

±3,900-5,000 SF AVAILABLE FOR LEASE



GALLERIA VILLAGE

1636 - 1640 Sardis Rd N, Charlotte, NC 28270

PROPERTY DETAILS

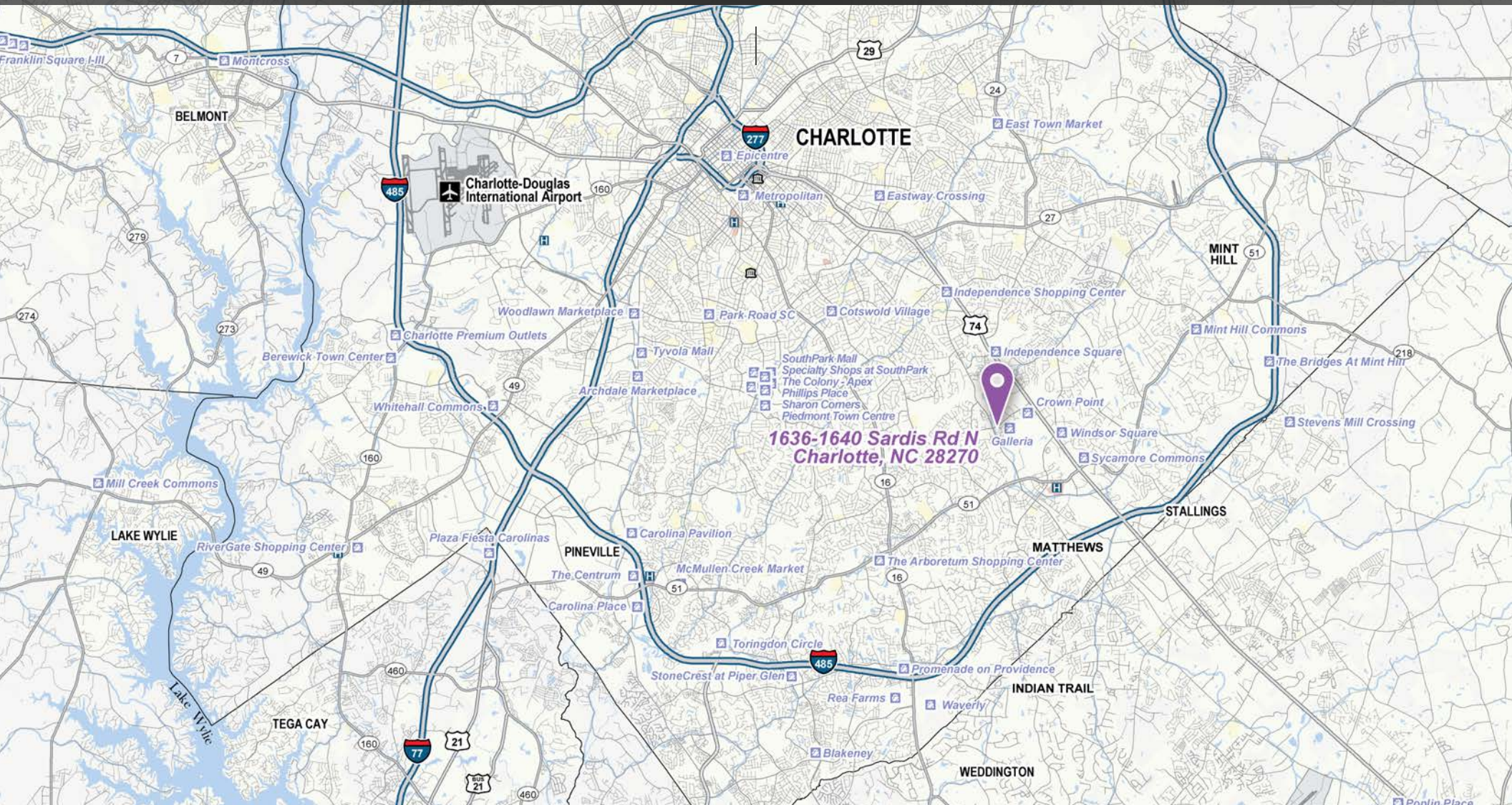
1 Space Available

- Unit 13: ±3,900-5,000 SF
- Former “Jiu Jitsu”^{NT}
- Retail Endcap

DEMOGRAPHICS

Demographics

Galleria Village	HARRISBURG	1-Mile	3-Mile	5-Mile
2025 Total Population		5,644	73,262	208,551
2025 Total Daytime Population		12,712	78,480	194,238
2025 Total Households		2,783	30,616	83,322
2025 Median Household Income		\$97,245	\$95,911	\$100,537



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.



Galleria Village Site Aerial



Sardis Rd N **19,000 VPD**

30,000 VPD



Sardis Dental Care



The Crest at Galleria Apartments

Galleria Shopping Center



AERIAL



DOWNTOWN CHARLOTTE
± 7.75 MILES NW

DOWNTOWN MATTHEWS
± 1.5 MILES SE

Crown Point Plaza

- Burlington Pottery
- OLD TIME Pottery
- BUFFALO WILD WINGS
- NORTHERN TOOL & EQUIPMENT
- VCH VALUE CITY FURNITURE
- DISCOUNT TIRE
- Big Air

Galleria

- Walmart
- GameStop
- DOLLAR TREE
- SALLY BEAUTY

Windsor Square

- at home
- PET SMART
- ROSS
- SHOE CARNIVAL
- Office DEPOT
- DSW
- KOHL'S
- Once Upon a Child

The Crossing

- planet fitness
- The Tile Shop

Sycamore Commons

- LOWE'S
- Costco
- OLD NAVY
- DICK'S
- Michael's
- lanebryant
- five BE'W
- BEST BUY
- WORLD MARKET

Matthews Festival

- THE HOME DEPOT
- Harris Teeter
- MOD
- CHOPRA
- BRUEGGER'S BAKERS

Matthews Corner

- Academy
- HOBBY LOBBY
- Marshalls
- CLUBS OUTLET

NOVANT HEALTH MATTHEWS MED. CTR.
146 beds

TARGET

KIRKLAND'S

INNER PEAKS

AMF

Elevation

COURTYARD

MARSHALLS

MATTHEWS

Bounce U

L-3-DL

movie bistro

17,000 VPD

FOOD LOAN

Galleria Village

McDonald's

BOARDWALK BULLY'S

ANYTIME FITNESS

FedEx

Family Dollar Distribution Ctr

27,500 VPD

ALDI

37,500 VPD

14,500 VPD

30,500 VPD

23,500 VPD

21,000 VPD

23,500 VPD

52,500 VPD

13,000 VPD

56,000 VPD

56,000 VPD

29,500 VPD

15,000 VPD

8,700 VPD

20,000 VPD

20,000 VPD

24,000 VPD

7,300 VPD

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SITE PLAN

TENANT ROSTER		
UNIT	TENANT	SIZE
1A	FedEx	± 3,000 SF
1B	Mother of Dragons	± 3,000 SF
2	Custom Home Pubs	± 2,040 SF
3	Studio 114	± 1,200 SF
4	Wakey Wakey	± 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	Rockfield Pet Spa	± 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	AVAILABLE	± 3,900 -5,000 SF



MONROE RD - 27,500 VPD

SARDIS RD N - 23,500 VPD



UNIT 13: ±3,900 SF

CONTACT FOR LEASING DETAILS

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness. Traffic Count data from 2017 & 2020 NCDOT Records



**SUITE #13
±3,900 SF**

**ADDITIONAL SIGNAGE
OPPORTUNITY**

1636

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