



The Pavilion at South End





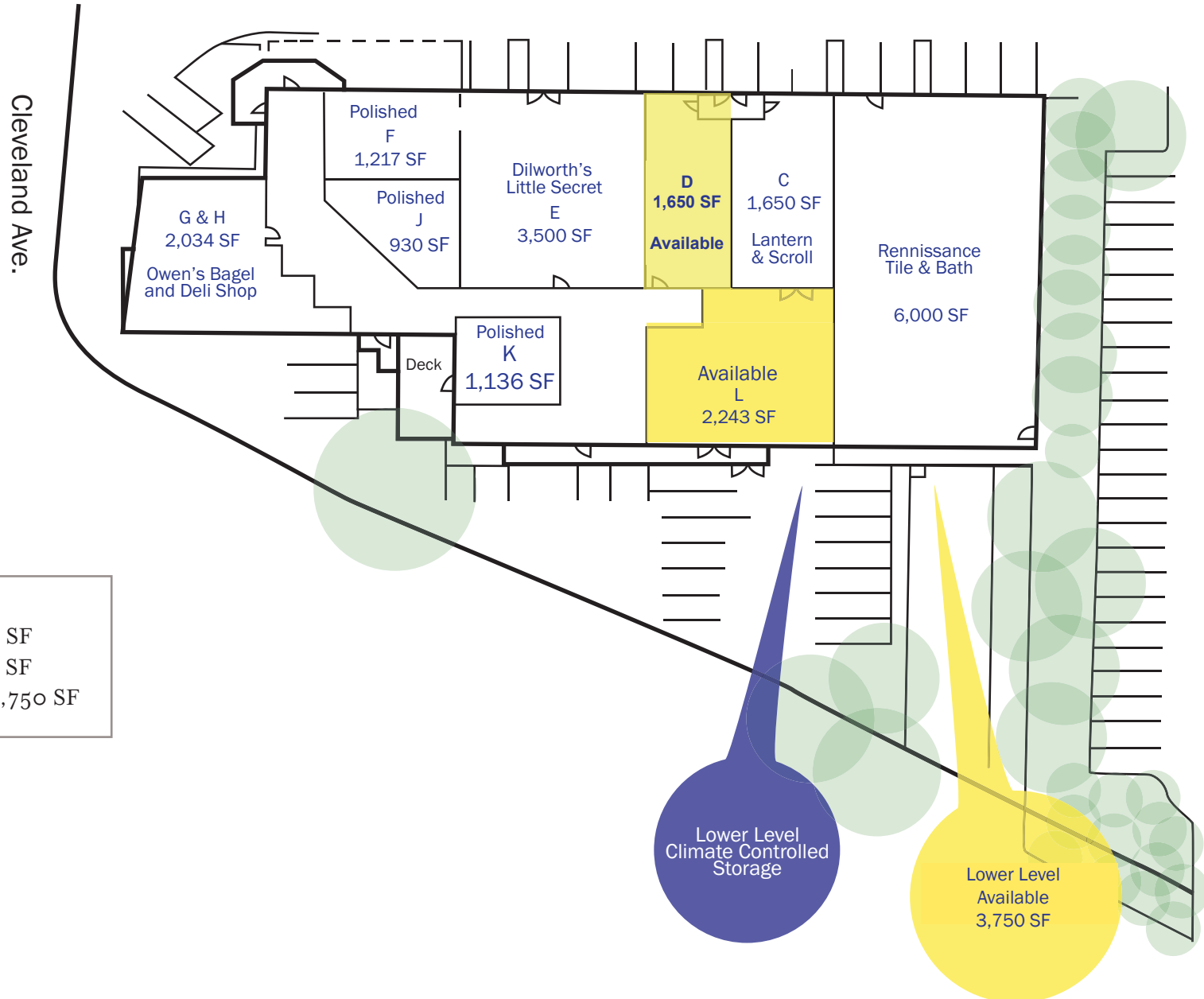
ABOUT THE PAVILION AT SOUTH END

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.

[View Video of The Pavilion at South End](#)

SITE PLAN

2041 South Boulevard



Available Units:
 Suite D - 1,650 SF
 Suite L - 2,243 SF
 Lower Level - 3,750 SF

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 cuts via South Boulevard

DEMOGRAPHICS

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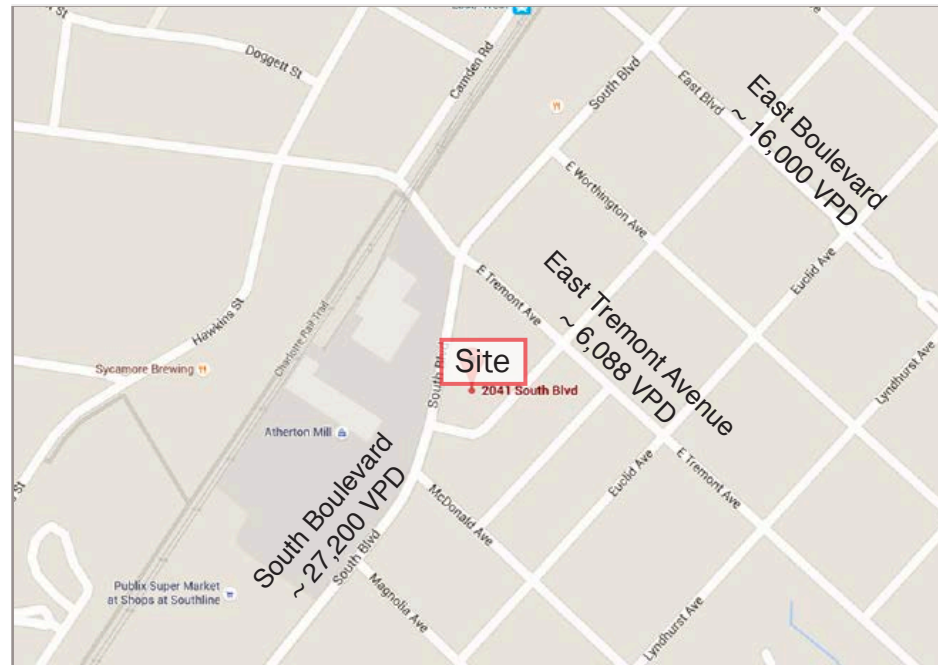
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	13,616	93,349	210,938
Households	7,247	42,180	90,802
Average HH Income	\$75,038	\$82,351	\$73,316

TRAFFIC COUNTS

South Boulevard - Est. 27,200 VPD

East Boulevard - Est. 16,000 VPD

Tremont Avenue - Est. 6,088 VPD



AREA OVERVIEW

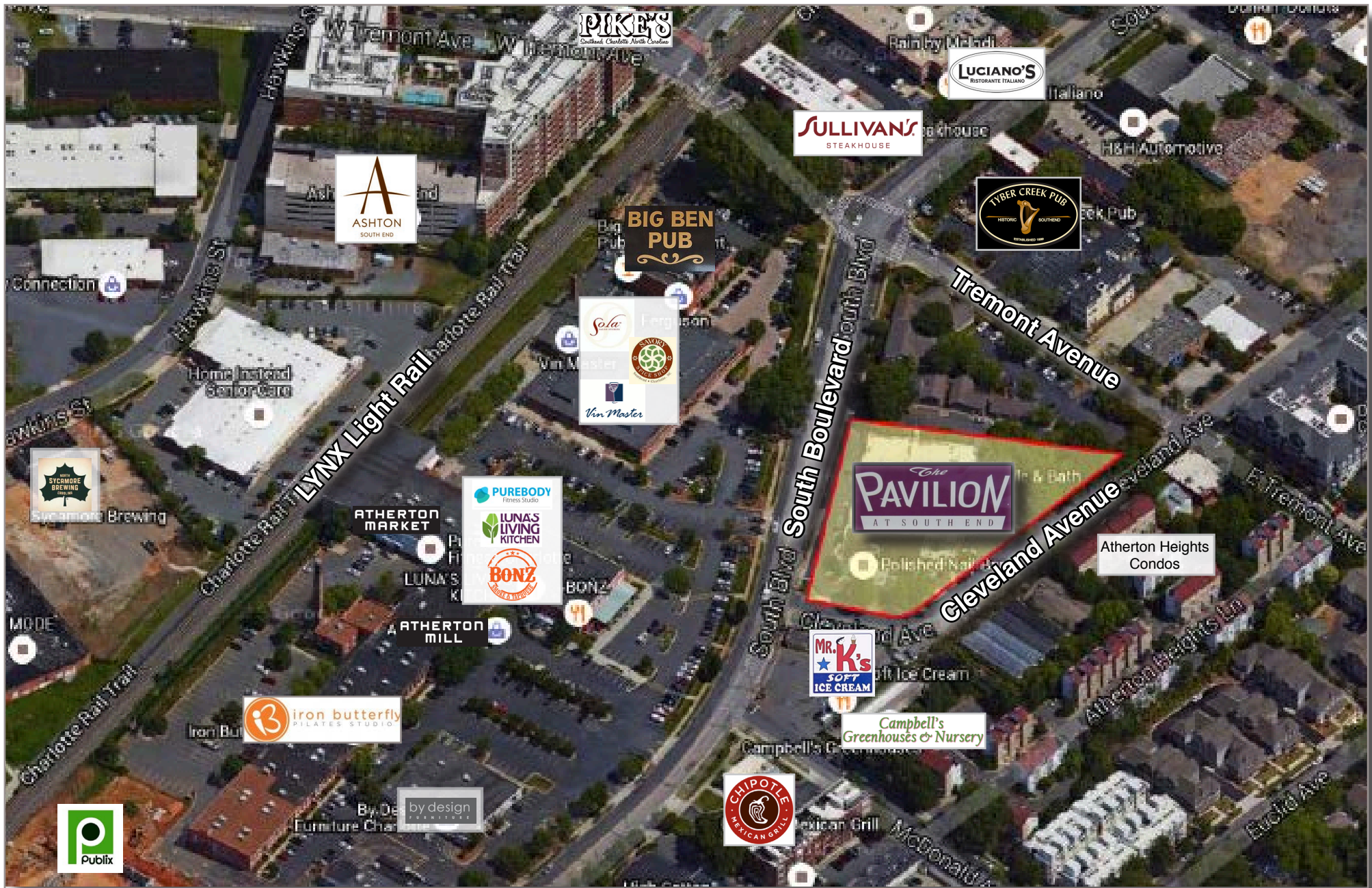
SOUTH END

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.

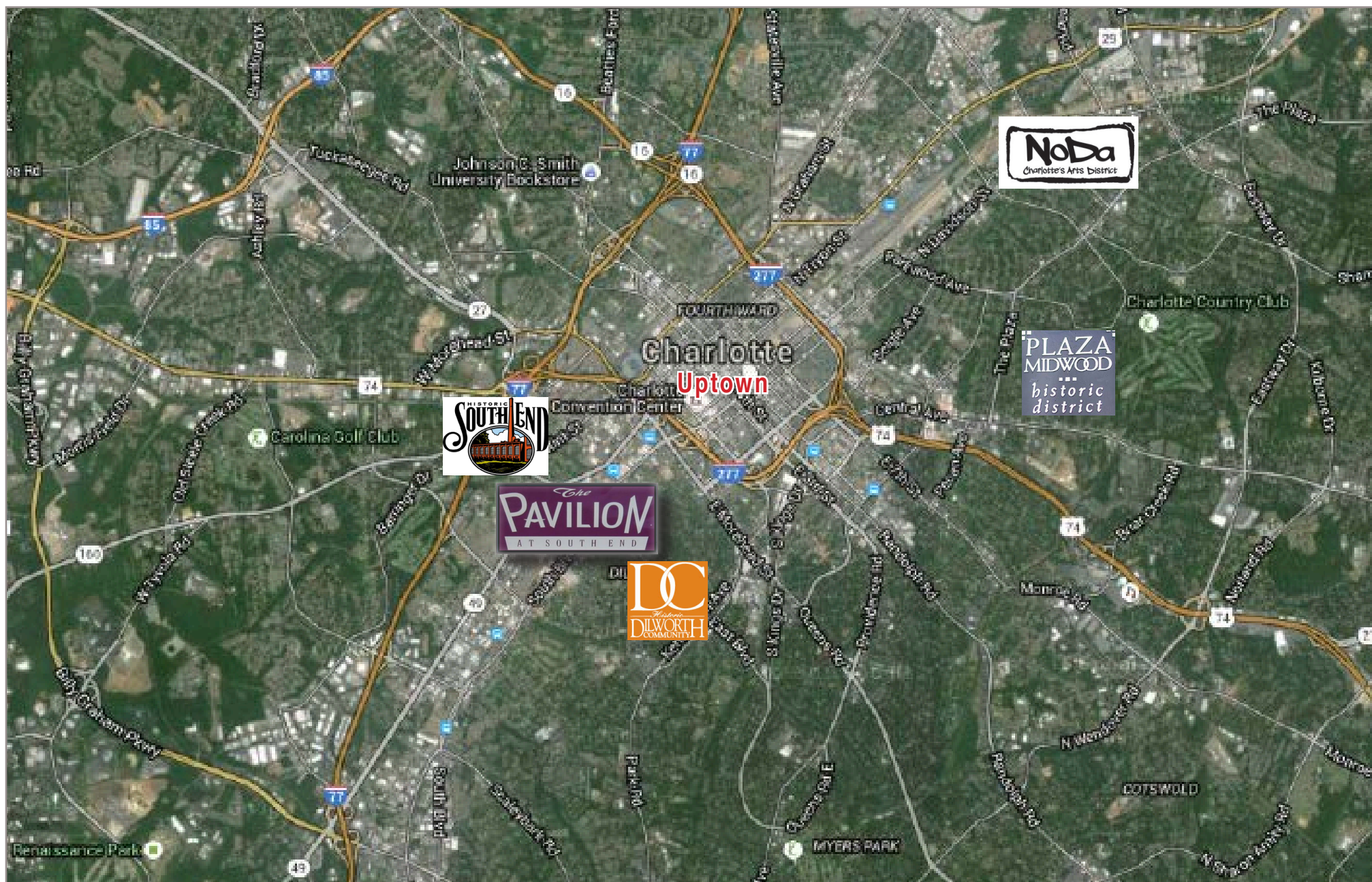
www.historicsouthend.com



AREA MAP



CHARLOTTE AREA MAP



TENANT PROFILES



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

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

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

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

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

Suite: E
Square Footage: 3,500



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