

2ND GENERATION RESTAURANT

INTERSECTION OF SARDIS ROAD NORTH & INDEPENDENCE BLVD (US HWY 74)
CHARLOTTE, NORTH CAROLINA 28227



CONTACT

Henry J. Breaux | 704.644.4580
hbreaux@providencegroup.com

Theresa Atchison | 980.224.0533
tatchison@providencegroup.com

2ND GENERATION RESTAURANT

2530 SARDIS ROAD NORTH | CHARLOTTE, NC 28227



SALE / LEASE INFORMATION OVERVIEW

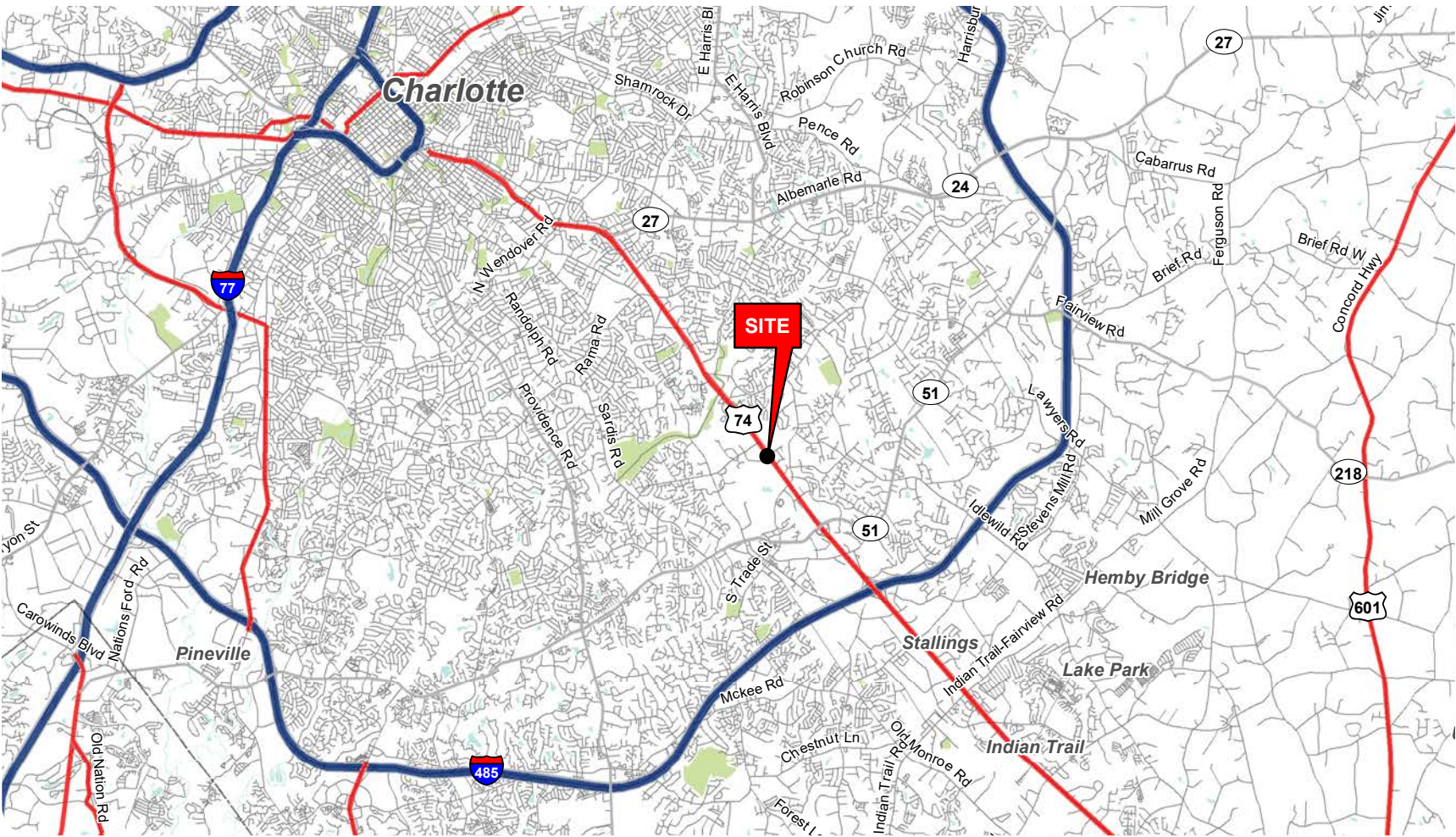
ASKING PRICE:	\$1,900,000 or \$145,000 / year - NNN
PARCEL SIZE:	2.59 AC.
BUILDING SIZE:	4,968 SF
PARKING:	102 SPACES
PROPERTY TAXES (ESTIMATED):	\$20,050.77
ZONING:	B-1 CD

PROPERTY HIGHLIGHTS

This is a former Buffalo Wild Wings location that became available in February 2023. The building is located on the busy signalized corner of Independence Blvd. & Sardis Road North, and an outparcel to Crown Point Shopping Center. The restaurant offers an outdoor patio. All FF&E has been removed except for the coolers, freezers, and hoods. The NC DOT has a project (U-2509) along Independence Blvd (Hwy 74) that may impact this property in the future.

DEMOGRAPHICS (2022)

	1 MILE	3 MILE	5 MILE
POPULATION	5,964	69,913	199,089
AVERAGE HH INCOME	\$73,581	\$93,237	\$105,613
MEDIAN HH INCOME	\$63,438	\$75,329	\$82,698
DAYTIME EMPLOYMENT	6,206	28,446	64,926
COMBINED POPULATION	12,170	98,359	264,015



© 2023 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.COM

AVAILABLE
FOR SALE OR LEASE







9.6 Miles to Uptown Charlotte

SITE

BIG AIR
Trampoline Park

VALUE CITY
Furniture

Sardis Road North

21,000 VPD

OLD TIME
Pottery

Burlington
Coat Factory

NORTHERN
TOOL + EQUIPMENT

Independence Blvd 54,500-VPD

MARKET AERIAL



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.COM

AVAILABLE
FOR SALE OR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS