

RETAIL LEASING OPPORTUNITIES AT

Cadia Village

Matthews



Welcome to Cadia Village Matthews



Cadia is a different type of community.

Just off I-485, minutes from downtown Matthews, Cadia Village Matthews is a wellness-focused master-planned community. Fostering overall well-being by seamlessly blending convenience, connection, and natural beauty into everyday life.

Residents and visitors will enjoy a dynamic array of amenities, including walking paths to the Village Green and the Village Retail Center, anchored by Publix Super Market, along with a variety of convenient restaurants and retail.

570 new residential homes are underway with move-ins starting in the beginning of 2027.

Orientation Map

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
Drive Time 33 minutes

UPTOWN
Drive Time 23 minutes
AVG HH Income \$126K

PLAZA MIDWOOD
Drive Time 22 minutes
AVG HH Income \$182K

MYERS PARK
Drive Time 26 minutes
AVG HH Income \$396K

COTSWOLD
Drive Time 22 minutes
AVG HH Income \$199K

MINT HILL
Drive Time 9 minutes
AVG HH Income \$127K

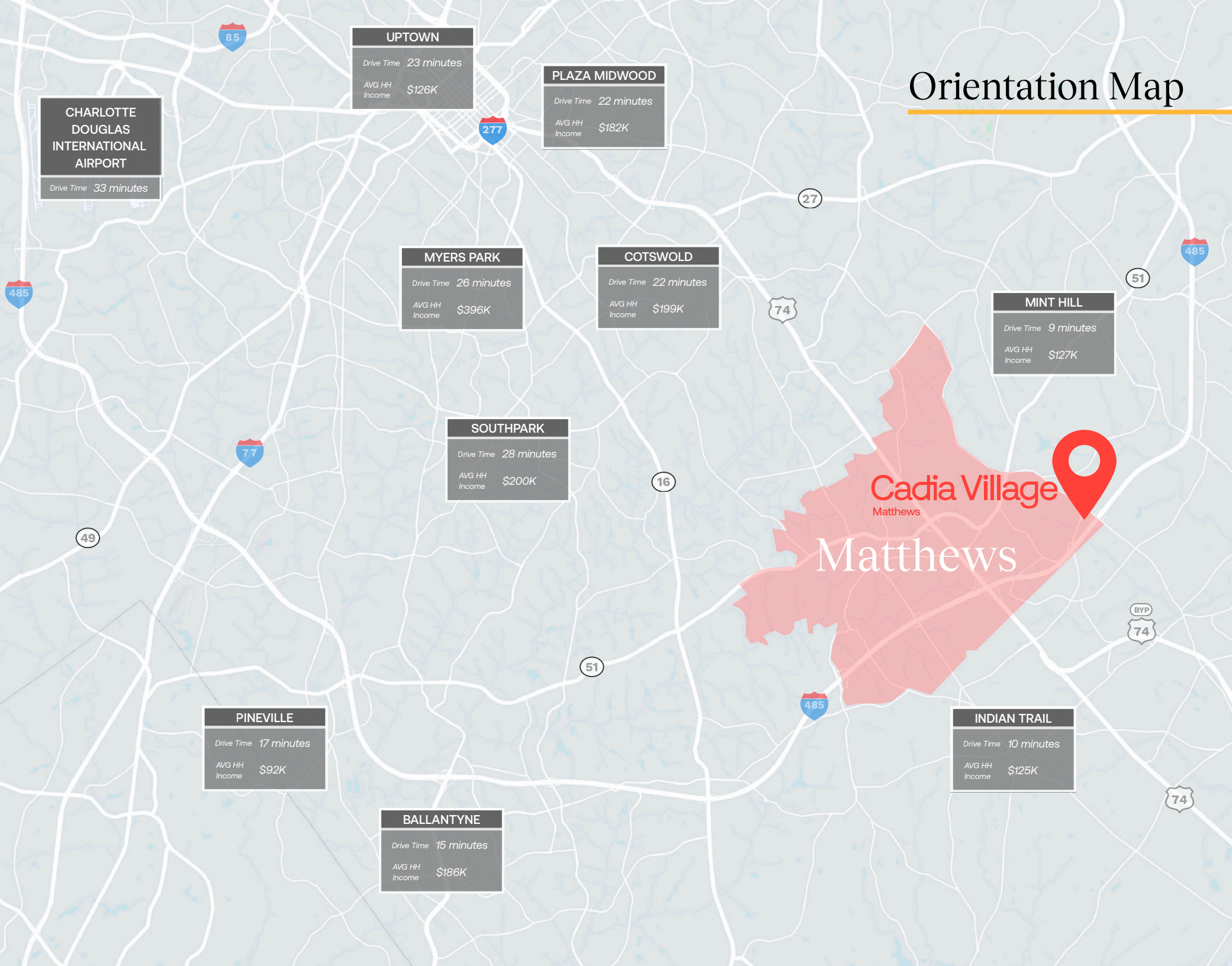
SOUTHPARK
Drive Time 28 minutes
AVG HH Income \$200K

Cadia Village
Matthews
Matthews

PINEVILLE
Drive Time 17 minutes
AVG HH Income \$92K

INDIAN TRAIL
Drive Time 10 minutes
AVG HH Income \$125K

BALLANTYNE
Drive Time 15 minutes
AVG HH Income \$186K



Mint Hill

STEVENS CREEK NATURE PRESERVE

Walgreens ♥ CVS
CIRCLE K FOOD LION

COSTCO WHOLESALE LOWE'S ULTA BEAUTY
BEST BUY. McALISTER'S DELI. CLEAN JUICE
CLUB PILATES CYCLEBAR PREMIUM INDOOR CYCLING

THE HOME DEPOT
CRUNCH
Harris Teeter YOUR NEIGHBORHOOD MARKET
Orangetheory®

Cadia Village
Matthews Publix.



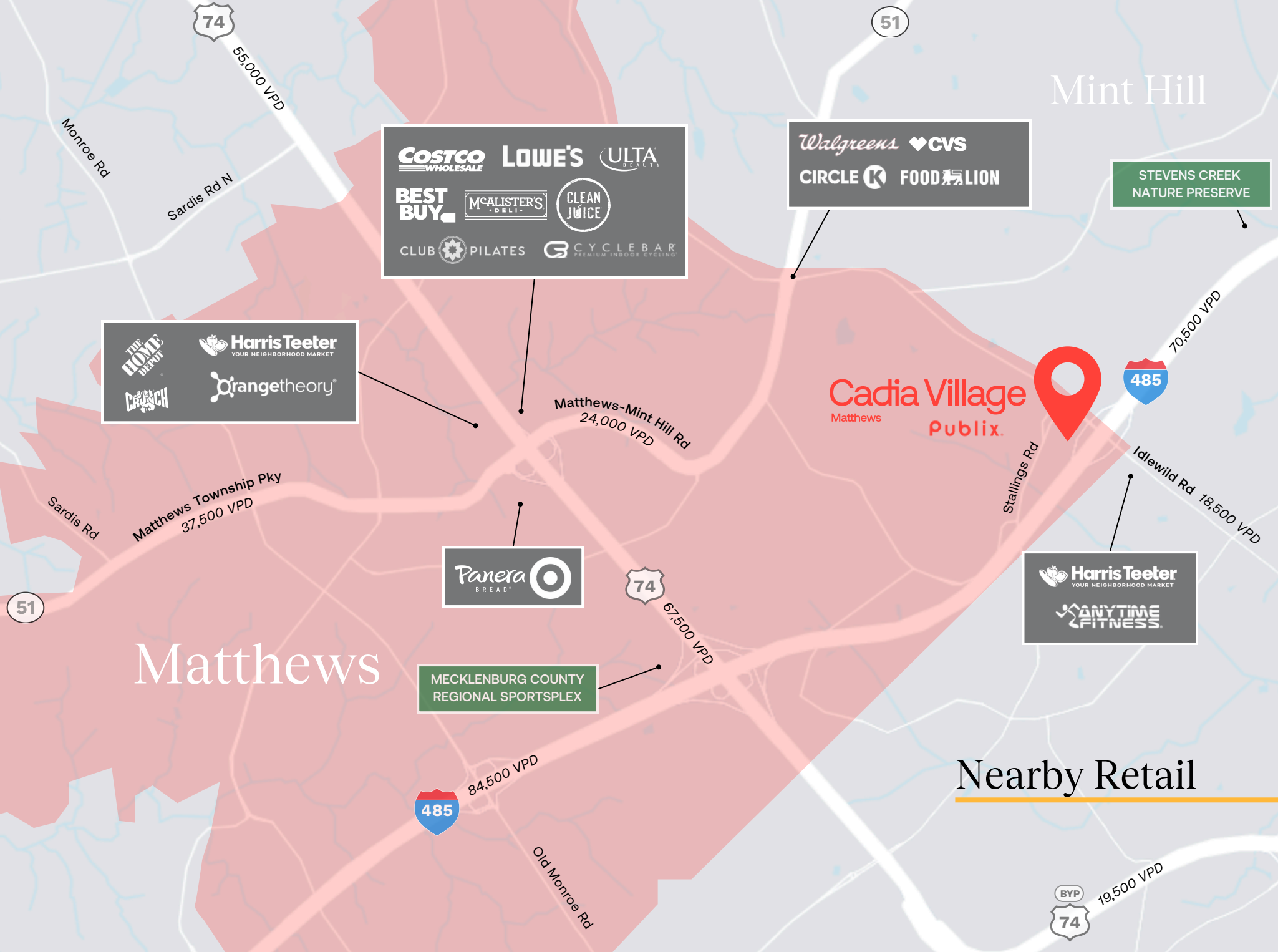
Panera BREAD. Target

Harris Teeter YOUR NEIGHBORHOOD MARKET
ANYTIME FITNESS

MECKLENBURG COUNTY REGIONAL SPORTSPLEX

Matthews

Nearby Retail














VISION

A Place to Thrive.

Cadia Village Matthews is nestled on 82 acres in one of the most desirable locations in the Charlotte Region. This thoughtfully planned, mixed-use community, just minutes from downtown Matthews, is where well-being, nature, and everyday life are seamlessly woven together. Designed to foster connection and vitality, the village blends homes for every stage of life with neighborhood shops, restaurants, offices and welcoming public spaces, all centered around a commitment to health, walkability, and a deep sense of belonging.

Cadia Village

Matthews

- | | | | |
|--|--|---|---|
|  David Weekly Homes |  Active Adult Flats |  Wellness Center |  Bank |
|  David Weekly Townhomes |  Market Rate Apartments |  Village Retail |  Publix Super Market |
|  Active Adult Cottage Homes |  Duplex Homes |  Medical Office | |

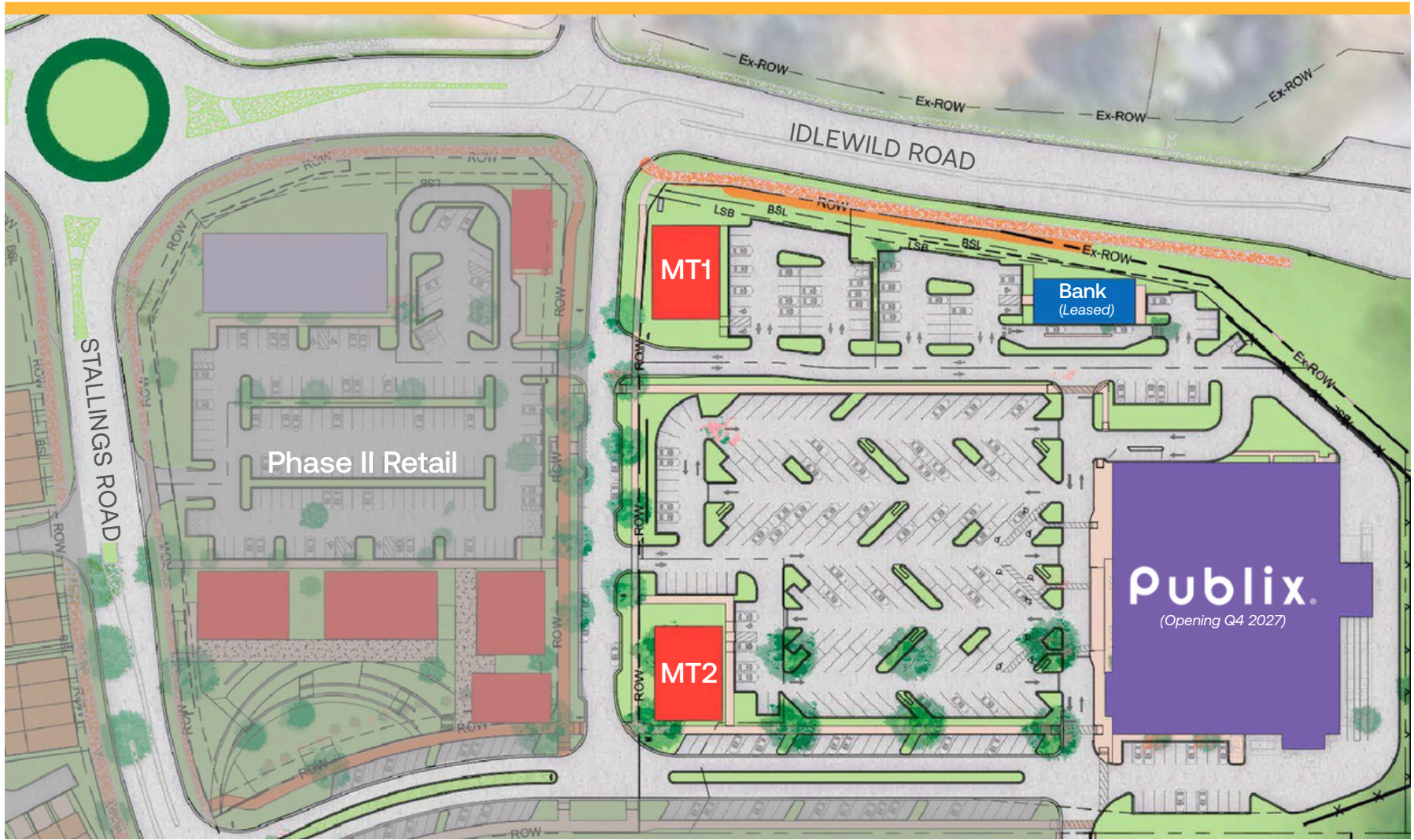


CADIA VILLAGE MATTHEWS

Phase I Retail

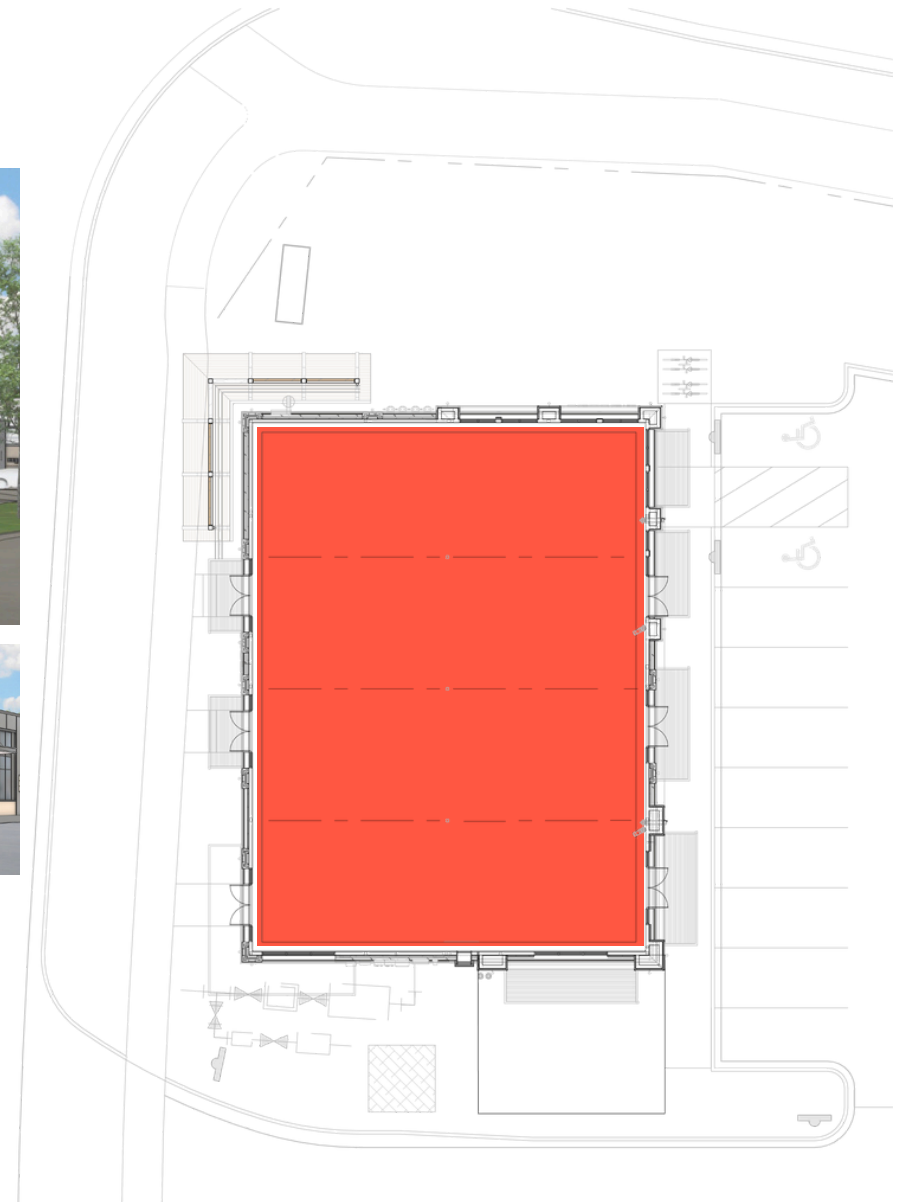
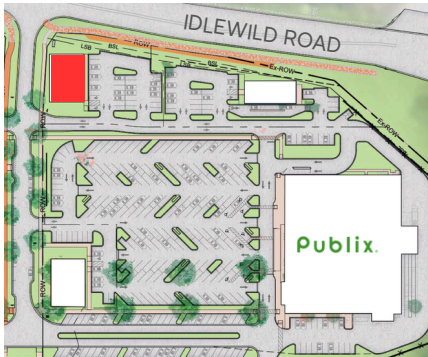
MT 1 5,098 sq.ft.

MT 2 5,054 sq.ft.



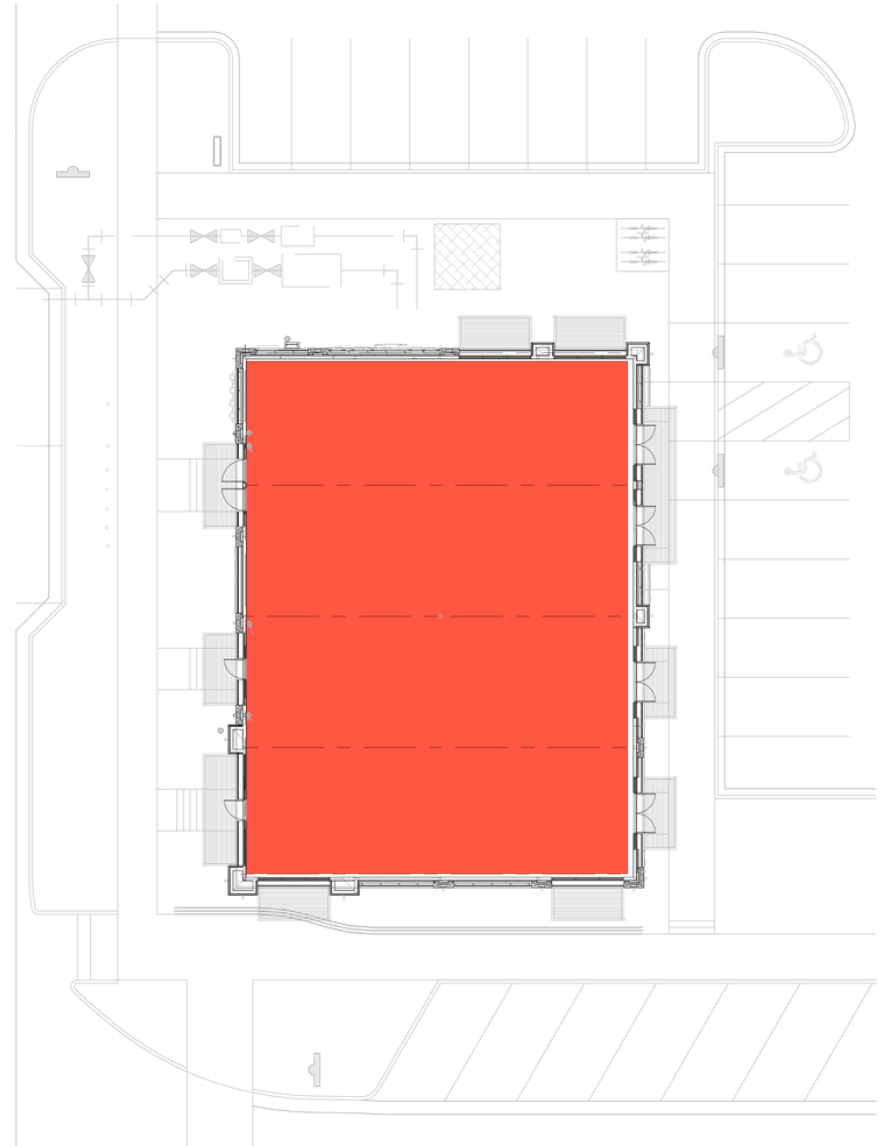
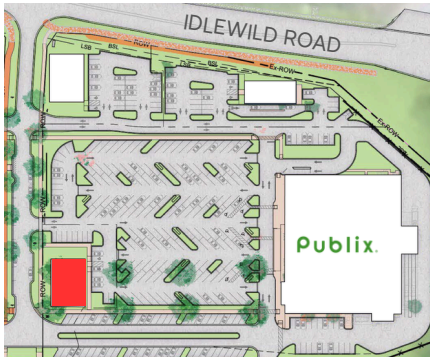
MT 1

TOTAL SIZE: 5,098 sq.ft.



MT 2

TOTAL SIZE: 5,054 sq.ft.

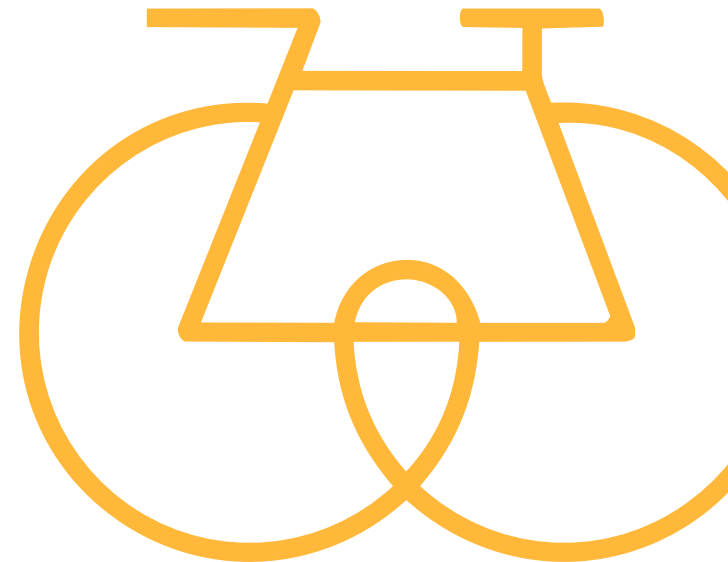




Convenience, Community, Connection.

Retail offerings at Cadia Village Matthews are woven seamlessly into daily life, bringing everyday essentials and small indulgences together in one welcoming place. Anchored by a Publix Super Market and more than 54,000 square feet of thoughtfully curated shops and restaurants, the village offers not just convenience, but a shared space, where errands feel lighter, meals feel more intentional, and connection happens naturally. It will also include healthcare and office space on the green, adding a bustling mix of professionals during the day.

CADIA VILLAGE MATTHEWS



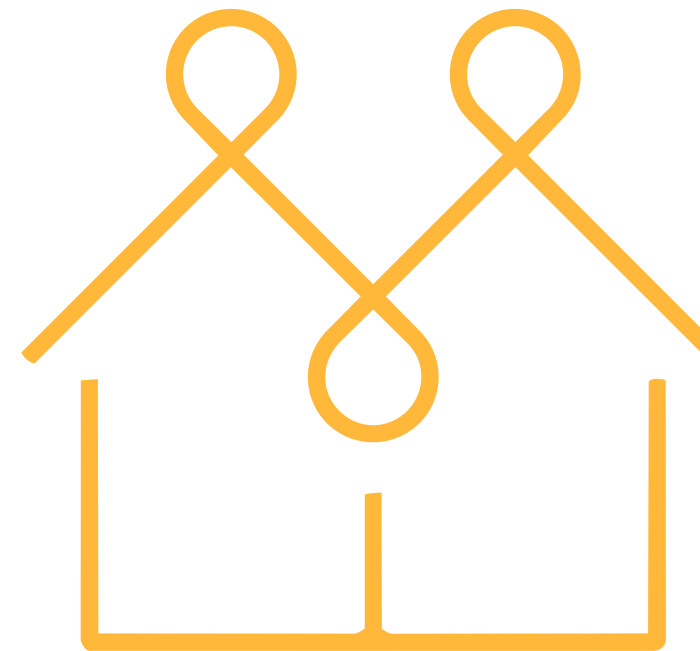


Designed for Living.

Village Green Park

Village Green Park is the heart that draws the Cadia Village Matthews community together. This dynamic, sunlit commons is where daily life unfolds. Lined with fitness studios, inviting restaurants, and outdoor patios that spill naturally onto the green, it is a place for lingering lunches, evening strolls, and shared celebration. A simple performance pavilion anchors the park, welcoming live music, movie nights, and gatherings that turn neighbors into friends. More than a destination, the green is where the rhythm of the village is felt most clearly.

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