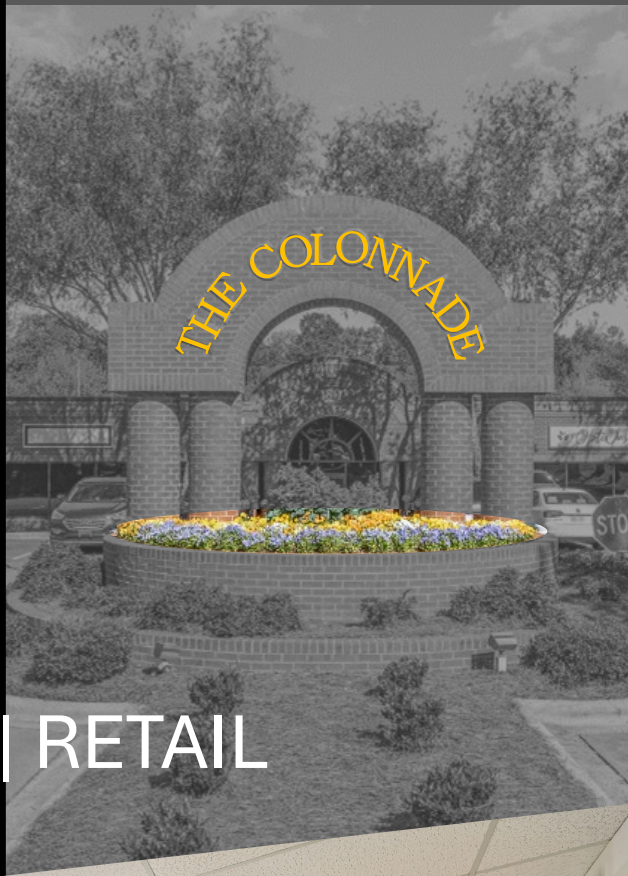
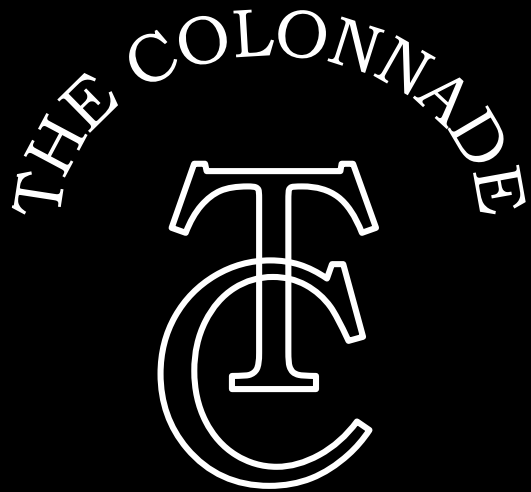


OFFICE | MEDICAL | RETAIL
FOR LEASE



Joe Franco | Broker/Owner | (704) 975-5671 | joe.franco49@icloud.com



- 500 to 5,000 SF Available
- Move-In-Ready Condition
- Restroom Renovation
- Common Area Renovation
- Individual Storefronts
- 4.2 Per 1,000 Parking
- Walkable Amenities
- Professional Landscaping
- Floor to Ceiling Glass Entry
- Conference Room Amenity

1805 & 1811 SARDIS RD N



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1819 SARDIS

Retail hard corner shadow anchored by Harris Teeter, Walmart and 52,000 square feet of class-A office

1819 SARDIS RD N

- 1,700 to 3,000 SF Available
- Retail & Medical
- Private Restrooms
- Individual Storefronts
- Wall Signage Facing Sardis
- 4.2 Per 1,000 Parking
- Walkable Amenities
- Professional Landscaping
- Floor to Ceiling Glass Entry
- 24,000 Vehicles Per Day



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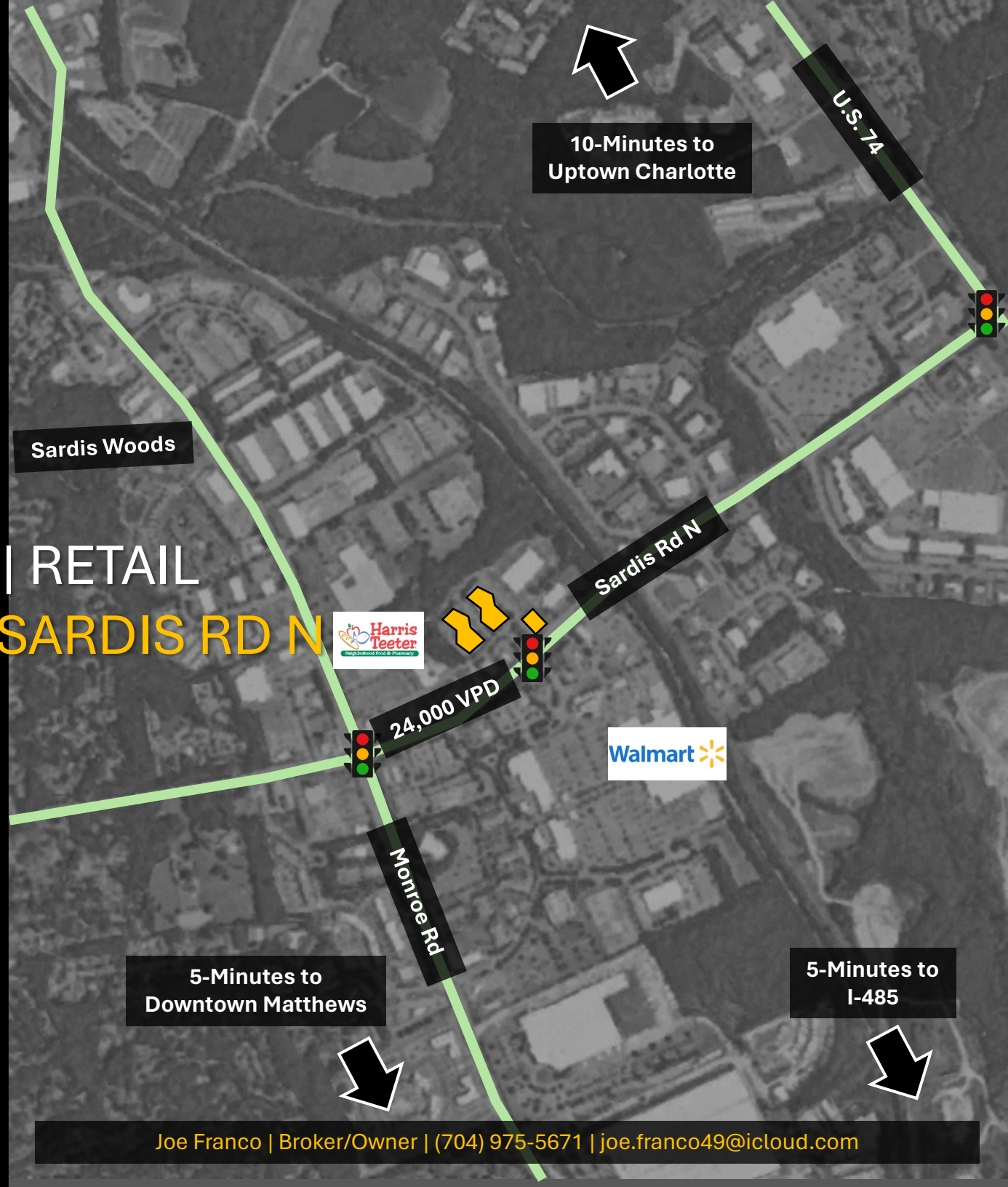


OFFICE | MEDICAL | RETAIL

1805, 1811 & 1819 SARDIS RD N

The Colonnade is adjacent to Harris Teeter anchored Sardis Crossing Shopping Center and Walmart anchored Galleria Shopping Center offering a wealth of walkable restaurants and amenities including F45 Fitness, FedEx Ship & Print, Wells Fargo, Truist, Anytime Fitness, Food Lion, Autobel, Walgreens, Sardis Dental Care, Crown Point Chiropractic, and Cinemark Bistro.

Located 1-mile from U.S. 74 and 5-miles from I-485, The Colonnade offers convenient commutes across the Charlotte region. Notable drive times include 5-minutes to I-485, 5-minutes to Downtown Matthews, 10-minutes to Uptown Charlotte, and 22-minutes to Charlotte Douglas International Airport.



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NEW ZEALAND CAFE



MI PUEBLO MEXICAN GRILL



ROYAL BIRYANI

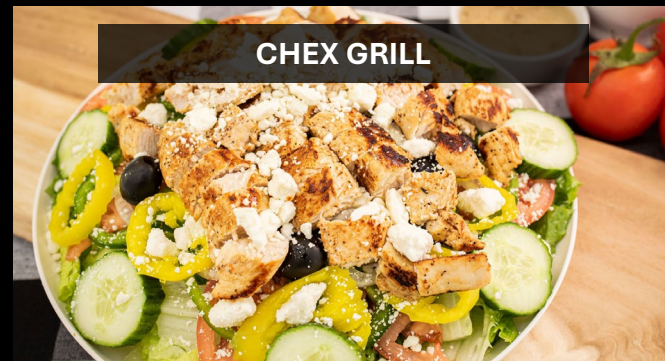


GRACE O'MALLEYS PUB



FOOD PARADISE

Notable restaurants within a 5-minute drive
 New Zealand Café | Cook Out | Wendy's | Chex Grill |
 Zaxby's | BR Café | Boardwalk Billy's | Juliana Pizza | Be-
 Em Asian | Jimmy John's | Crepe Bistro | Tony's Pizza | Mi
 Pueblo | City Barbeque | Showmars | Cracker Barrel |
 iHop | Chick-fil-a | Roponngi | Stacks Kitchen | Edge City
 Brewery | Brakeman's Coffee | Mac's Speed Shop | Grace
 O'Malleys | Jekyl & Hyde Taphouse | Seaboard Brewing |
 The Social Burger Co. | Starbucks | Chipotle



CHEX GRILL



BRAKEMAN'S COFFEE



STACKS KITCHEN



CINEMARK BISTRO



ROPPONGI RAMEN BAR



EDGE CITY BREWERY



OFFICE | MEDICAL | RETAIL

1805, 1811 & 1819 SARDIS RD N

24,000
Vehicles per day

← SARDIS RD N →
← GALLERIA →

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FOR MORE INFORMATION
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1819
SARDIS

