Sweet Frog | 1,333 |
| 007 | Spectrum | 3,194 | 027 | Starbucks | 1,555 |
| 008 | Lane Bryant | 5,005 | 028 | Best Buy | 32,928 |
| 009 | Club Pilates | 2,256 | 031 | Ulta | 10,982 |
| 010 | Milan Laser Hair Removal | 1,717 | 032 | Lowe's | 0 |
| 011 | GameStop | 1,456 | 033 | Massage Envy | 3,269 |
| 012 | McAlister's Deli | 4,122 | 034 | Kabab-Je Rotisserie & Grille | 2,680 |
| 013 | The UPS Store | 1,402 | 035 | Five Below | 8,579 |
| 014 | Crumbl Cookies | 1,374 | 043 | Costco Wholesale | 0 |
| 015 | Removery | 1,400 | 001B | Synergy Salon | 1,540 |
| 016 | European Wax Center | 1,300 | 002B | Lennox Nail Bar | 1,470 |
| 017 | Clean Juice | 2,113 | 003B | The Men's Wearhouse | 6,000 |
| 018 | Palm Beach Tan | 1,554 | 001C | OurHealth | 3,507 |
| 019 | Cantina Louie | 5,770 | 002C | DentalWorks | 3,300 |
| 020 | America's Best Contacts & Eyeglasses | 4,210 | 003C | T-Mobile | 2,100 |

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