



1848 GALLERIA BLVD | CHARLOTTE, NC

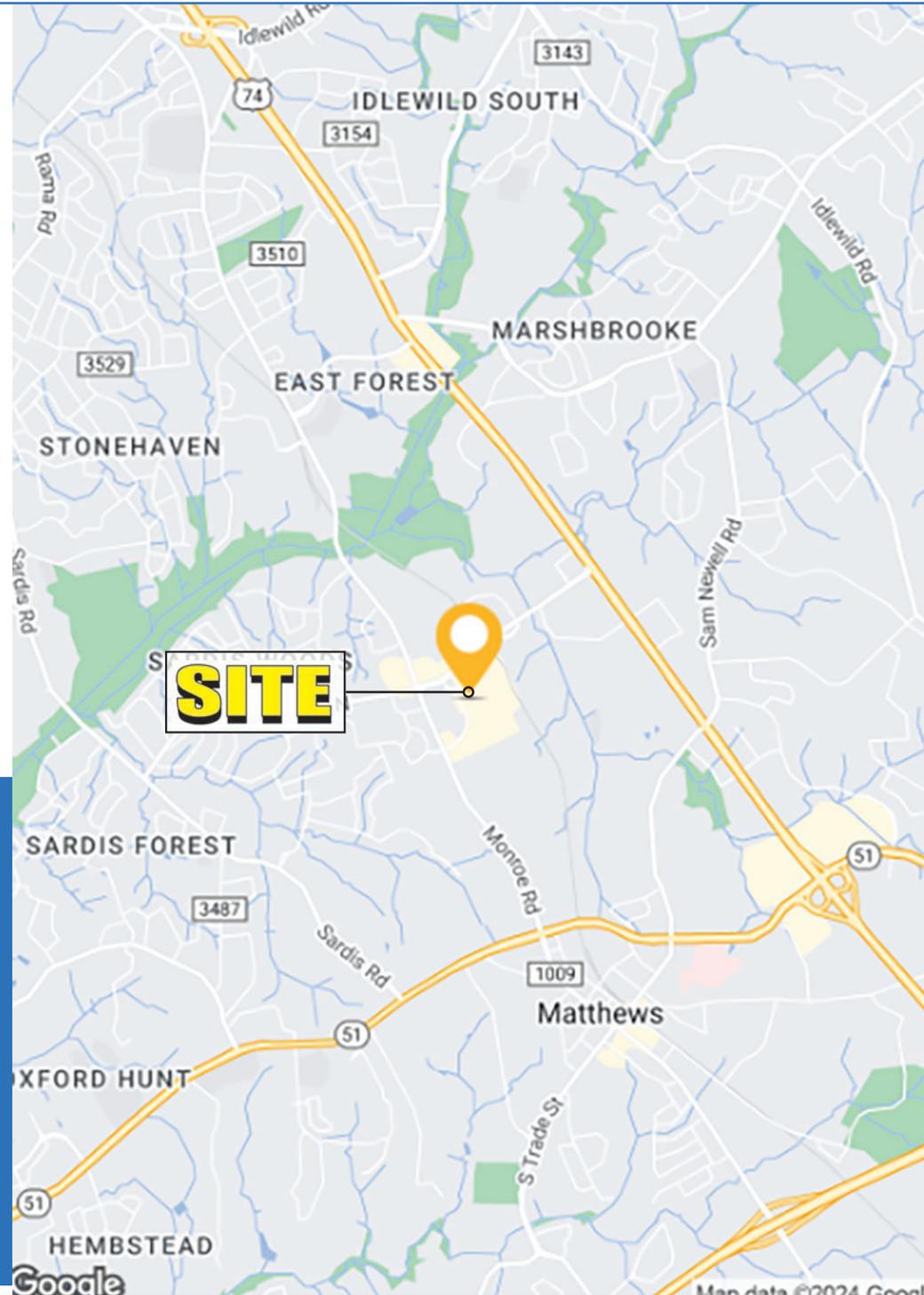
GALLERIA SHOPPING CENTER

± 3,095 SF - 4,500 SF | AVAILABLE FOR LEASE



PROJECT
DETAILS

- TOTAL GLA** 117,102 SF
- AVAILABLE SPACE** ±3,095 SF - 4,500 SF
- 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 Boulevard and Sardis Rd N
 - Nearby retailers include Walmart, Dollar Tree, Aarons, GameStop, T-Mobile, Hibbett Sports & more
- LEASE RATE** Call to discuss
- COUNTY** Mecklenburg
- MARKET** Charlotte



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,429	30,940	80,918



TOTAL POPULATION	4,889	75,380	206,782
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DAYTIME EMPLOYEES	9,871	42,637	88,320
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MEDIAN HH INCOME	\$78,814	\$78,567	\$82,125
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SITE PLAN

GALLERIA SHOPPING CENTER • ±3,095 SF - 4,500 SF | AVAILABLE FOR LEASE • RETAIL

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	AVAILABLE	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



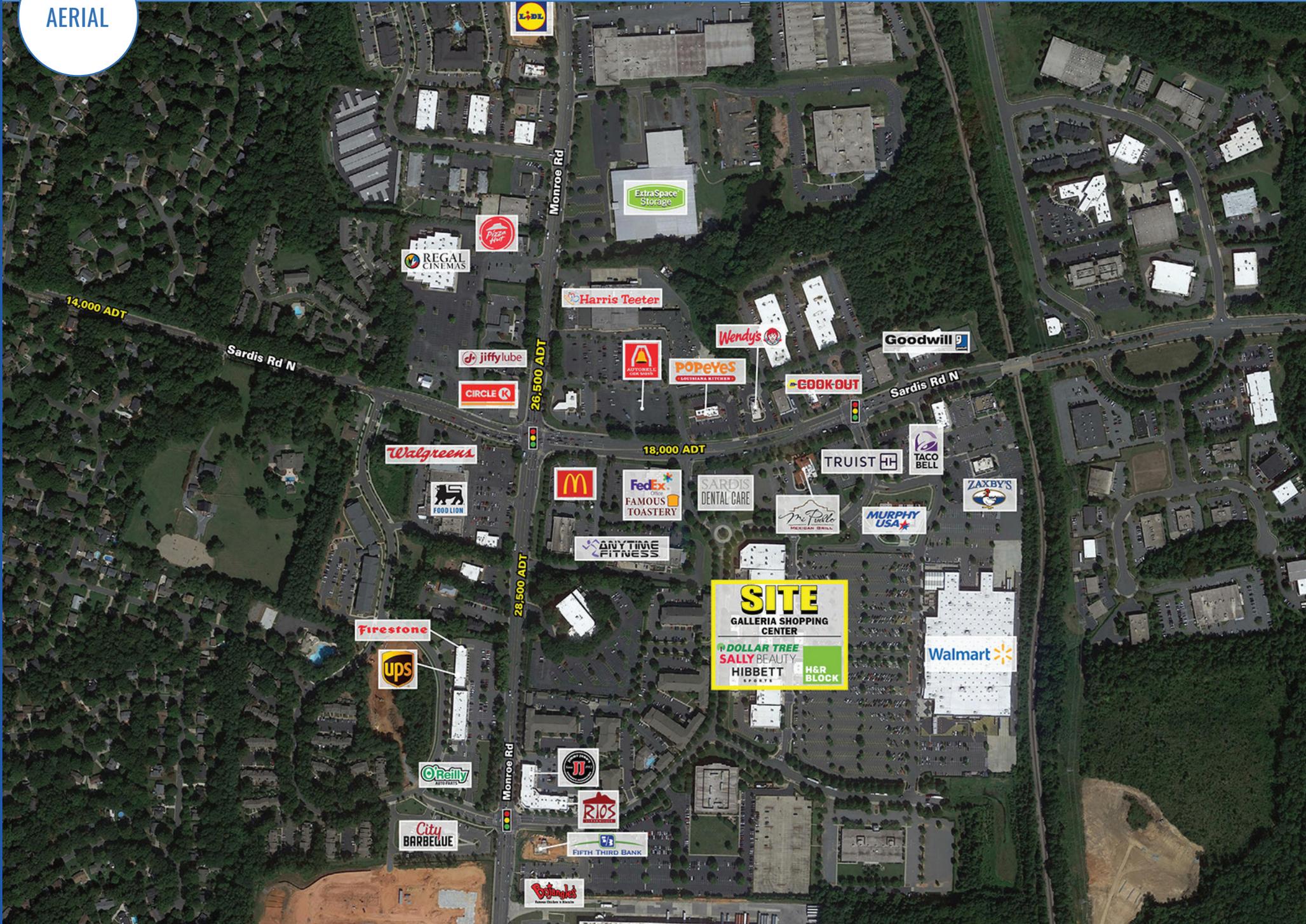
PYLON



AERIAL



AERIAL





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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JOHN VAROL

980.498.3291
JVAROL@ATLANTICRETAIL.COM



WWW.ATLANTICRETAIL.COM

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ATLANTA

BOSTON

WEST PALM BEACH

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

CHARLOTTE

CAPITOL TOWERS
4350 CONGRESS ST, SUITE 575
CHARLOTTE, NC 28209