

AVAILABLE FOR LEASE

I 2530 SARDIS ROAD N, CHARLOTTE, NC



**ENGEL & VÖLKERS®**



## 2ND GENERATION RESTAURANT

**SPACE**  
4,968

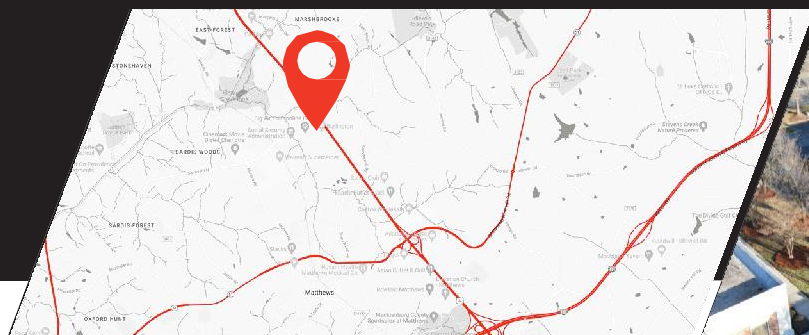
**ACRES**  
2.59

**LEASE**  
NNN

**ZONING**  
B-1 CD

**PARKING**  
102 Spaces

**AVAILABLE**  
Now



Offered at  
**\$38/SF/YR**  
+ Mod Gross

### PROPERTY FACTS

Building Type	Retail/Restaurant
Year Built	1994
Building Height	1 Stories
Building Size	4,968 SF
Building Class	B
Zoning	B-1 CD
Parking	102 Surface Parking Spots

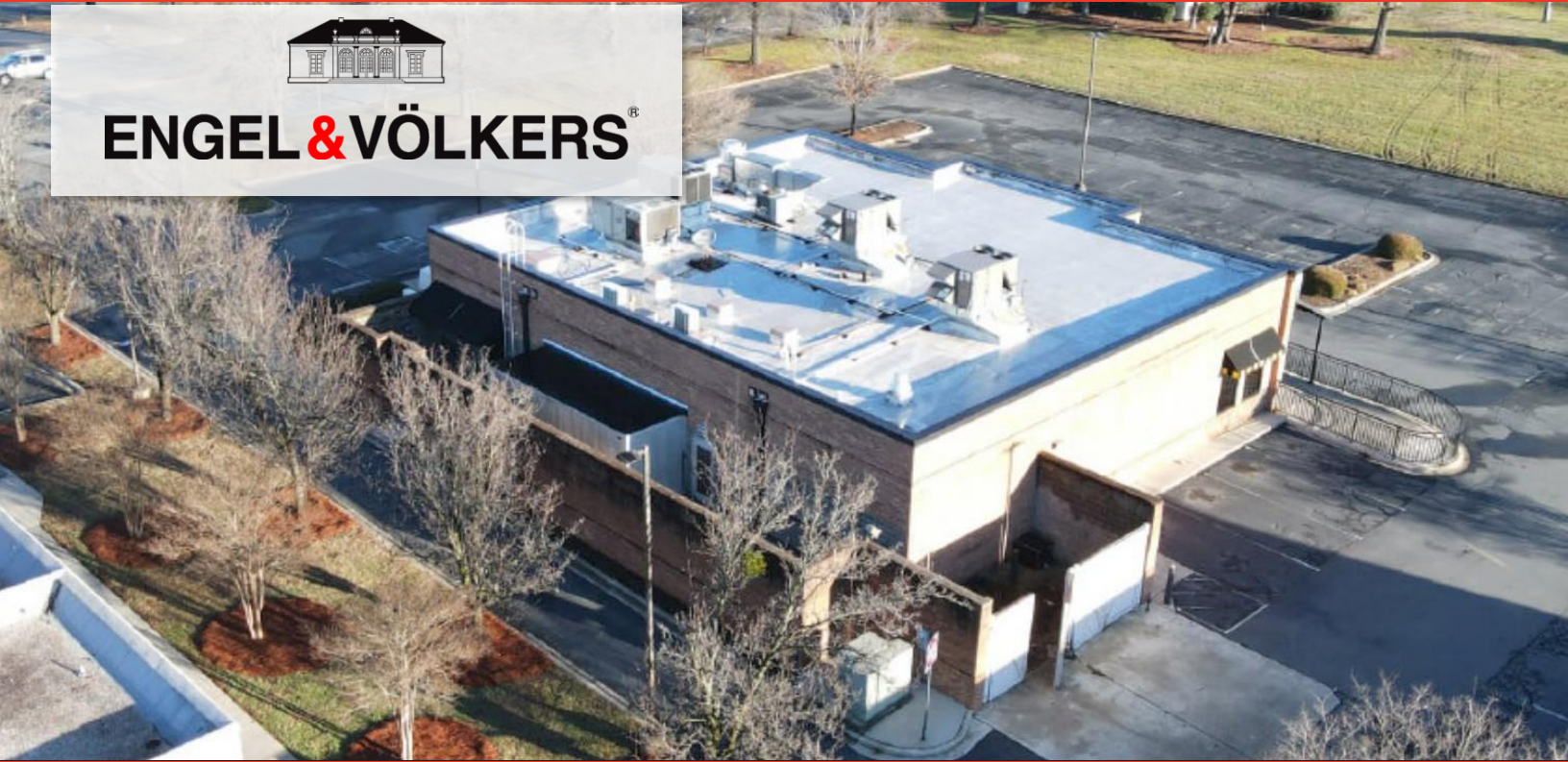
### FEATURED AMENITIES

- ✓ Signalized Corner
- ✓ Outdoor Patio
- ✓ Coolers
- ✓ Freezers
- ✓ Ample Parking





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## 2ND GENERATION RESTAURANT





# SITE PLAN & AMENITIES MAP



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## ENGEL & VÖLKERS®

### CHARLOTTE, NORTH CAROLINA

Charlotte is one of the 25 largest cities in the U.S. and the largest city in North Carolina. Nicknamed the Queen City, Charlotte and its resident county are named in honor of Charlotte of Mecklenburg-Strelitz, the queen consort of British King George III during the time of the city's founding.

Nearly 800,000 live and work in the Charlotte community and the City provides services to much of this population. The City's focus areas are Housing and Neighborhood Development, Community Safety, Transportation, Economic Development and the Environment.

Charlotte consistently ranks as one of the top growing cities and is the home to more than 10 Fortune 1000 companies, including household names such as Bank of America, Lowe's and Wachovia Corp. Charlotte is also home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center.

Other amenities that make Charlotte a great place to live and work include numerous higher learning organizations, cultural centers and

### FACTS ABOUT CHARLOTTE

- Ranks 1st among top 10 cities with the best employee engagement (Forbes)
- Ranks 2nd among 25 largest cities for most desirable place to purchase a home (Nerdwallet.com)
- Ranks 2nd in the best areas for job-seeking college graduates (Careerbliss.com)
- Is the 5th fastest growing metro from 2000-2012 of the 52 largest metro areas (US Census)
- Ranks 6th among top 10 hot cities for IT jobs in 2013 (Modis, Inc.)
- Ranks 7th among the top Spring Break destinations for families (Livability.com)
- Is one of the top 10 cities for newlyweds to live and work (Rent.com)
- Ranks 8th among the top 10 big booming cities (CNNmoney.com)
- Ranks 9th among top 50 cities with the most job openings per capita (Beyond.com)
- Is among the top 20 best cities for businesses and careers (Forbes.com)
- Ranks 9th among the top moving destinations of all cities (Penske Truck Rental)
- Is the 17th largest city in the U.S. in total population
- Is a top 10 city for urban forests (American Forests)
- Has been named "Tree City" for 33 consecutive years by the National Arbor Day foundation
- Is home of ImaginOn, the top ranked children's museum in the country (Livability.com)

### DEMOGRAPHICS & INCOME COMPARISON

2022 Summary	1 MILE	3 MILE	5 MILE
Population	6,976	72,376	205,837
Households	3,065	29,305	80,398
Families	1,574	18,723	52,238
Average HH Size	2.28	2.45	2.54
Owner Occupied Housing Units	1,107	16,758	48,583
Renter Occupied Housing Units	1,958	12,548	31,814
Median Age	33.0	38.2	38.1
Median HH Income	\$49,123	\$67,109	\$73,550
Average HH Income	\$66,790	\$99,409	\$113,764
2027 Summary	1 MILE	3 MILE	5 MILE
Population	7,230	75,243	211,423
Households	3,170	30,567	82,782
Families	1,632	19,514	53,726
Average HH Size	2.28	2.45	2.54
Owner Occupied Housing Units	1,192	17,637	50,713
Renter Occupied Housing Units	1,978	12,930	32,070
Median Age	33.0	38.6	38.4
Median HH Income	\$55,377	\$80,446	\$87,932

