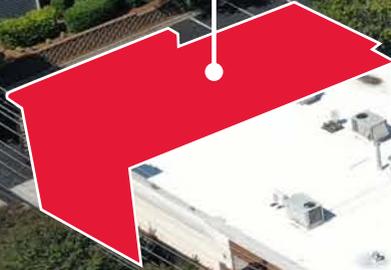


# PRIME RETAIL IN CHARLOTTE, NC GALLERIA COMMONS

1605 GALLERIA BLVD, CHARLOTTE, NC 28270

3,283 SF  
AVAILABLE



24,000 VPD

Monroe Rd

Galleria Blvd

### CONTACT

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**AVAILABLE**  
FOR LEASE

PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

# GALLERIA COMMONS

1605 GALLERIA BLVD | CHARLOTTE, NC 28270



## PROPERTY HIGHLIGHTS

- Located in Charlotte, NC near Charlotte's suburb of Matthews, NC. This center has excellent visibility and traffic counts being located along Monroe Rd with close proximity to Sardis Road North and Independence Blvd (US-74)

## LEASING INFORMATION

- 18,555 SF multi-tenant building located at the southeast corner of Monroe Rd & Galleria Blvd
- 3,283 SF Endcap space available
- Traffic Counts: 24,000 VPD on Monroe Rd & 21,000 VPD on Sardis Rd N.
- Area retailers include:



## CONTACT

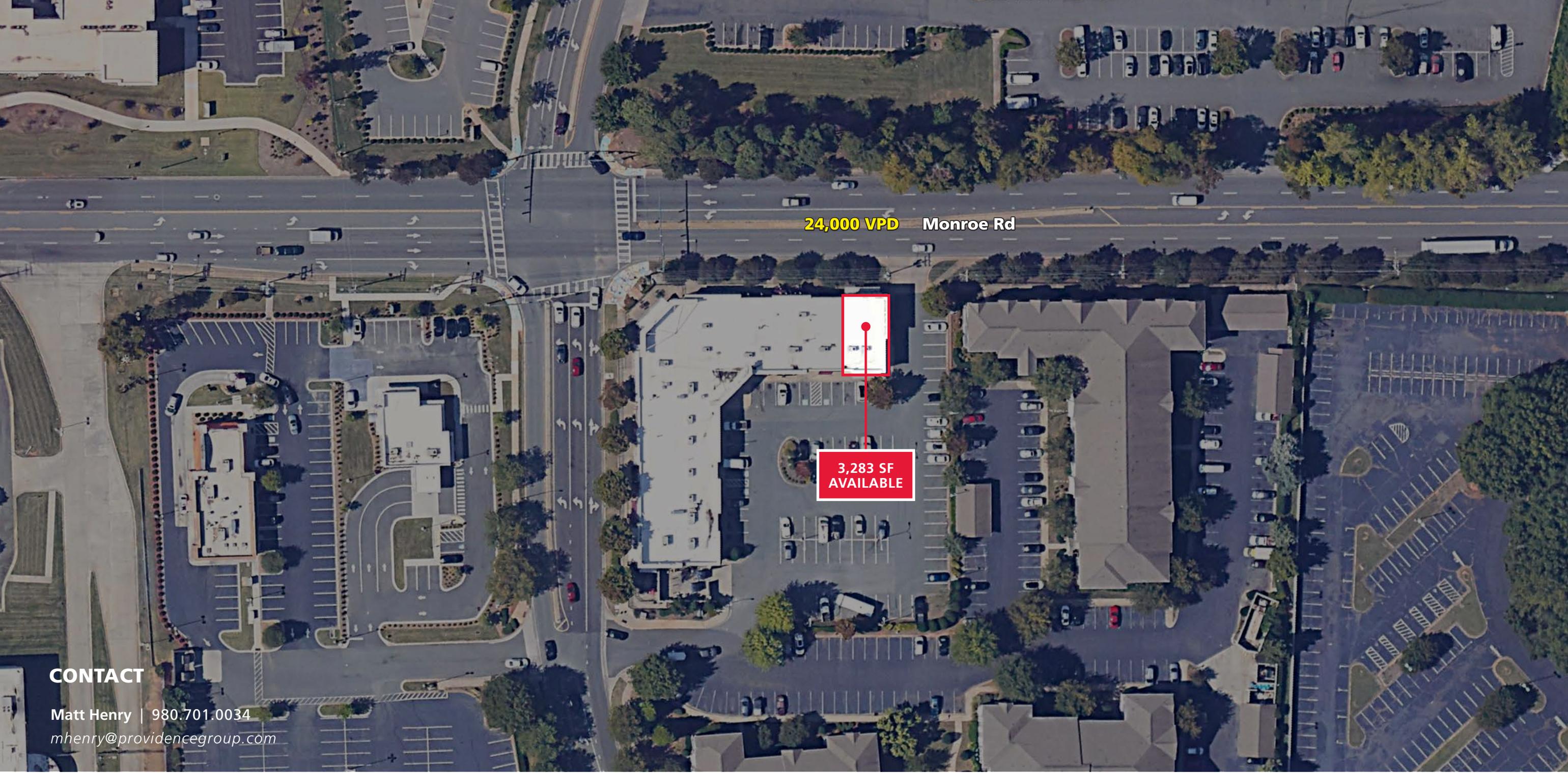
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## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	5,101	73,875	199,590
AVERAGE HH INCOME	\$113,665	\$133,193	\$148,963
DAYTIME EMPLOYMENT	7,025	28,326	64,834



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24,000 VPD Monroe Rd

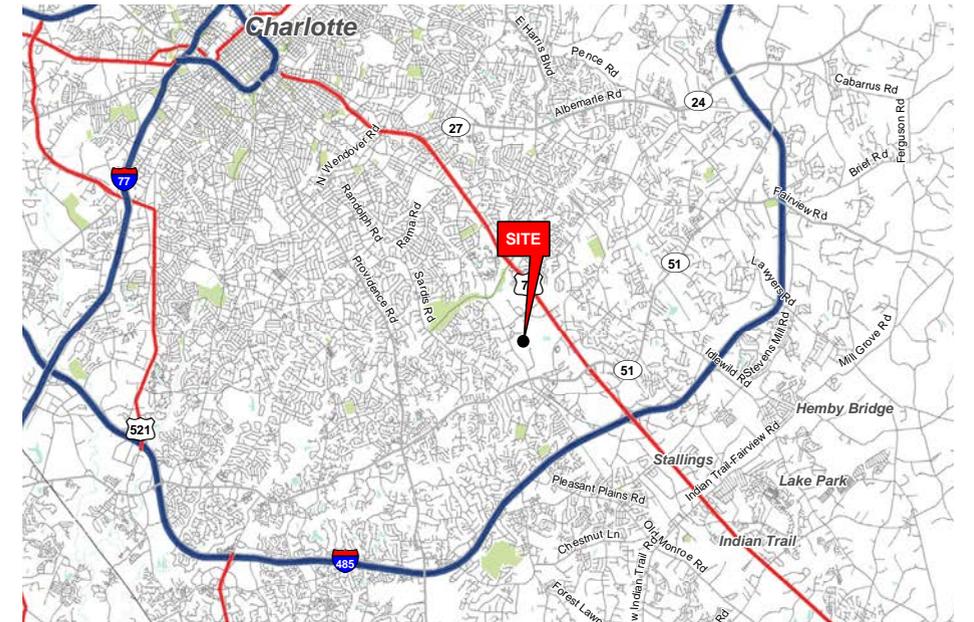
3,283 SF  
AVAILABLE

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# GALLERIA COMMONS

1605 GALLERIA BLVD | CHARLOTTE, NC 28270



SUITE	TENANT	SQUARE FEET
110	Rios Steakhouse	2,624 SF
115	Rios Bakery	1,617 SF
115A	Friendly Dental Group	1,590 SF
120	uBreakiFix	1,400 SF
130	Tony's Pizza	2,739 SF
135	Nail Salon	2,547 SF
140	Crepe Bistro	1,375 SF
150	Jimmy Johns	1,380 SF
<b>160</b>	<b>AVAILABLE</b>	<b>3,283 SF</b>

Harris Teeter

POPEYES  
LOUISIANA KITCHEN

Wendy's

COOK-OUT



Walmart  
SUPERCENTER

WELLS  
FARGO

AUTO WORLD  
CAR WASH

FedEx

Aaron's

DOLLAR TREE

SHOE DEPT.

Mobile

GameStop



ANYTIME  
FITNESS

SALLY BEAUTY

SUBWAY

Party City

Galleria Village  
Apartments

3,283 SF  
AVAILABLE

24,000 VPD

Monroe Rd

Galleria Blvd

Fifth Third Bank

CONTACT

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Bojangles'  
Famous Chicken 'n Biscuits

# GALLERIA COMMONS

1605 GALLERIA BLVD, CHARLOTTE, NC 28270



**SITE**

## CONTACT

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