



1848 GALLERIA BLVD | CHARLOTTE, NC

GALLERIA SHOPPING CENTER

4,500 SF | AVAILABLE FOR LEASE



PROJECT DETAILS

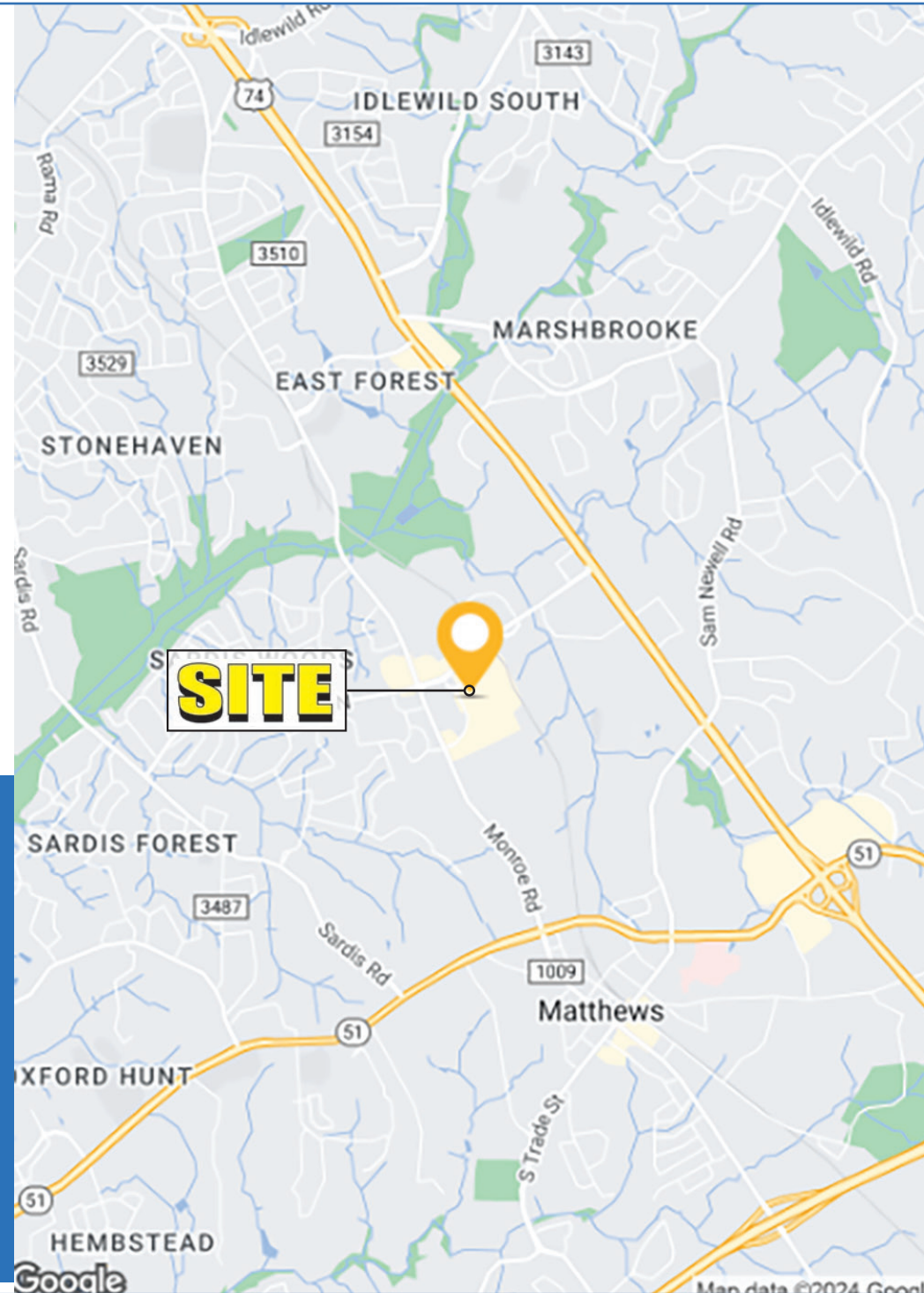
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TOTAL GLA	117,102 SF
AVAILABLE SPACE	4,500 SF - Suite 15
TICAM	\$5.84/SF
TRAFFIC COUNTS	18,000 ADT on Sardis Rd N 28,500 ADT on Monroe Rd

PROPERTY HIGHLIGHTS	• Located at the Southeast corner of Galleria Blvd and Sardis Rd N • Shopping Center retailers include Walmart, Celebree School, Activate Games, Dollar Tree, Aarons, Hibbett Sports & more • 4,500 SF available for lease
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LEASE RATE Call to discuss

COUNTY Mecklenburg



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS 2,429 30,940 80,918



TOTAL POPULATION 4,889 75,380 206,782



DAYTIME EMPLOYEES 9,871 42,637 88,320



MEDIAN HH INCOME \$78,814 \$78,567 \$82,125

SITE PLAN

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Suite	Tenant	Size
1	Brazilian Steakhouse	5,641 SF
2	Steak & Shake	3,828 SF
3	Zaxby's	3,572 SF
4-6	Centerwell Healthcare	5,450 SF
7	Galleria Dentistry	2,322 SF
8	At Lease	2,320 SF
9A	Aaron Rents	12,500 SF
9B-10	Activate Games	15,300 SF
11	Dollar Tree	10,000 SF
12	Hibbett Sports	6,200 SF
13	Sally Beauty	1,500 SF
14	Wild Birds Unlimited	2,500 SF
15	AVAILABLE	4,500 SF
16	H&R Block	1,320 SF
17	US Army/Navy Recruiting	2,640 SF
18	Shiki	3,168 SF
19	Another 9 Golf Simulator	3,095 SF
20	Subway	1,500 SF
21	BR Fair Lounge	1,320 SF
22	Charlotte Hemp & Tea	1,377 SF
23	Paola Alban Realtors	4,000 SF
24	Sky Nails	1,800 SF
25	Gleiberman's Gourmet	5,200 SF
26	Celebree School	11,500 SF
27	Diana Deli	4,205 SF
28	My Salon Suites	5,111 SF



PYLON

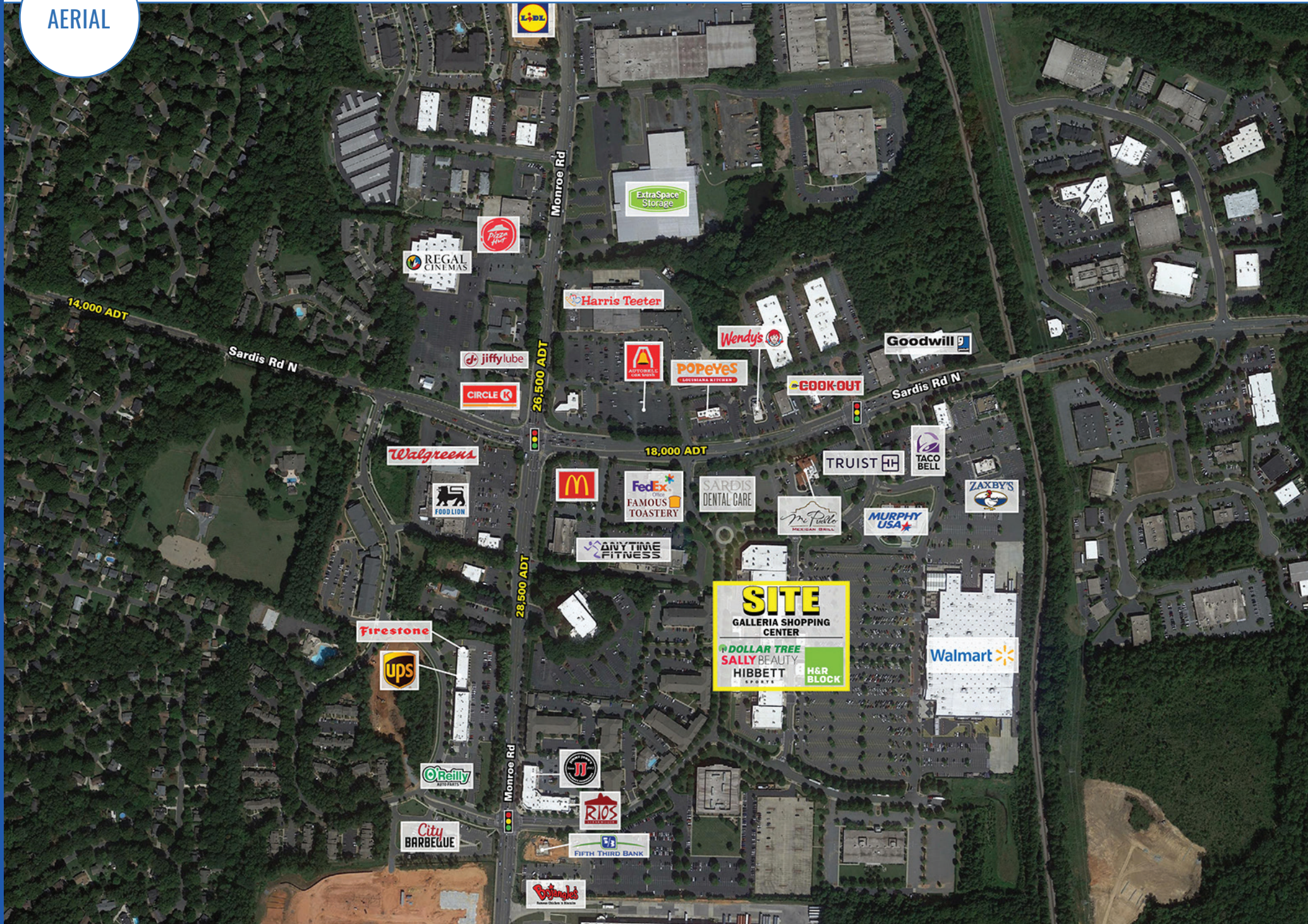
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AERIAL



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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. National Whitewater Center offers activities like rafting, kayaking, and rock climbing, while Freedom Park provides walking trails, sports fields, and picturesque picnic areas. With its combination of urban amenities and natural beauty, Charlotte is a dynamic city that continues to attract people from all walks of life.



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