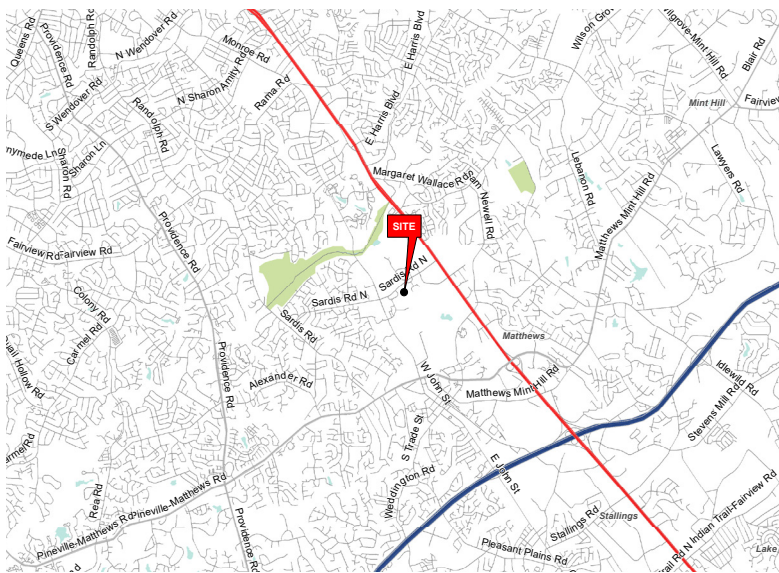




GALLERIA SHOPPING CENTER

GALLERIA BLVD. & SARDIS ROAD N. | CHARLOTTE, NC 28270



LEASE INFORMATION

RATE:	Please Call
TICAM:	\$5.84 / SF
SIZE:	± 107,504 SF Total Property ± 1,320 SF - 20,000 SF Available

PROPERTY DESCRIPTION

The center is located at the southeast corner of Galleria Boulevard and Sardis Road North, Charlotte, NC. The retailers at this center include Walmart, Off Broadway Shoes, Dollar Tree, Party City, Cato, Game Stop, Sprint Wireless & More.

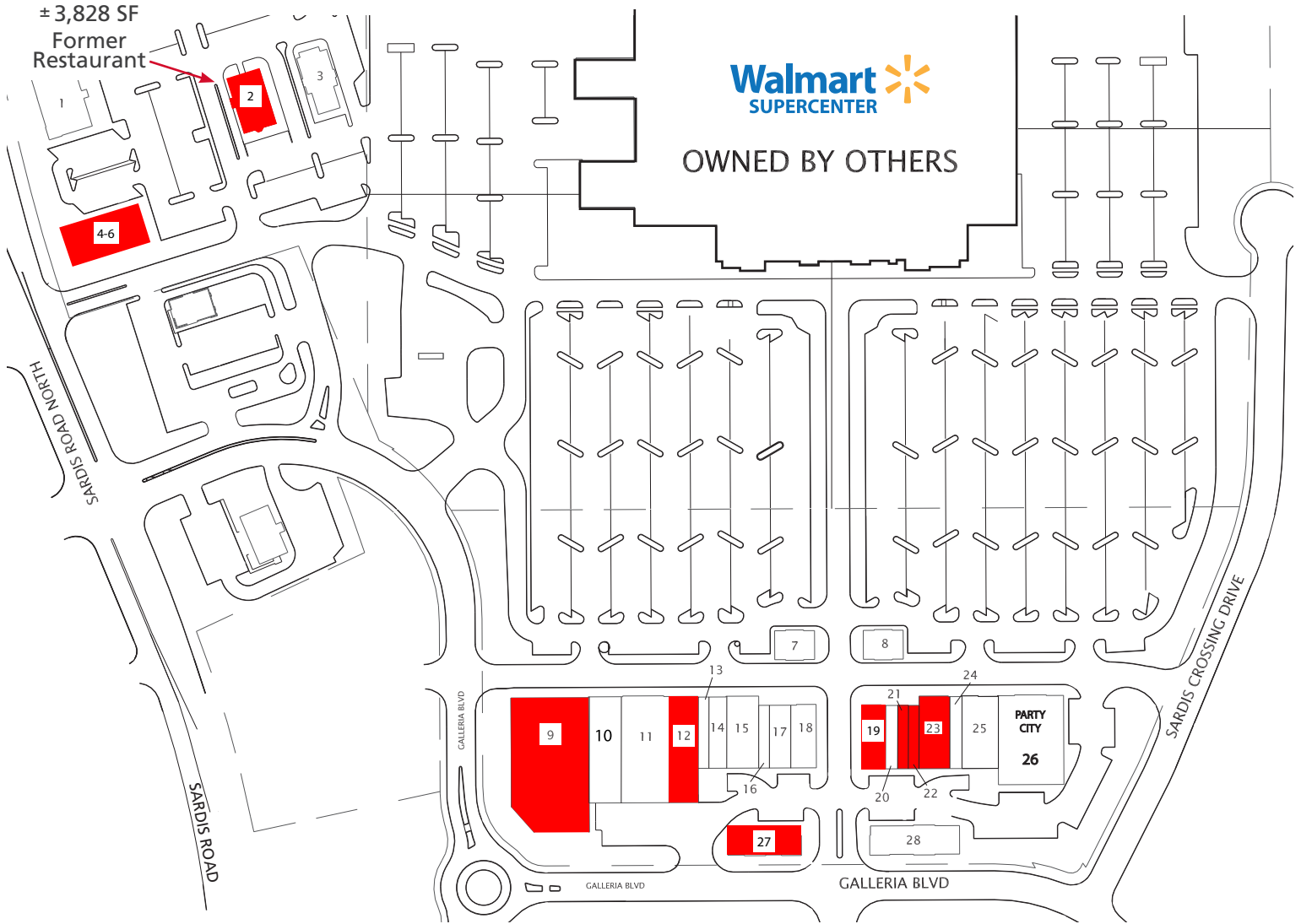
DEMOGRAPHICS (2019)

	1 MILE	3 MILE	5 MILE
POPULATION	5,255	75,906	201,359
AVERAGE HH INCOME	\$78,552	\$94,865	\$102,950
MEDIAN HH INCOME	\$53,318	\$64,295	\$68,130
BUSINESS ESTABLISHMENTS	728	2,966	6,894
DAYTIME EMPLOYMENT	8,096	36,366	69,398

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SITE SUMMARY

Building Area: 107,504Sq. Ft.

1	O'Charley's	5,641 SF	9	Available	20,000 SF	19	Available	3,095 SF
2	Available	3,828 SF	10	WellCare	6,750 SF	20	Subway	1,500 SF
3	Zaxby's	3,572 SF	11	Dollar Tree	10,000 SF	21	Available	1,320 SF
4	Available	5,450 SF	12	Available	6,200 SF	22	Available	1,377 SF
5			13	Sally Beauty Supply	1,500 SF	23	Available (Can be subdivided)	4,000 SF
6			14	Wild Birds	2,500 SF	24	Sky Nails	1,800 SF
7	Sprint Wireless	2,320 SF	15	Cato	4,500 SF	25	Gleiberman's Gourmet	5,200 SF
8	Gamestop	2,320 SF	16	H & R Block	1,320 SF	26	Party City	11,500 SF
			17	US Army/Naval Recruiting Office	2,640 SF	27	Available	4,205 SF
			18	Shiki	3,168 SF	28	My Salon Suites	5,111 SF

TRAFFIC COUNTS 2018 (NCDOT)

- 30,000 VPD on Monroe Rd
- 23,000 VPD on Sardis Rd North

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MARKET AERIAL