

±4,000 SF
AVAILABLE FOR LEASE



GALLERIA VILLAGE

1636 - 1640 Sardis Rd N, Charlotte, NC 28270

Outstanding Leasing Opportunity 

GALLERIA VILLAGE | ±4,000 SF AVAILABLE NOW



THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

PROPERTY DETAILS

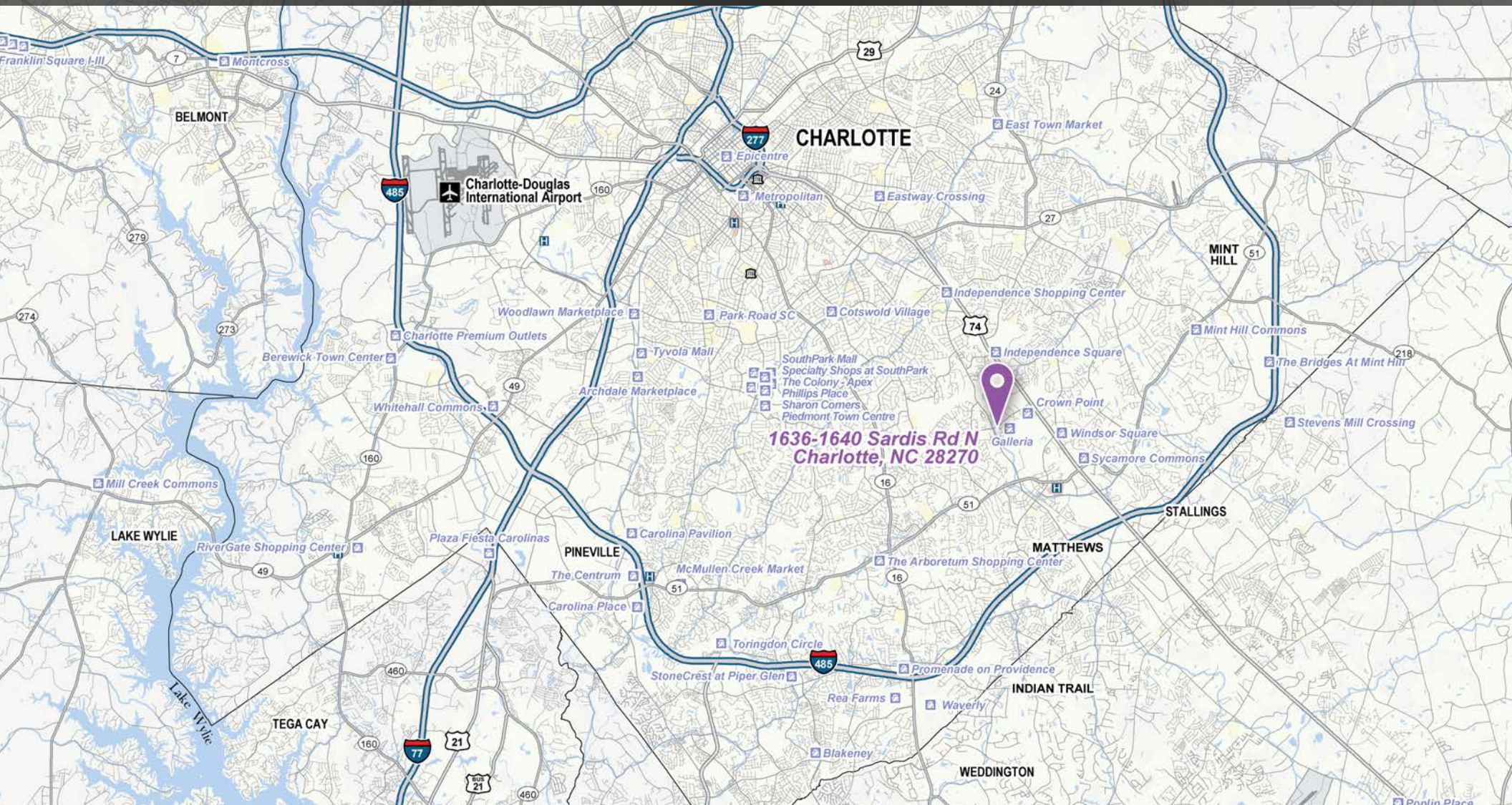
DEMOGRAPHICS

(1) Space Available:

- **Unit 4: $\pm 4,000$ SF**
- **Former 'Famous Toastery'**
- **Turn-Key 2nd Generation Restaurant Space**

High-Traffic area located 1-mile from US-74 (52,000 VPD) with major retail surrounding: Cinemark Movie Bistro, Walmart, Harris Teeter, Food Lion & Lidl Grocery.

RADIUS	1 MILE	3 MILE	5 MILE
2023 Population	5,598	74,350	207,383
2023 Avg. Household Income	\$111,654	\$113,128	\$127,157
2023 Total Households	2,685	30,380	81,182
2023 Daytime Population	12,344	77,507	187,620



MARKET OVERVIEW

Charlotte, North Carolina

Charlotte is consistently ranked among the nation's top destinations and remains one of the fastest growing cities and regions in the United States - In 2022, Charlotte had the 5th largest population increase in the US. With a population of more than 2.79 million, the Charlotte CBSA offers all of the advantages and amenities of big city life with easily accessible recreational opportunities and a growing employment base (2022-2023, +4.6% YOY Employment Growth). The Charlotte Metro Region was recently named by Forbes as the #1 Metropolitan area in the United States for Housing Growth (2023). Multifamily deliveries in 2022 totaled 8,702 Units and effective rent growth of 4.1% (YOY). In 2023, Charlotte continues to boast a low cost of living below the national average; attracting talented, educated, young professionals to the city.

Located in the Piedmont region of North Carolina, Charlotte is two hours east of the Appalachian Mountains and three hours west of the Atlantic Ocean, providing residents with access to some of the highest-rated mountain attractions and beaches in the nation. Charlotte's strategic location makes the area only a two-hour plane ride from more than 53% of the U.S. population. Charlotte Douglas International Airport provides more than 700 daily nonstop flights to 165 destinations.

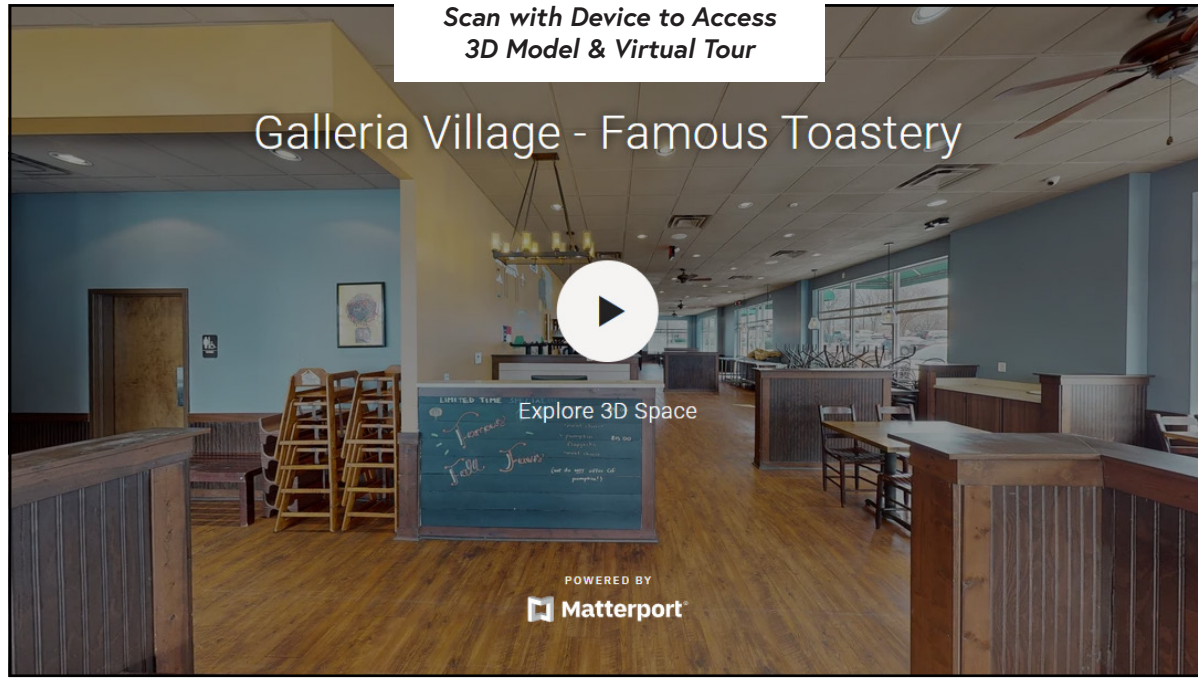
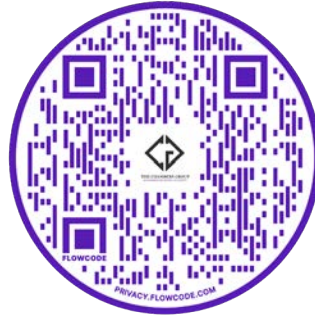


SITE PLAN

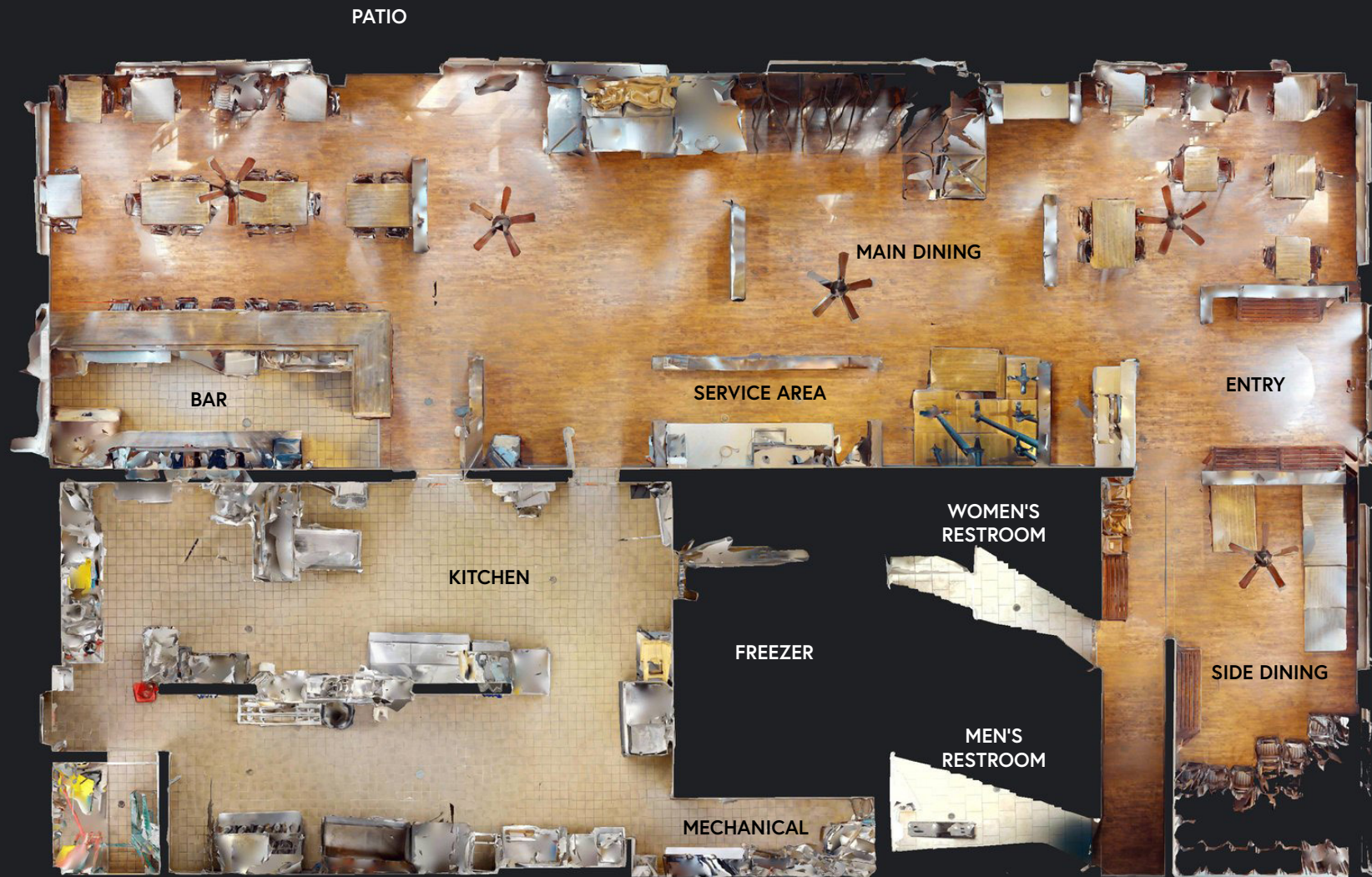
TENANT ROSTER		
UNIT	TENANT	SIZE
1A	FedEx	± 3,000 SF
1B	Negotiating Lease	± 3,000 SF
2	Custom Home Pubs	± 2,040 SF
3	Studio 114	± 1,200 SF
4	AVAILABLE	± 4,000 SF
5	Boardwalk Billy's	± 3,250 SF
6	A&A International Food	± 2,600 SF
7	Z's Tobacco	± 1,300 SF
8	Romeo & Juliet	± 1,300 SF
9	Max Living	± 1,950 SF
10	Passion Food Catering	± 1,300 SF
11	V Nails	± 975 SF
12	Anytime Fitness	± 4,875 SF
13	Jiu Jitsu	± 3,900 SF



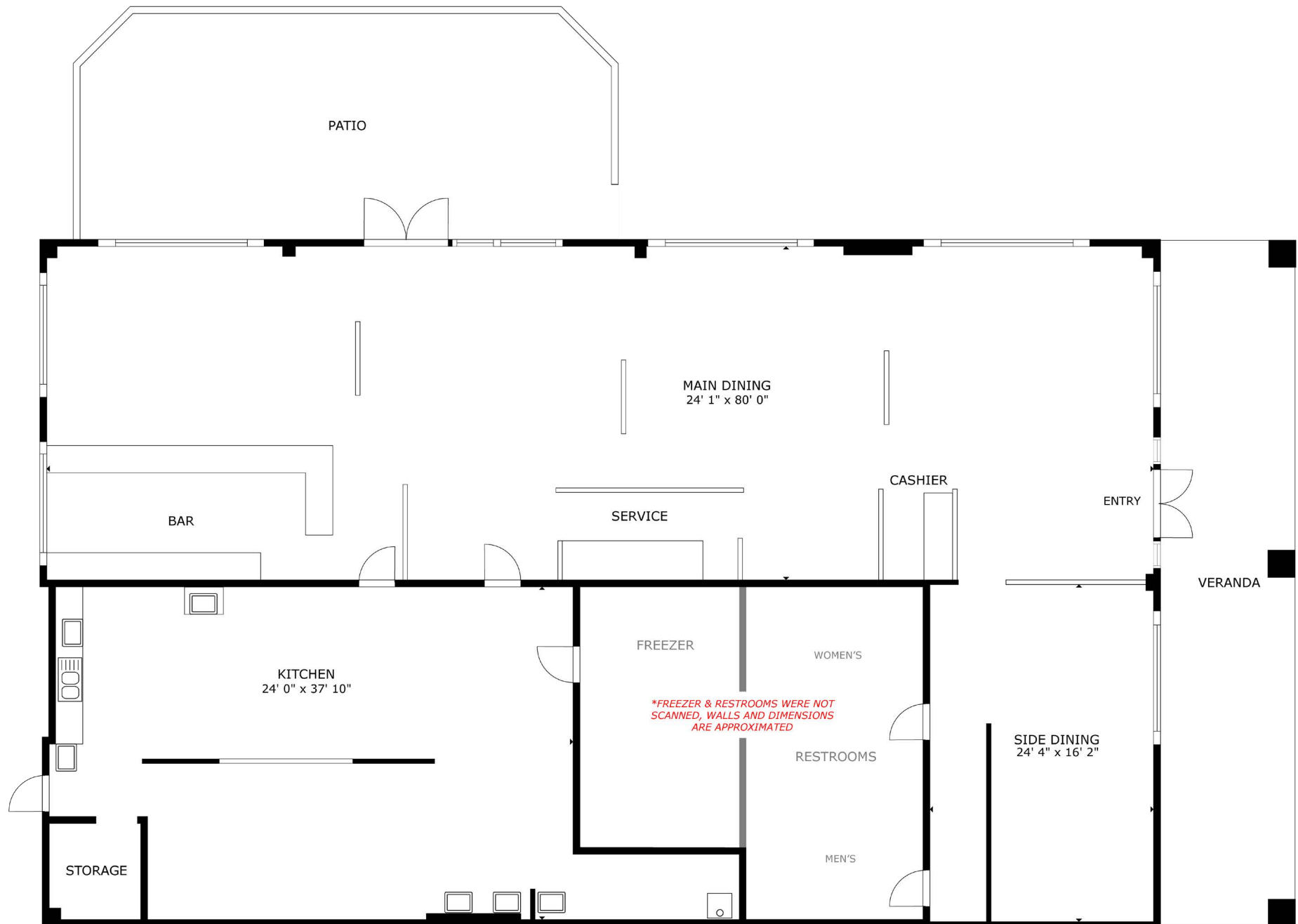
MATTERPORT 3D MODEL & VIRTUAL TOUR - UNIT 4



3D FLOOR PLAN - UNIT 4 (FAMOUS TOASTERY)



SCHEMATIC FLOOR PLAN - UNIT 4 (FAMOUS TOASTERY)



Sizes and Dimensions shown are approximate and were derived using Matterport 3D Scanning. Actual sizes and dimensions may vary.

PHOTO GALLERY - UNIT 4 (FAMOUS TOASTERY)

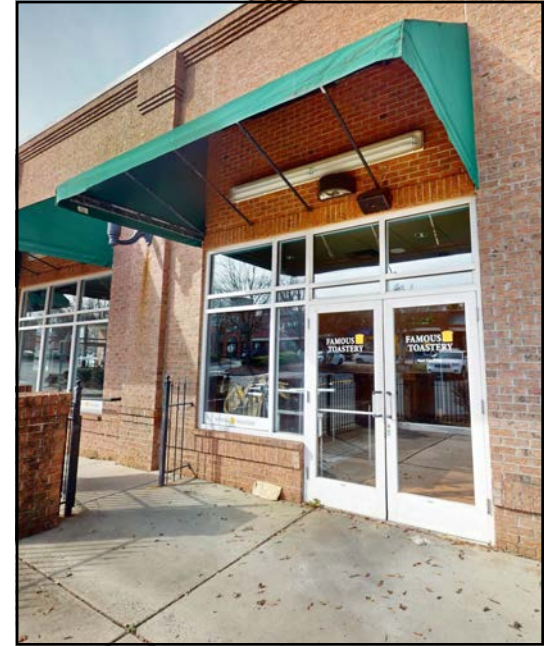


PHOTO GALLERY - UNIT 4 (FAMOUS TOASTERY)



AERIAL





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