



1848 GALLERIA BLVD | CHARLOTTE, NC

GALLERIA SHOPPING CENTER

2,320 SF - 4,500 SF | AVAILABLE FOR LEASE



PROJECT DETAILS

GALLERIA SHOPPING CENTER • 2,320 SF - 4,500 SF | AVAILABLE FOR LEASE • RETAIL

TOTAL GLA 117,102 SF

AVAILABLE SPACE 2,320 SF - 4,500 SF

TICAM \$5.84/SF

TRAFFIC COUNTS
18,000 ADT on Sardis Rd N
28,500 ADT on Monroe Rd

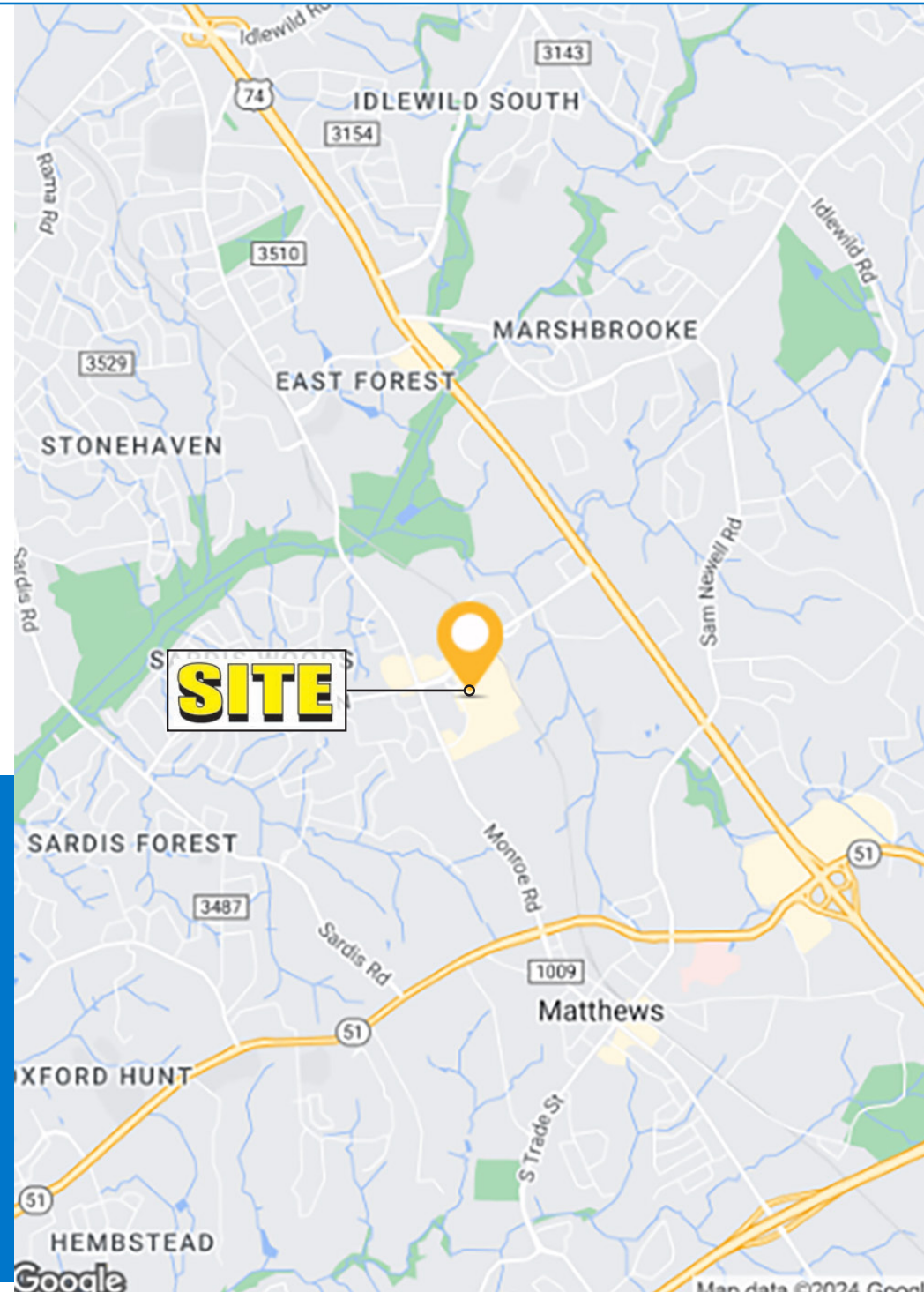
PROPERTY HIGHLIGHTS

- 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 |
|------------------|-------|--------|---------|



| | | | |
|-------------------|-------|--------|--------|
| DAYTIME EMPLOYEES | 9,871 | 42,637 | 88,320 |
|-------------------|-------|--------|--------|



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

SITE PLAN

| 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 | AVAILABLE | 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

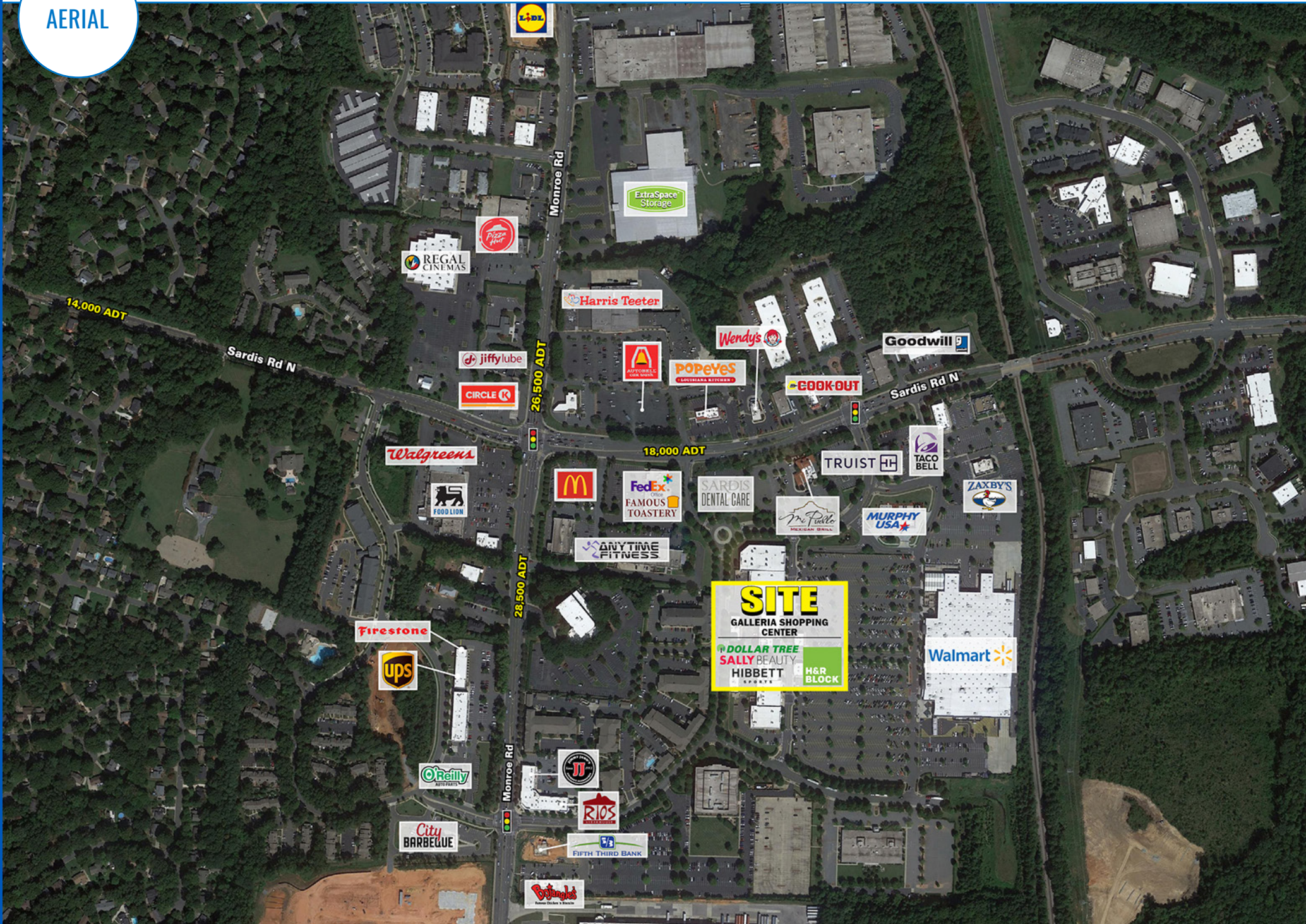


AT LEASE



SITE
2,320 SF

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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