



PROJECT DETAILS

AVAILABLE SPACE

1,380 SF - Unit 150

TRAFFIC COUNTS

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

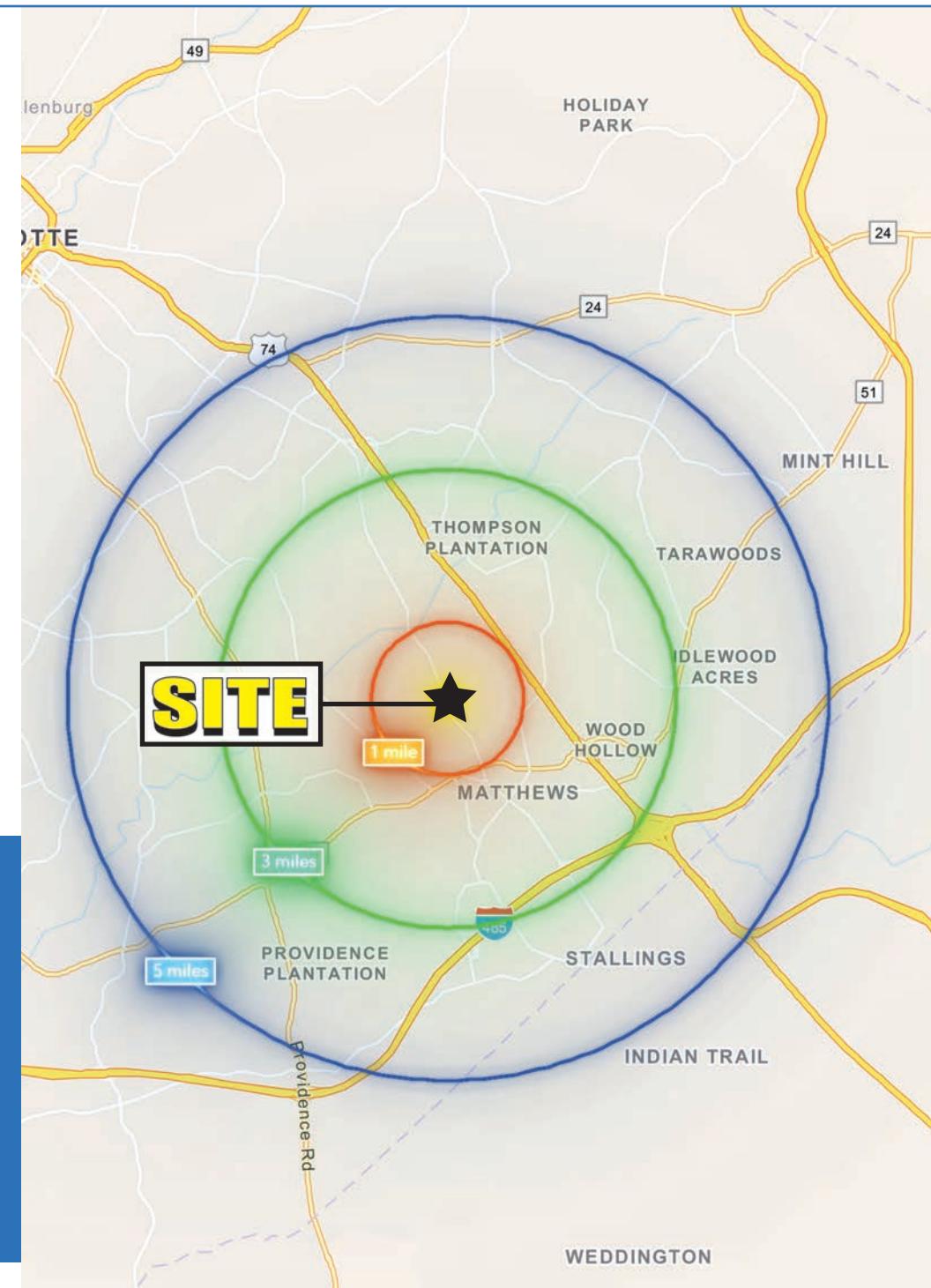
PROPERTY HIGHLIGHTS

- 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
MEDIAN HH INCOME	\$103,907	\$99,803	\$102,996



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AERIAL



AERIAL

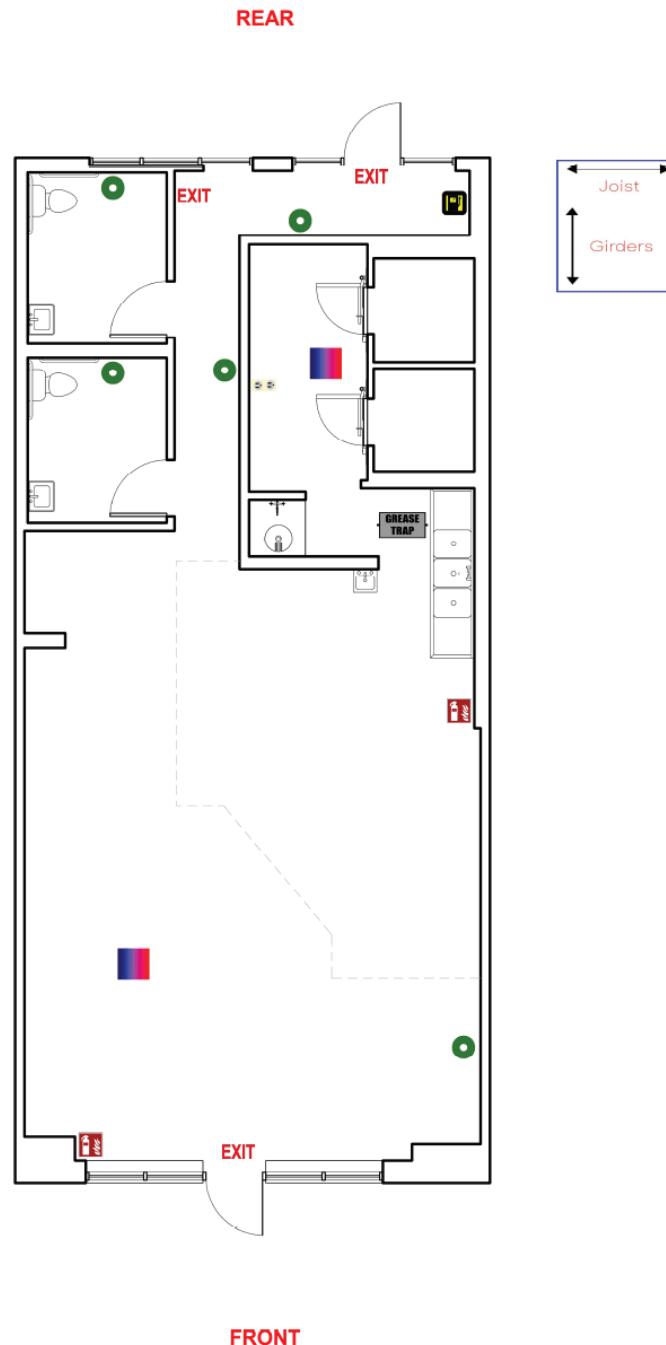


AERIAL



AERIAL





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.



CHARLOTTE, NC

1605 GALLERIA BLVD

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