



# The Pavilion at South End





## ABOUT THE PAVILION AT SOUTH END

The Pavilion at South End is a highly visible retail center located in the heart of South End at the corner of South Boulevard and Cleveland Avenue. The center offers easy access to Tremont Avenue and East Boulevard and has ample onsite parking as well as additional parking on both sides of Cleveland Avenue. A number of high end retailers currently occupy space at the center including Owen's Bagel & Deli Shop, Polished Nail Bar, Dilworth's Little Secret, Renaissance Tile & Bath and Lantern & Scroll.

# SITE PLAN



# PROPERTY DETAIL

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Property Address: 2041 South Boulevard, Charlotte, NC 28203

Parcel ID: 12106601

Gross Leasable Square Footage: 30,810

Available Square Footage: 1,650 - 3,750

Lease Rate: \$28/SF NNN

Year Built: 1996

Lot Size: 1.37ac

Number of Buildings: One

Number of Tenants: 5 Current

Zoning: I-2/ CD

Access: One curb cut via Cleveland Avenue, Three curb cut via South Boulevard

# DEMOGRAPHICS

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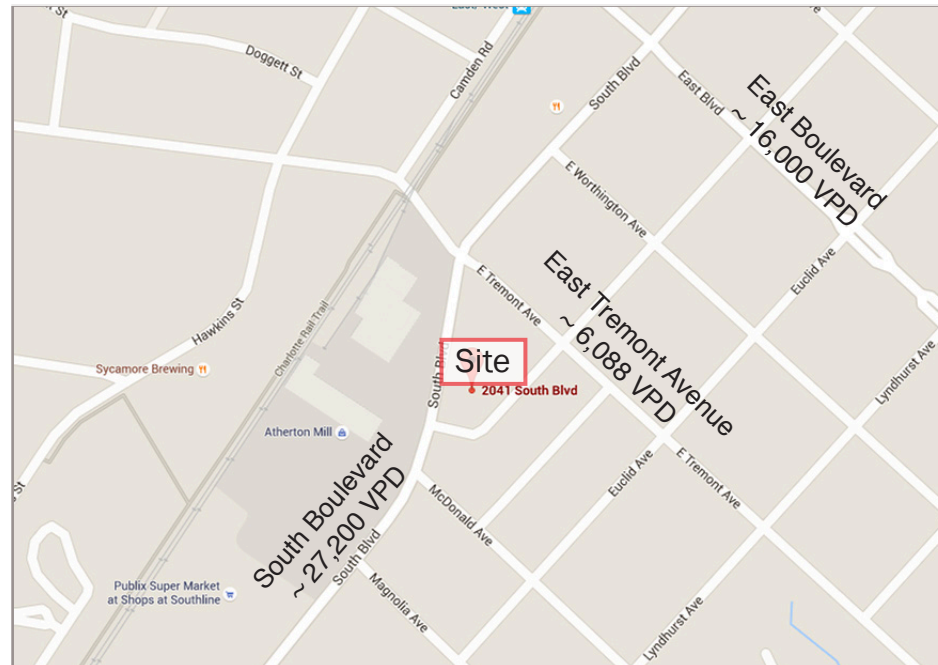
|                   | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
|-------------------|---------------|---------------|---------------|
| Population        | 13,616        | 93,349        | 210,938       |
| Households        | 7,247         | 42,180        | 90,802        |
| Average HH Income | \$75,038      | \$82,351      | \$73,316      |

## TRAFFIC COUNTS

South Boulevard - Est. 27,200 VPD

East Boulevard - Est. 16,000 VPD

Tremont Avenue - Est. 6,088 VPD



# AREA OVERVIEW

## SOUTH END

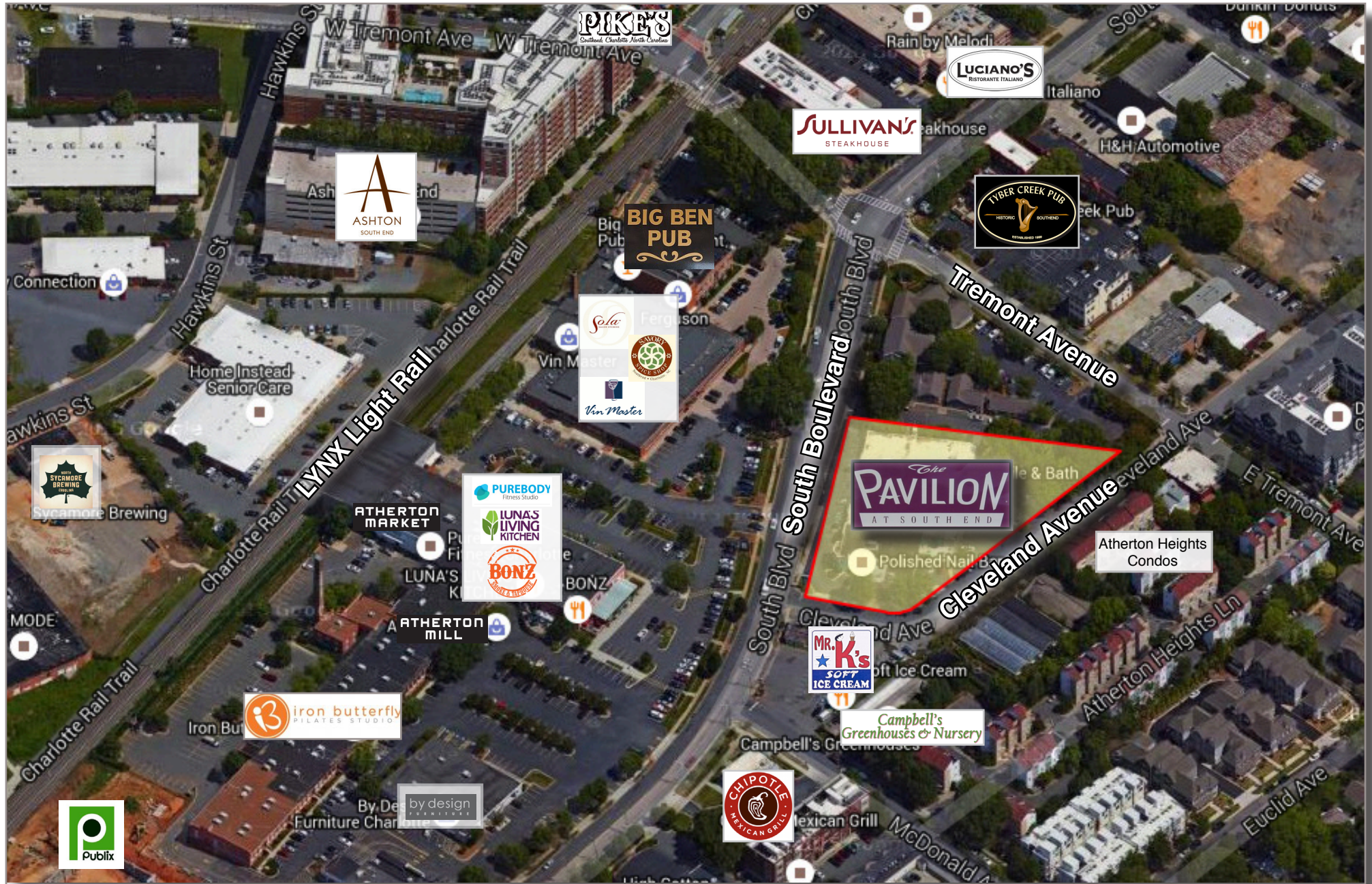
Immediately south of Uptown, Charlotte's South End is a mix of old and new, contemporary and retro. This thriving community has seen a boom in growth over the past decade and now has more than 300 shops and restaurants and 2,400 housing units. South End offers historic charm with modern day conveniences.

[www.historicsouthend.com](http://www.historicsouthend.com)



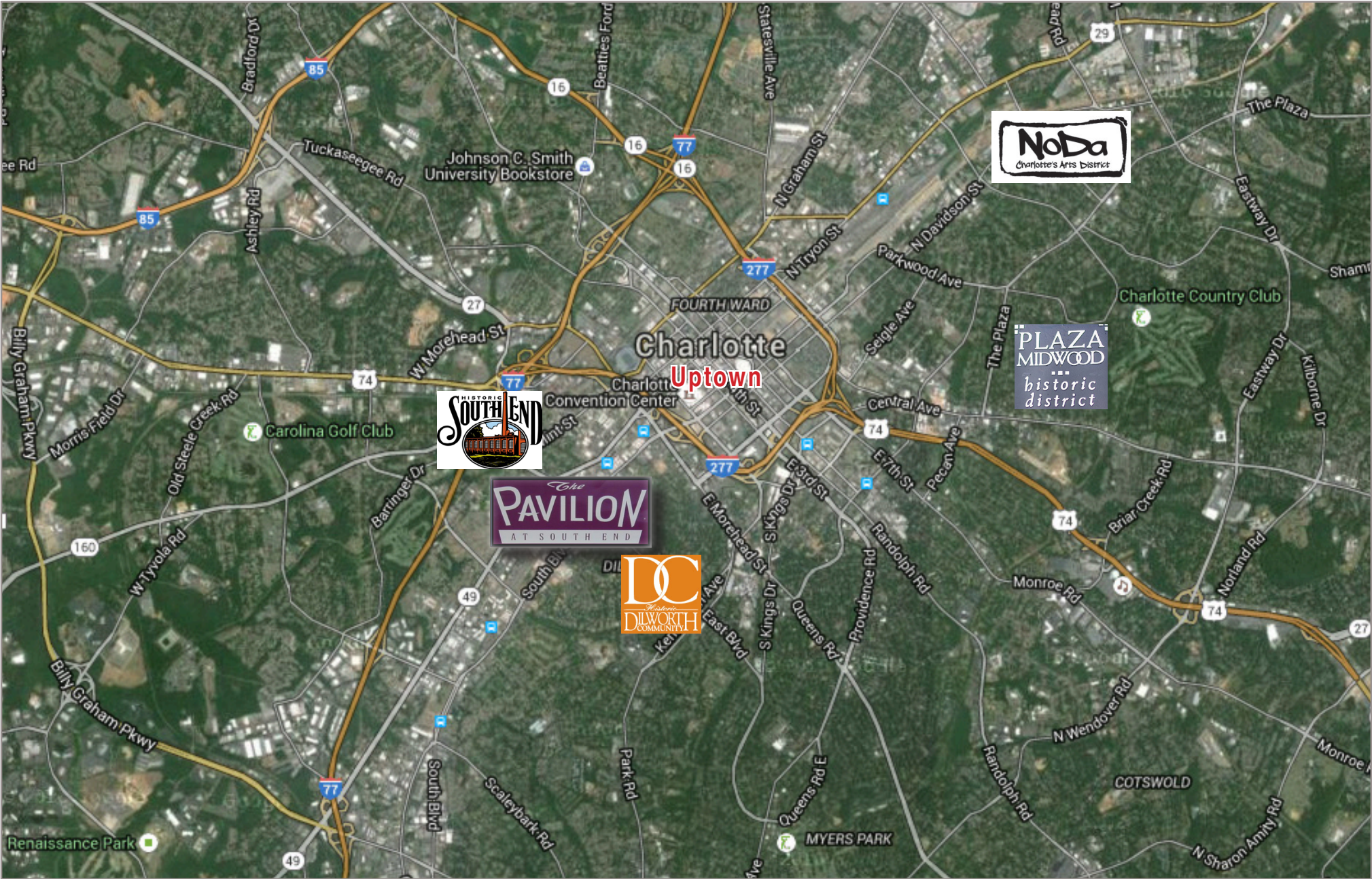


# AREA MAP





# CHARLOTTE AREA MAP





# TENANT PROFILES



[www.owensbagelandeli.com](http://www.owensbagelandeli.com)

Charlotte's Home of the Steamed Bagel Sandwich. In business since 2005, Owen's Bagel is locally owned and specializes in soups, salads and deli sandwiches.

Suite: G & H  
Square Footage: 2,034



[www.ipolished.com](http://www.ipolished.com)

Polished Nail Bar offers express manicures/pedicures in a fun, festive environment. Currently, there are five locations in the Charlotte area.

Suite: F, J, K  
Square Footage: 3,283



[www.lanternandscroll.com](http://www.lanternandscroll.com)

In business for nearly 25 years, Lantern and Scroll designs and handcrafts exceptional exterior and interior light fixtures.

Suite: C  
Square Footage: 1,650



[www.renaissancetileandbath.com](http://www.renaissancetileandbath.com)

Founded in 1991, locally owned Renaissance Tile & Bath offers high-end fixtures, tile, stone and bath solutions.

Suite: A & B  
Square Footage: 6,000



[www.shoppecharlotte.com/sc/sig\\_dilworths-secret.htm](http://www.shoppecharlotte.com/sc/sig_dilworths-secret.htm)

Dilworth's Little Secret specializes in jewelry, pottery, home decor and more.

Suite: E  
Square Footage: 3,500



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