

RETAIL SPACE FOR SALE

1930 SARDIS ROAD N
CHARLOTTE, NC 28270

Turnkey Drive-Thru Restaurant For Sale

3,441 SF former Zaxby's situated on 1.0
acres, ready for immediate occupancy

Colliers

**Seller Financing
Available**

Contact Broker For Price

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TURNKEY QSR OPPORTUNITY **FOR SALE**

Rare opportunity to purchase a 3,441 SF free-standing restaurant with drive-thru (former Zaxby's) on 1.0 acre in a desirable Charlotte retail destination. Located adjacent to Walmart and surrounded by established QSR operators, the property features a drive-thru, 45+ parking spaces, walk-in cooler and freezer, existing kitchen hoods, and 13'-6" exposed ceilings.

Recent capital improvements include four new HVAC units and a recently resealed roof with a 10-year warranty, making this an exceptional plug-and-play opportunity for restaurant users seeking immediate occupancy.

This turnkey restaurant opportunity provides an ideal setup for QSR, fast-casual, or drive-thru users seeking a high-traffic location in the sought-after Sardis Road trade area.

- 3,441 SF Restaurant w/ Drive-Thru
- Adjacent to Walmart and several QSR's
- Just off Sardis Road N (29,329 VPD)
- Seller Financing Available

AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles
2026 Population	7,480	75,077	208,774
2031 Projected Population	8,158	77,244	214,728
Daytime Population	14,395	78,621	199,456
Median Age	35.9	39.3	38.9
Avg. Household Income	\$100,672	\$136,840	\$159,545

PROPERTY SPECIFICATIONS

	Address	1930 Sardis Road N Charlotte, NC 28270
	Mecklenburg County PIN	19310134
	Building Size	3,441 SF
	Lot Size	1.0 Acre
	Parking Spaces	45+
	HVAC	26.5-Tons (4) 1-Year-Old Units in Excellent Condition
	Roof	10-Year Warranty, Recently Resealed in Excellent Condition
	Drive-Thru	Yes
	Walk-In Cooler	Yes (71 SF)
	Walk-In Freezer	Yes (98 SF)
	Hoods	(1) 12' x 2.5' (1) 4' x 2.5'
	Exposed Ceiling	13'-6" Height
	Price	Contact Broker

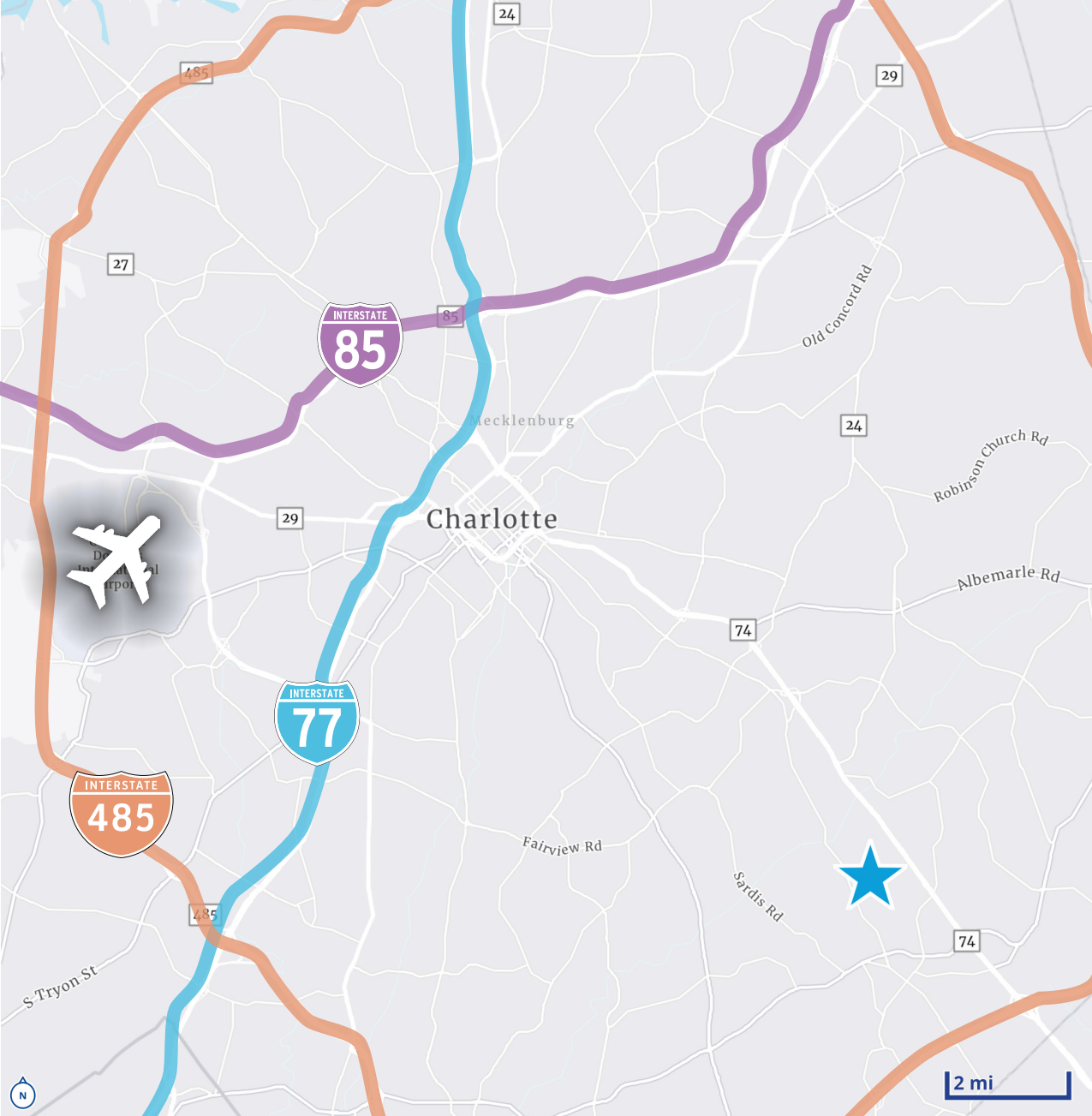


Join An Established Retail Corridor

LOCATED IN THE VIBRANT MATTHEWS SUBMARKET, 1930 SARDIS RD N IS SITUATED NEAR NATIONAL QSR'S & TRAFFIC-DRIVERS INCLUDING WALMART



In the Matthews Submarket



Location Highlights



105 MPI

OF CONSUMERS FREQUENTLY
PURCHASING FAST FOOD

HIGH TRAFFIC LOCATION

Located along high traffic corridors, with 29,329 VPD on Sardis Rd N and 27,779 VPD on nearby Monroe Rd.



29,329 VPD
ON SARDIS RD N ROAD



91.3%

VISITED FAST-FOOD RESTAURANTS/
DRIVE-THRUS IN PAST 6 MONTHS

CONSUMER BEHAVIOR

41.4% of the 1-mile population visit fast food or drive-thru restaurants at least **9 times** per **30 days**, giving this location a 105 MPI (Market Potential Index) in this category.



\$121,605

AVERAGE HOUSEHOLD INCOME

MATTHEWS, NC

Matthews is a vibrant neighborhood known for its small-town charm, walkable downtown district, and strong mix of local businesses, dining, and residential neighborhoods

CONSUMER SPENDING

In 2026, consumers within a 1-mile radius of 1930 Sardis Rd N spent almost \$15M on eating out.



\$14,917,393

SPENT ON FOOD AWAY FROM HOME

STRONG DRIVE-THRU DEMAND

With nearby national QSRs including McDonalds, Taco Bell, and Steak & Shake, enjoy a consumer base who purchase from drive-thru restaurants.



Easy Access
FROM MULTIPLE ACCESS POINTS

EASY INGRESS & EGRESS

With multiple points of access and located near the lighted intersection of Sardis Rd N and Monroe Rd, this location offers customers easy accessibility.

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