



CHARLOTTE, NC

GALLERIA COMMONS

AVAILABLE FOR LEASE



PROJECT DETAILS

GALLERIA COMMONS • 1605 GALLERIA BLVD • AVAILABLE FOR LEASE • RETAIL

AVAILABLE SPACE

1,380 SF - Unit 150

TRAFFIC COUNTS

21,899 ADT on Monroe Road
4,394 ADT on Galleria Boulevard

PROPERTY HIGHLIGHTS

- Former Jimmy Johns available for lease
- New LED exterior lights retrofit completed (November 2025)
- Building exterior repainted in 2023
- Parking lot restriped, crack filled and seal coated in 2024
- Visible and accessible from Monroe Rd
- The center sits at a signalized intersection which serves as the Monroe Rd entrance to the Walmart-anchored Galleria Shopping Center
- High daytime population

LEASE RATE

Call to discuss



DEMOGRAPHICS

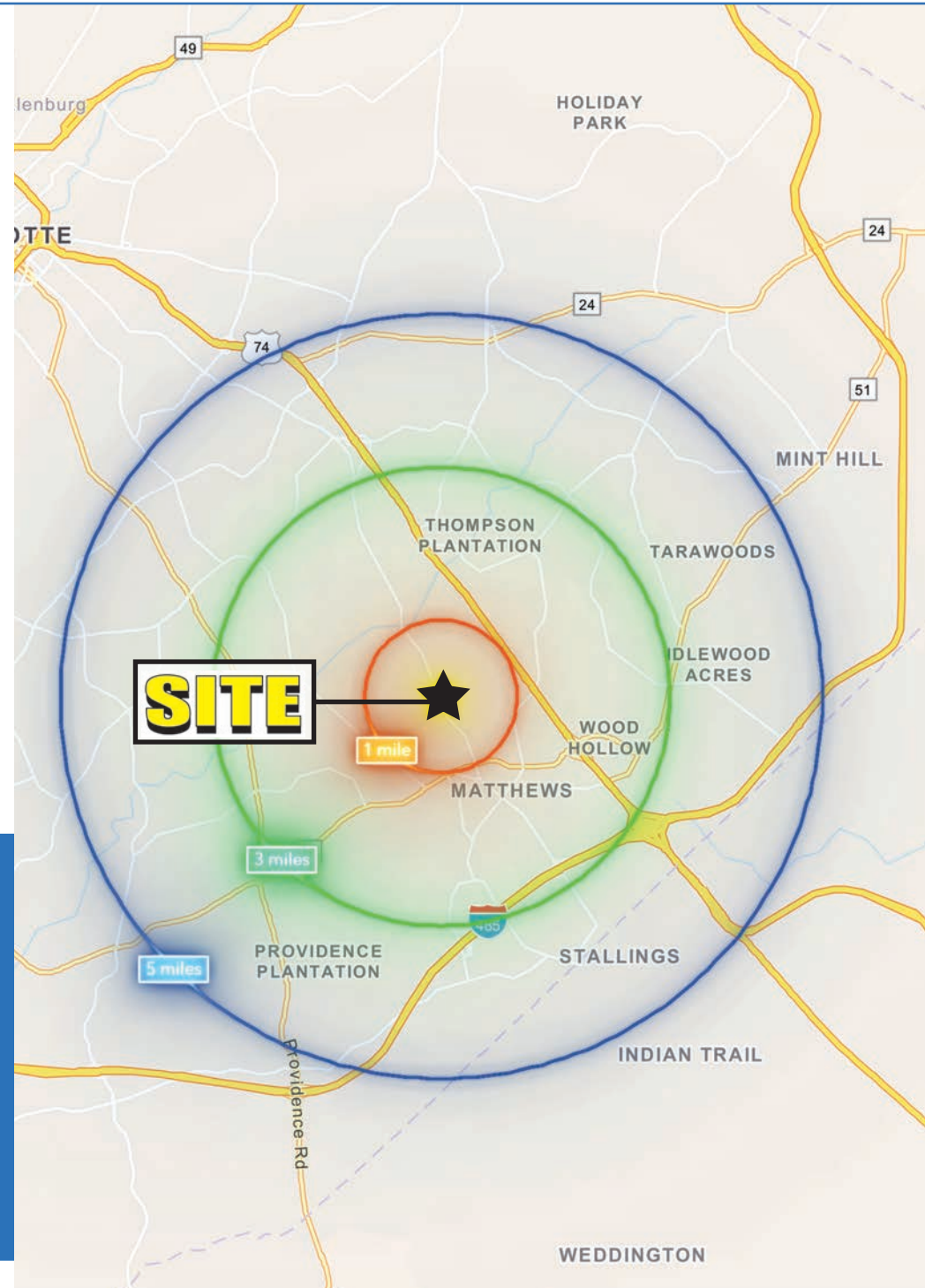
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,533	19,794	52,643



TOTAL POPULATION	5,802	75,690	201,779
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MEDIAN HH INCOME	\$103,907	\$99,803	\$102,996
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AERIAL

QUORUM
MARKETPLACE
HIBBETT **LEBO'S**
SPORTS **FAMILY DOLLAR**

74

CARMAX

Crown Point
Elementary School
647 Students

Pine Lake
Country Club

51

Greenway Park Elementary
544 Students

Atrium Health

McAlpine Creek
Park

LEBO'S
CORPORATE
OFFICE

FAIRFIELD
INN & SUITES
MARTIN

Mint Hill
Middle School
1,100 Students

Mint Hill
Elementary School
864 Students

ExtraSpace
Storage

19,722 ADT

CROWN POINT PLAZA
Burlington VCF VALUE CITY
FURNITURE
OLD TIME Pottery
NORTHERN Baby Depot
TOOL + EQUIPMENT

Harris Teeter

21,412 ADT

Walmart

TESLA

MIDAS

Advance
Auto Parts

HOODS CROSSROADS
SHOPPING CENTER
FOOD LION **DOLLAR TREE**

Matthews-Mint Hill Rd

CVS
pharmacy

Sardis Rd N

SITE

THE CROSSING
McTile Shop
PLAY IT AGAIN
SPORTS
HER BLOCK
HAVILAH
DANCE CO
MIRACLES

FAMILY DOLLAR
DISTRIBUTION
CENTER

Sam Newell Rd

Crestdale
Middle School
1,000 Students

MATTRESS FIRM

Harris Teeter

WINDSOR SQUARE
KOHL'S **ROSS** **PETSMART**
SHOE CARNIVAL DSW rue21
Office DEPOT **PLATON'S at home**
LIFETIME FITNESS **Humana**

Walgreens

SYCAMORE COMMONS
Where Creativity Happens
Starbucks **DICK'S** **five BELOW**
ME Massage Envy
Great Clips LANE BRYANT

MATTHEWS CORNERS
Marshalls **CLUBS** **Academy**
GOOD STUFF CHEAP

CYCLE GEAR

Butler
High School
1,843 Students

COURTYARD
Marriott

Target

AutoZone

Bowlero

Harris Teeter

Novant Health
Medical Center -
Matthews
157 Staffed Beds

Matthews Township Pkwy

DOWNTOWN
MATTHEWS

Matthews
Elementary School
738 Students

Public
Storage

ALDI

Elizabeth Lane
Elementary School
660 Students

31,308 ADT

24,015 ADT

AERIAL



AERIAL

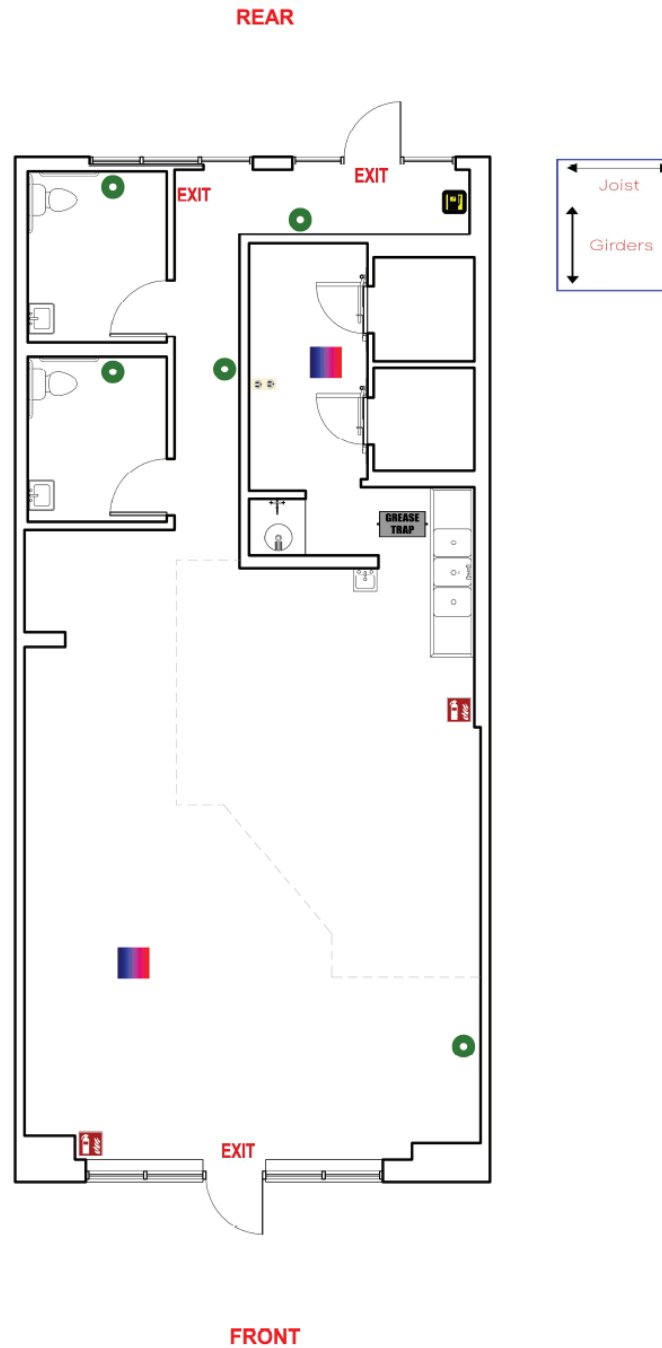


AERIAL



FLOOR PLAN

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SITE
PLAN



Monroe Rd **21,899 ADT**





NORTH CAROLINA

CHARLOTTE

Charlotte, North Carolina, is a vibrant city known for its rich history and modern development. As the largest city in North Carolina, it is a major financial hub, often referred to as the second-largest banking center in the United States. The city boasts a diverse economy with industries ranging from finance and technology to healthcare and energy. Charlotte's skyline is dotted with impressive skyscrapers, reflecting its status as a bustling urban center.

The city offers a variety of cultural attractions, including museums, theaters, and music venues. The Mint Museum, the Bechtler Museum of Modern Art, and the Levine Museum of the New South are popular destinations for art and history enthusiasts. Charlotte is also home to the NASCAR Hall of Fame, celebrating its rich motorsports heritage. The city's lively arts scene is complemented by numerous festivals and events, such as the Charlotte Film Festival and the Carolina Renaissance Festival.

Charlotte is known for its beautiful parks and outdoor spaces, providing residents and visitors with ample opportunities for recreation and relaxation. The U.S.



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1605 GALLERIA BLVD

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ATLANTA
BOSTON
CHARLESTON
LOS ANGELES
NEW YORK CITY
ORLANDO
PITTSBURGH
WEST PALM BEACH

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 **CHAINLINKS**
RETAIL ADVISORS