



### Center Highlights

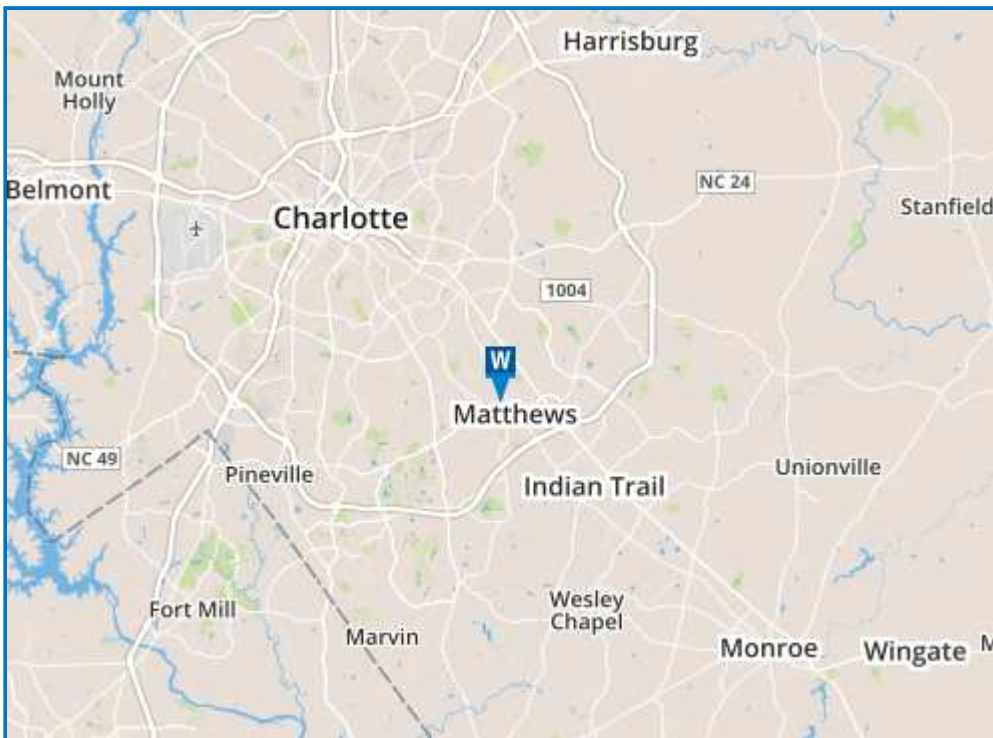
Located in Southeast Charlotte, this Walmart Supercenter shadow-anchored center is located at the SEC of Galleria Blvd and Sardis Rd in Matthews, North Carolina. The primary tenants at this center include Dollar Tree, Party City, Game Stop, Sprint, and CATO.

**Center Address:** Galleria Blvd at Sardis Rd N

**City/State:** Charlotte, NC

**Property Size:** 117,102 sq. ft.

**Latitude/Longitude:** 35.13887 N, -80.73316 W



### Demographics



**Population:**  
3-mile radius

**73,603**



**Traffic Counts:**  
Sardis Rd N &  
Monroe Rd

**47,000**



**Average Household Income:**

**\$87,838**

### Contact Us

**Jimmy Conder**

Leasing Agent

Phone: 919.845.3944

Email: [jconder@weingarten.com](mailto:jconder@weingarten.com)

**Gene Douglas**

Property Manager, Short-Term Leasing

Phone: 919.845.3942

Email: [gdouglas@weingarten.com](mailto:gdouglas@weingarten.com)

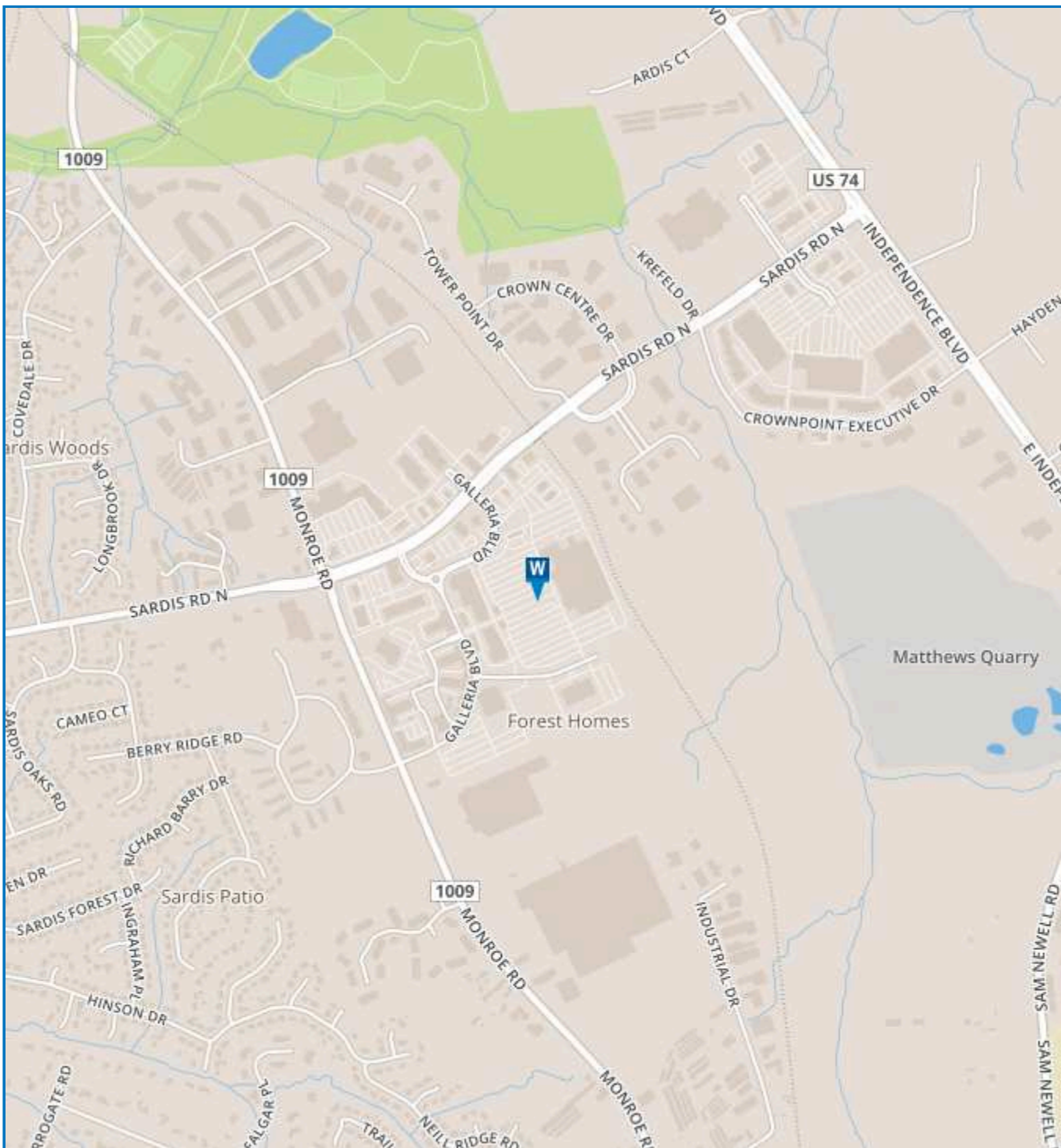
**Weingarten Realty Investors**

2600 Citadel Plaza Drive, Ste.125 • Houston, TX 77008 • 1.800.688.8865



**TENANT LIST**

A0A	Party City	11,500 SF
A0D	Gleiberman's Gourmet	5,200 SF
A0E	Sky Spa Nails	1,800 SF
A0H	Paola Alban Realtors	4,000 SF
A0K	Available	1,377 SF
A0L	Available	1,270 SF
A0M	Subway	1,500 SF
A0P	Available	3,093 SF
B0A	Shiki	3,168 SF
B0C	Armed Forces Career Center	2,640 SF
B0E	H&R Block	1,320 SF
B0G	CATO	4,500 SF
B0J	Wild Birds Unlimited	2,540 SF
B0K	Sally Beauty	1,500 SF
B0M	Available	6,200 SF
B0P	Dollar Tree	10,000 SF
B0R	Wellcare Health Plans	6,750 SF
B0T	Available	20,000 SF
C0A	Salon Plaza	5,040 SF
D0A	Available	4,205 SF
E0A	GameStop	2,260 SF
F0A	Sprint	2,320 SF
G0A	Available	5,450 SF
R0B	Steak 'N Shake	3,828 SF
R0C	O'Charley's	5,641 SF
1	Walmart	



**Demographics**



**Population:**

1-Mile **6,717**  
3-Mile **73,603**  
5-Mile **198,917**



**Number of Households:**

1-Mile **3,124**  
3-Mile **30,058**  
5-Mile **78,644**



**Average Household Income:**

1-Mile **72,772**  
3-Mile **87,838**  
5-Mile **97,642**



**Total Number of Employees:**

1-Mile **8,208**  
3-Mile **33,270**  
5-Mile **71,659**