

Available
Retail for Lease



Galleria Village

1620 Sardis Road North | Charlotte, NC 28270

ABOUT:

Galleria Village is a +/- 34,690 SF shopping center located at the lighted intersection of Sardis Road North and Monroe Road, a highly traveled intersection with traffic counts averaging 27,500 VPD. The shopping center houses a diverse mix of service-oriented and retail businesses including a new Famous Toastery and FedEx. The center is adjacent to a McDonalds and Rite Aid and is within close proximity to a Walmart Supercenter, Harris Teeter, Food Lion and numerous other retailers. The site is conveniently located just 1.5 miles from East Independence Boulevard/Hwy 74, a major Charlotte thoroughfare.

SITE ATTRIBUTES:

- +/- 34,690 SF Shopping Center
- +/- 1,300 SF & 4,875 SF Available
- Parking: 157 Spaces
- Zoning: I-1
- Acreage: 6.01 Acres
- Year Built: 1998



Demographics	1 Mile	3 Miles	5 Miles
Total Population	5,949	85,081	229,034
Total Households	2,632	31,464	82,362
Daytime Employees	3,326	33,660	72,529
Average HH Income	\$78,020	\$86,593	\$90,551
Traffic Counts: Monroe Road ~ Est. 33,000 VPD			
Sardis Road North ~ Est. 22,000 VPD			





Suite	SF	Tenant
1	6,000	FedEx
2	2,040	Custom Home Pubs, LLC
3	1,200	Strands Salon N' Spa
4	4,000	Famous Toastery
5	3,250	Boardwalk Billy's Sardis Road
6	2,600	A&A International Food
7	1,300	AVAILABLE - Second Generation Barber Shop

Suite	SF	Tenant
8	1,300	Pet Pawradise
9	1,950	MaxLiving
10	1,300	Passion Food Catering
11	975	V Nails
12	4,875	AVAILABLE
13	3,900	Jiu Jitsu



JOSH BEAVER | The Nichols Company | (O) 704.373.9797 | (F) 704.373.9798
 Josh@thenicholscompany.com | www.thenicholscompany.com | 1204 Central Avenue, Suite 201 Charlotte, NC 28204