

FOR LEASE

1809 Sardis Rd North, Charlotte, NC 28270



BUILDING:

Size: 5,000 ± Total

- Attractive retail
- Free-standing masonry building
- Large pole sign
- Nice open interior
- Great access
- 18 parking spaces

LOCATION:

- Near Walmart, Harris Teeter, Food Lion and between Wendy's and Cook Out.
- This is a very busy, east Charlotte retail area.

LEASE RATE:

- \$19/sf or \$7,916/mo. **NO CAM!**
- Landlord pays base year taxes and insurance.



FOR FURTHER INFORMATION CALL:

JOHN N. JONES

GIBSON SMITH REALTY CO.

(704) 408-8166 · Email: jjones@gsr.net · Web Site: www.gsrc.net



The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The Buyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to purchase.

Polaris 3G Map – Mecklenburg County, North Carolina

1809 Sardis Road North

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Real Estate Lookup

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Parcel Information

Parcel ID	Account	Parent	Previous
19310213	NON-NC CORP		

Owner(s)

Owner Name	Mailing Address	City/State
LEROY DOBSON INVESTMENTS LLC	128 LAKELAND AVE	MOORE SC 29369

Legal Information

Legal	Municipality	Date Annexed	Special District	Fire District	Acreage
L8 M23-378	CHARLOTTE			CITY OF CHARLOTTE	0

Total Parcel Assessment

Building	Land	Features	Total	Exemptions	Year Approved	Review Date	Amount
Under Reval Review							

Sales Information

Sale	Price	Stamps	Qualify	VI	Type	Legal Ref.	Grantor
Jun 15 2007			LESS \$3000	IMP	NON WRNTY	22376-429	DODSON,B LEROY
Jun 2 2005			LESS \$3000	VAC	WARRANTY D	18832-964	SPARTAN SMARTIN UP A
Oct 16 1989	200000			VAC	CAMDA	06134-172	

Land Use

Use	Units	Type	Neighborhood	Assessment
C700	21780	SF	RE02	

Building Information

Bldg	Description	Type	Year	Property Location
1	The Wedding Mall Commercial	RETAIL	1990	1809

Bldg	Story	Units	Total SqFt	Heated SqFt	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	5000	5000	SLAB-COM	FACE BRICK -	GOOD 01	

Bldg	Heat	Fuel	Fire Place	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS		AC-CENTRAL	4	0	0		0

Sub Area

Bldg	Description	Size
1	BASE (FIRST FLOOR)	5000

Depreciation

Bldg	Physical	Functional	Economic	Special	Override
1	AV - 37.00%				

Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1990	ASPH PAVING	1	6400	

Notes

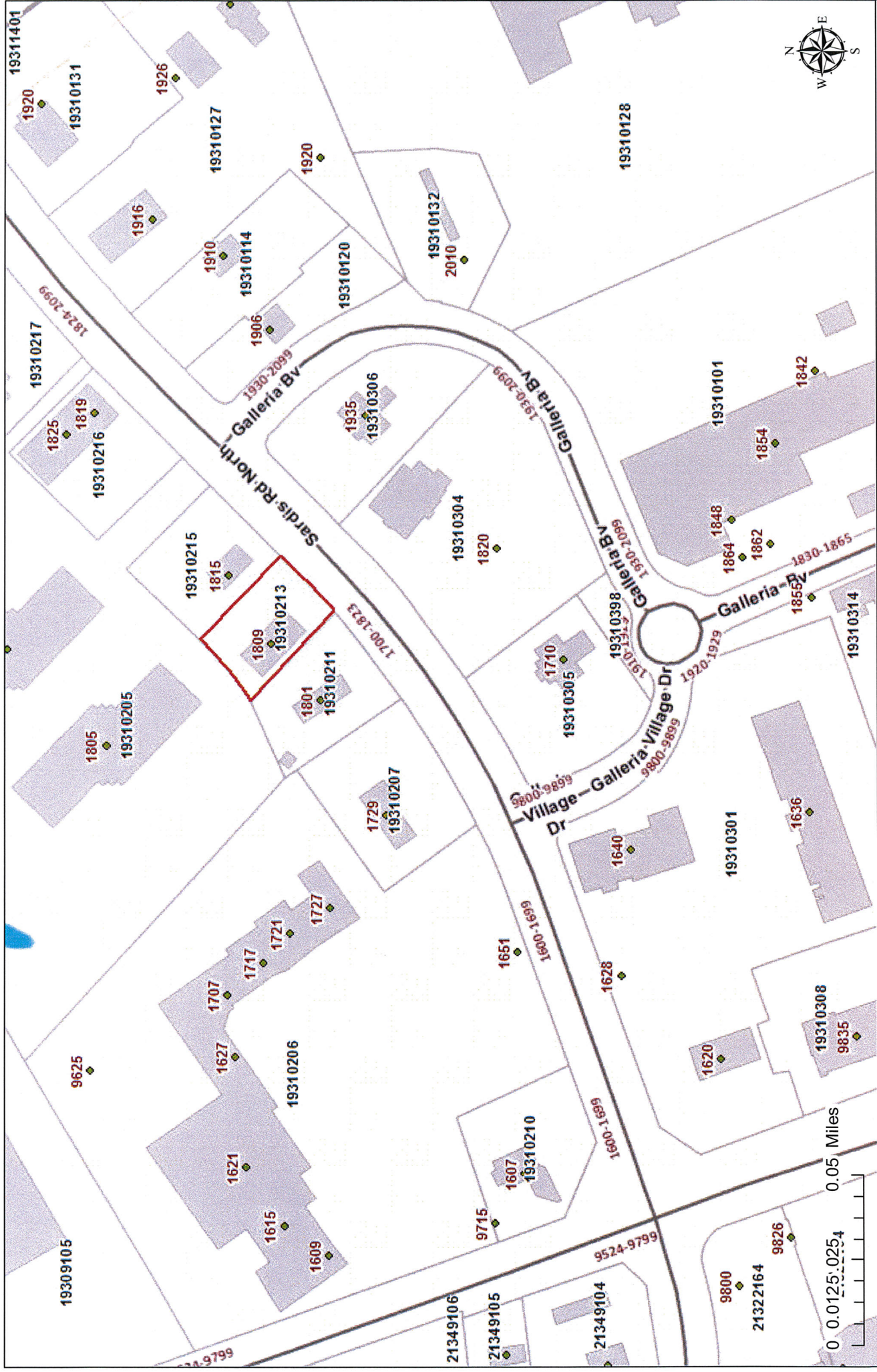
Tax Year	Notes	Note Date
2011	Informal Review Request Received	04/29/2011

Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
Mar 21 2011	2011	Countywide Revaluation	633600	0
Mar 21 2003	2003	Countywide Revaluation	536300	0
Feb 20 1998	1998	Countywide Revaluation	493870	
Jul 24 1991	1991	Countywide Revaluation	440230	
Jan 2 1991	1991	Countywide Revaluation	217800	

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