

# FORMER ZAXBYS DRIVE-THRU QSR FOR SALE/LEASE IN CHARLOTTE GALLERIA SHOPPING CENTER 1930 SARDIS ROAD, CHARLOTTE NC 28270



## PROPERTY DETAILS

- Size: 3,521 SF
- Acreage: 1.00
- Zoning: CC (Community Center)
- PID: 19310134
- Price/Lease Rate: \$1,900,000 or \$40 Per SF NNN

## PROPERTY HIGHLIGHTS

- Turnkey 2nd-Generation Restaurant w/ Hood & Grease Trip, Walk-In Freezer & Cooler
- 6,000+ VPD on Sardis Rd N | 57,000+ VPD on Independence Blvd
- Adjacent Retailers Include Walmart, Steak 'N Shake, Taco Bell, Popeyes & Walgreens
- FF&E Included, Plentiful Parking & Drive-Thru In High Demand Area of Charlotte

## BROKER CONTACT

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[www.QueenCityCRE.com](http://www.QueenCityCRE.com)

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|                            | 2 MILES   | 5 MILES   | 10 MILES  |
|----------------------------|-----------|-----------|-----------|
| 2024 POPULATION            | 31,766    | 201,998   | 737,250   |
| 2029 POPULATION PROJECTION | 33,543    | 213,167   | 786,907   |
| AVG HOUSEHOLD INCOME       | \$87,715  | \$109,750 | \$111,354 |
| MEDIAN HOME VALUE          | \$312,748 | \$369,357 | \$375,998 |
| ANNUAL GROWTH 2024-2029    | 1.1%      | 1/1%      | 1.3%      |

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