

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:



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DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
POPULATION	5,077	73,522	198,687
AVERAGE HH INCOME	\$134,878	\$133,267	\$149,066
DAYTIME EMPLOYMENT	7,025	28,326	64,840



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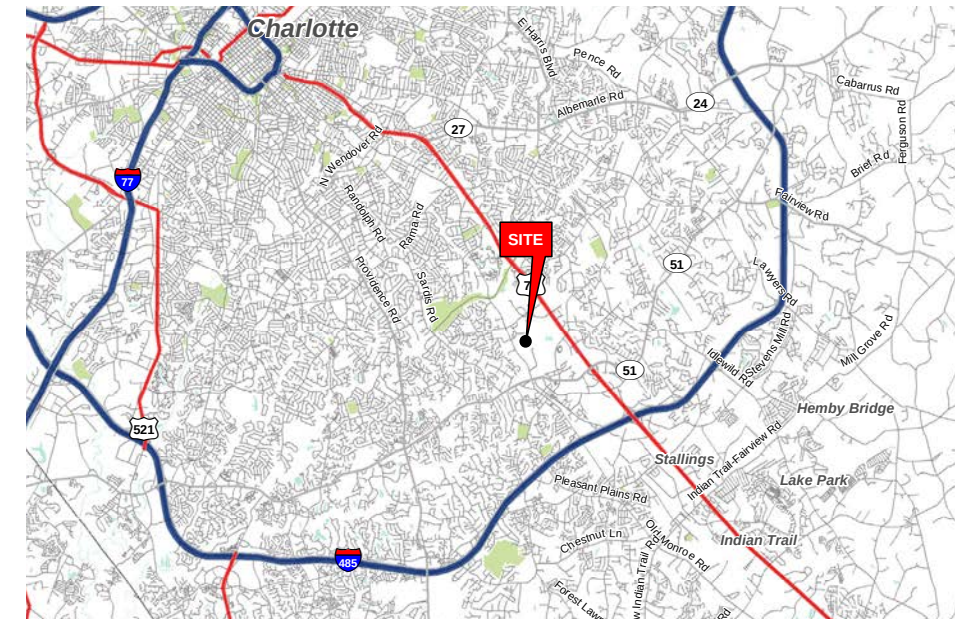
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SUITE	TENANT	SQUARE FEET
110	Rios Steakhouse	2,624 SF
115	Rios Bakery	1,617 SF
115A	Friendly Dental Group	1,590 SF
120	uBreakiFix	1,400 SF
130	Tony's Pizza	2,739 SF
135	Nail Salon	2,547 SF
140	Crepe Bistro	1,375 SF
150	Jimmy Johns	1,380 SF
160	AVAILABLE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



Harris Teeter

WELLS FARGO



POPEYES
LOUISIANA KITCHEN



Aaron's
DOLLAR TREE

SHOE DEPT.

SALLY BEAUTY

T-Mobile

GameStop

SUBWAY

Party City

Walmart
SUPERCENTER

FedEx

ANYTIME
FITNESS

Galleria Village
Apartments

3,283 SF
AVAILABLE

24,000 VPD

Monroe Rd

Galleria Blvd

Fifth Third Bank

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Bojangles
Famous Chicken 'n Biscuits

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