

# SCALEYBARK AT SOUTH

4200, 4128, 4208 SOUTH BLVD. | CHARLOTTE, NC 28209

AVAILABLE RETAIL FOR LEASE





## PROPERTY OVERVIEW

# SCALEYBARK AT SOUTH

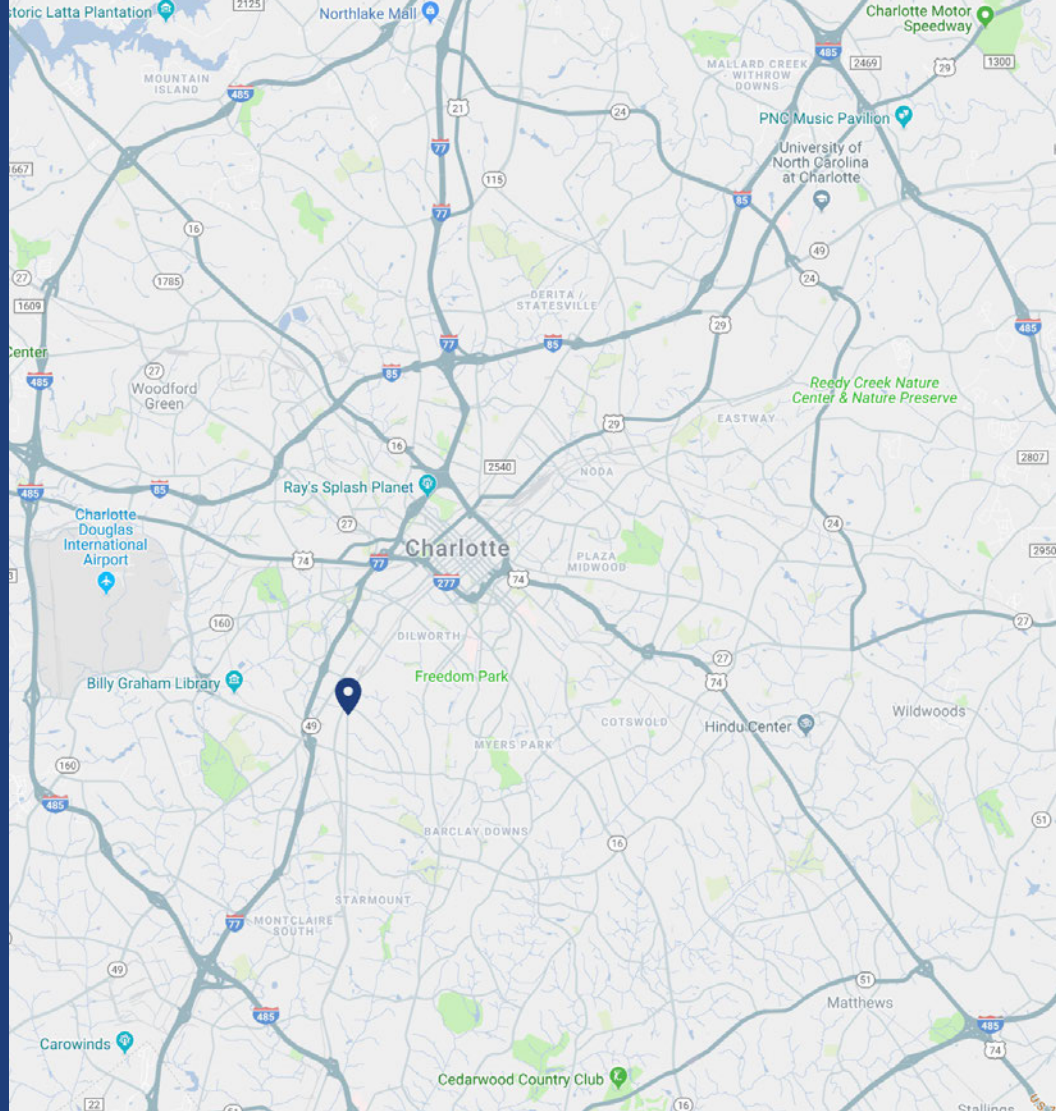
Urban, newly renovated retail for lease in the heart of "LoSo," Charlotte's Lower South End. The neighborhood is experiencing extreme growth in retail, office and multi-family development. It is easily accessible by the Lynx Light Rail and is conveniently located in close proximity to Uptown Charlotte. Commonly referred to as "The Brewery District," the neighborhood has a shuttle that takes customers to hot spots in the area.

## PROPERTY DETAILS

<b>Address</b>	4200, 4128, 4208 South Blvd. Charlotte, NC 28209
<b>Available SF</b>	+/- 1,208 - 4,576 SF Available Retail for Lease
<b>Buildings</b>	3 buildings
<b>Zoning</b>	TOD-CC
<b>Visibility</b>	High visibility along Light Rail
<b>Parking</b>	Abundant
<b>Traffic Counts</b>	South Blvd.   15,000 VPD
<b>Leasing Details</b>	Call for Leasing Details

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	8,434	93,911	232,297
<b>Avg. Household Income</b>	\$71,473	\$102,432	\$103,392
<b>Median Household Income</b>	\$53,941	\$64,464	\$63,750
<b>Households</b>	4,137	42,979	102,798
<b>Daytime Employees</b>	9,421	106,492	272,412



## RECENT RENOVATIONS

- New landscaping
- New mural painting on rear of building
- New paint and wood facade to accent brick
- New LED lighting barn lights and walkway lights throughout the complex
- New sign package with directional matching signs in front of each building

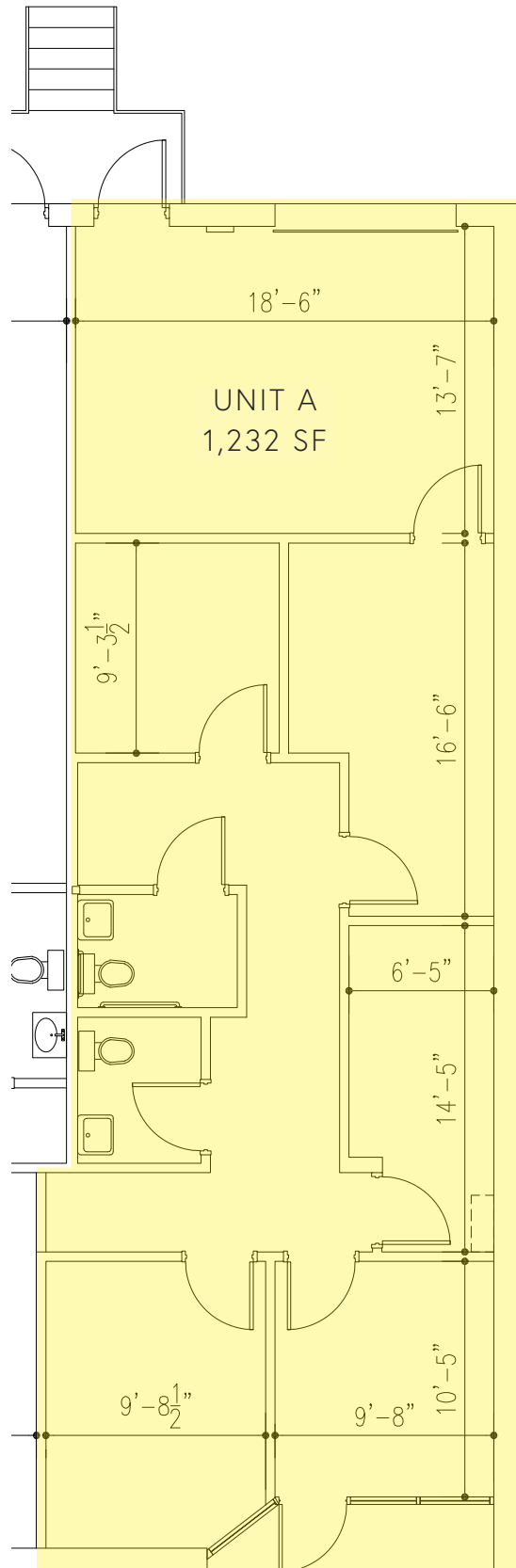


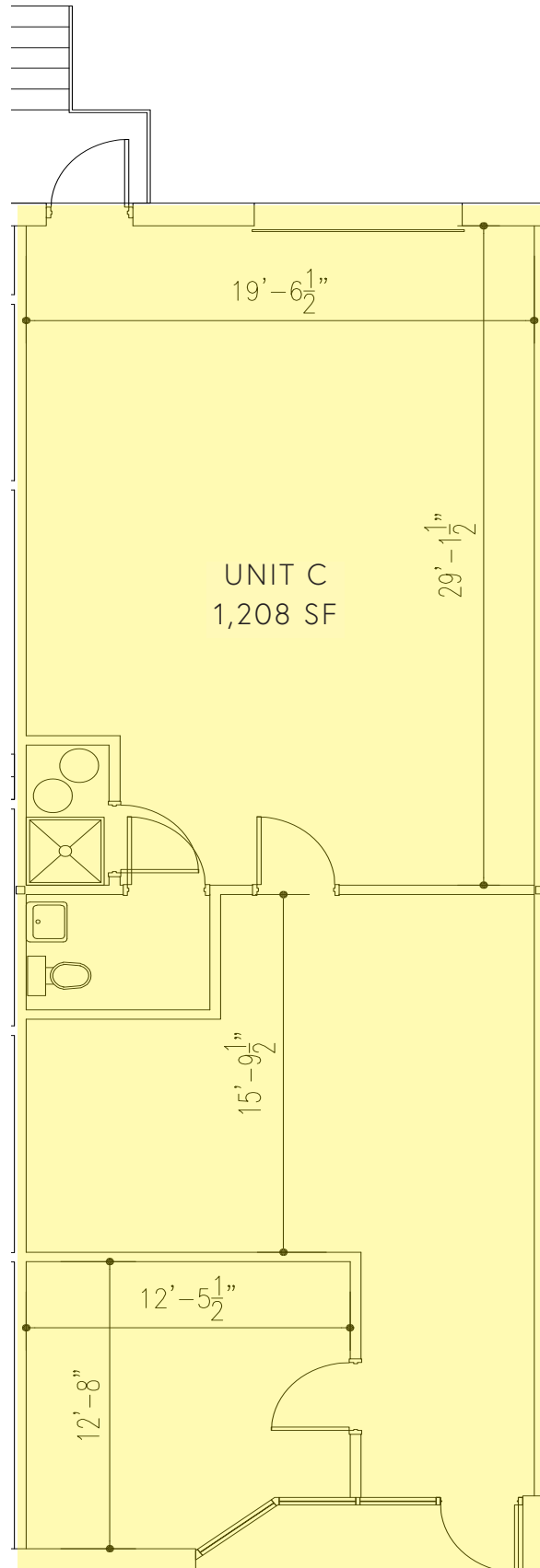
[CLICK HERE TO VIEW DRONE VIDEO](#)

# SITE PLAN











# PROPERTY PHOTOS

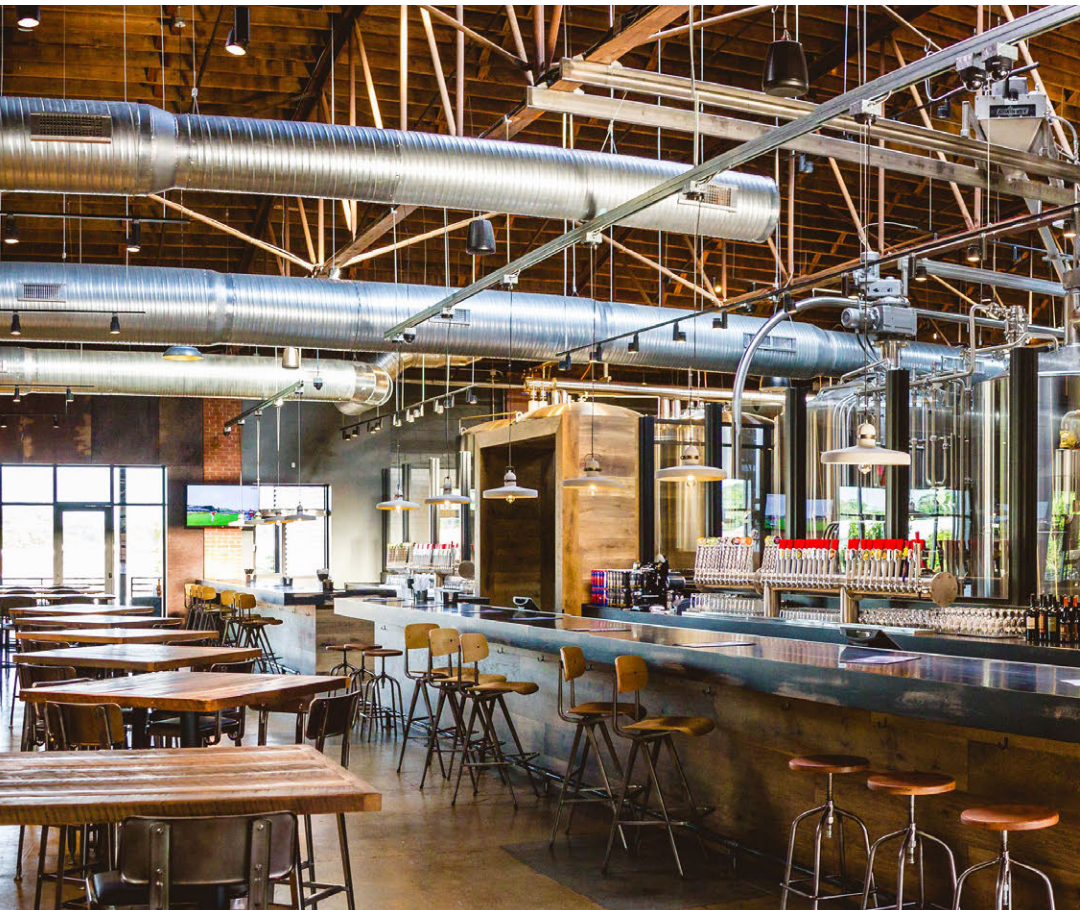




## MARKET OVERVIEW

# LoSo CHARLOTTE, NC

Derived from "Lower South End," LoSo is the catchy name encompassing this growing neighborhood. Olde Mecklenburg Brewery is the older statesman of the neighborhood, established in 2009 and is still thriving. They've since been joined by 4001 Yancey, Sugar Creek Brewing, GoodRoad Ciderworks, The Broken Spoke, Queen Park Social and more. With numerous developments underway, the area is experiencing increasing growth.





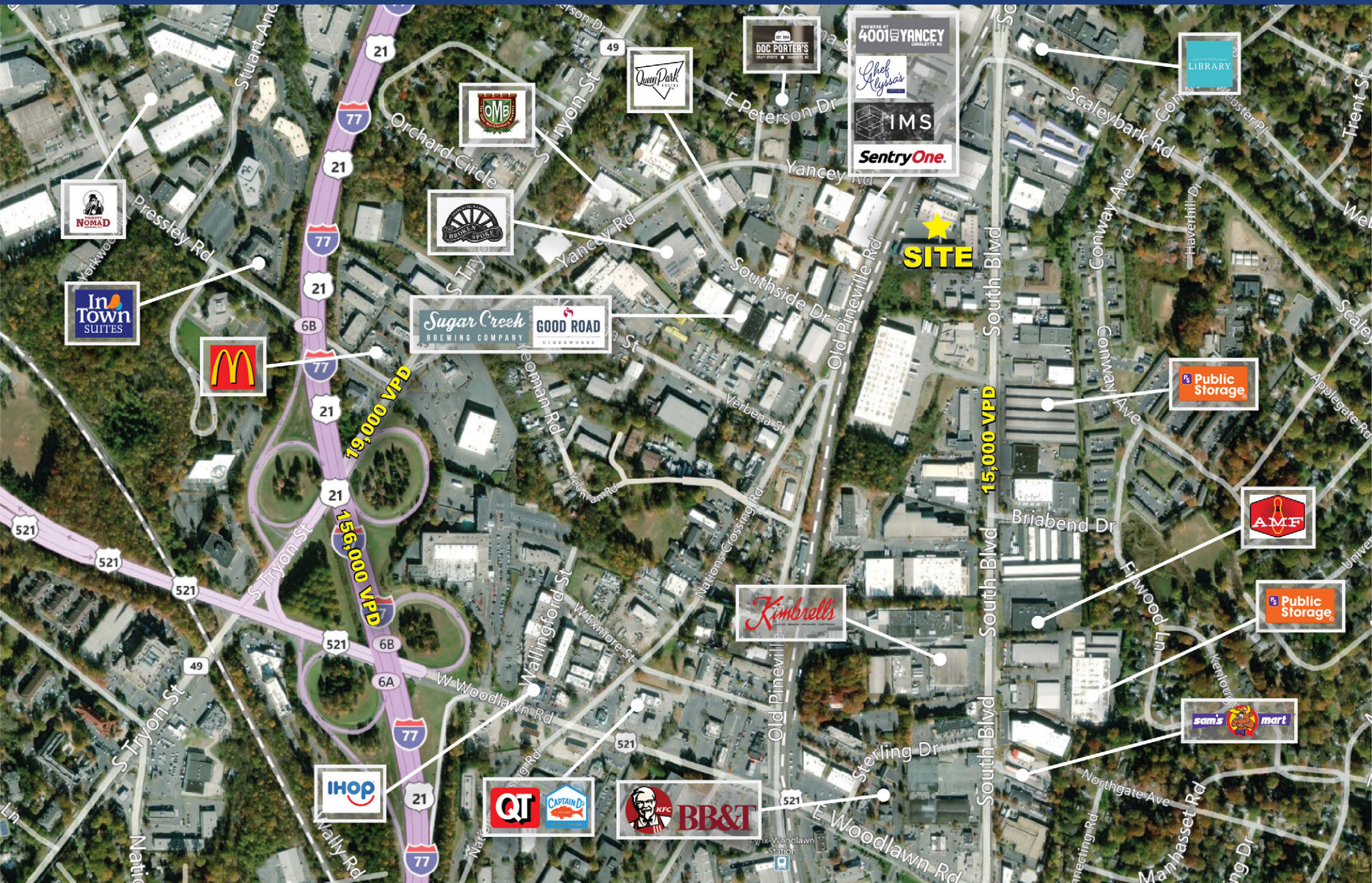
# HISTORIC SOUTH END CHARLOTTE, NC

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte.





# MARKET OVERVIEW





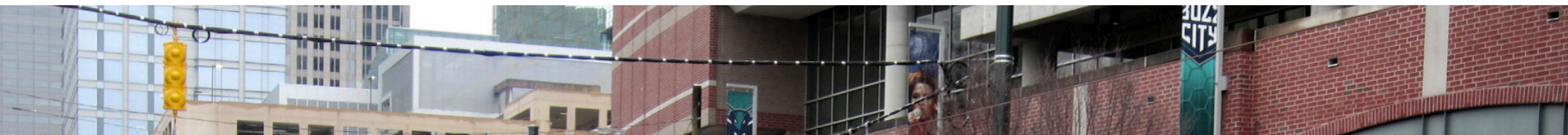
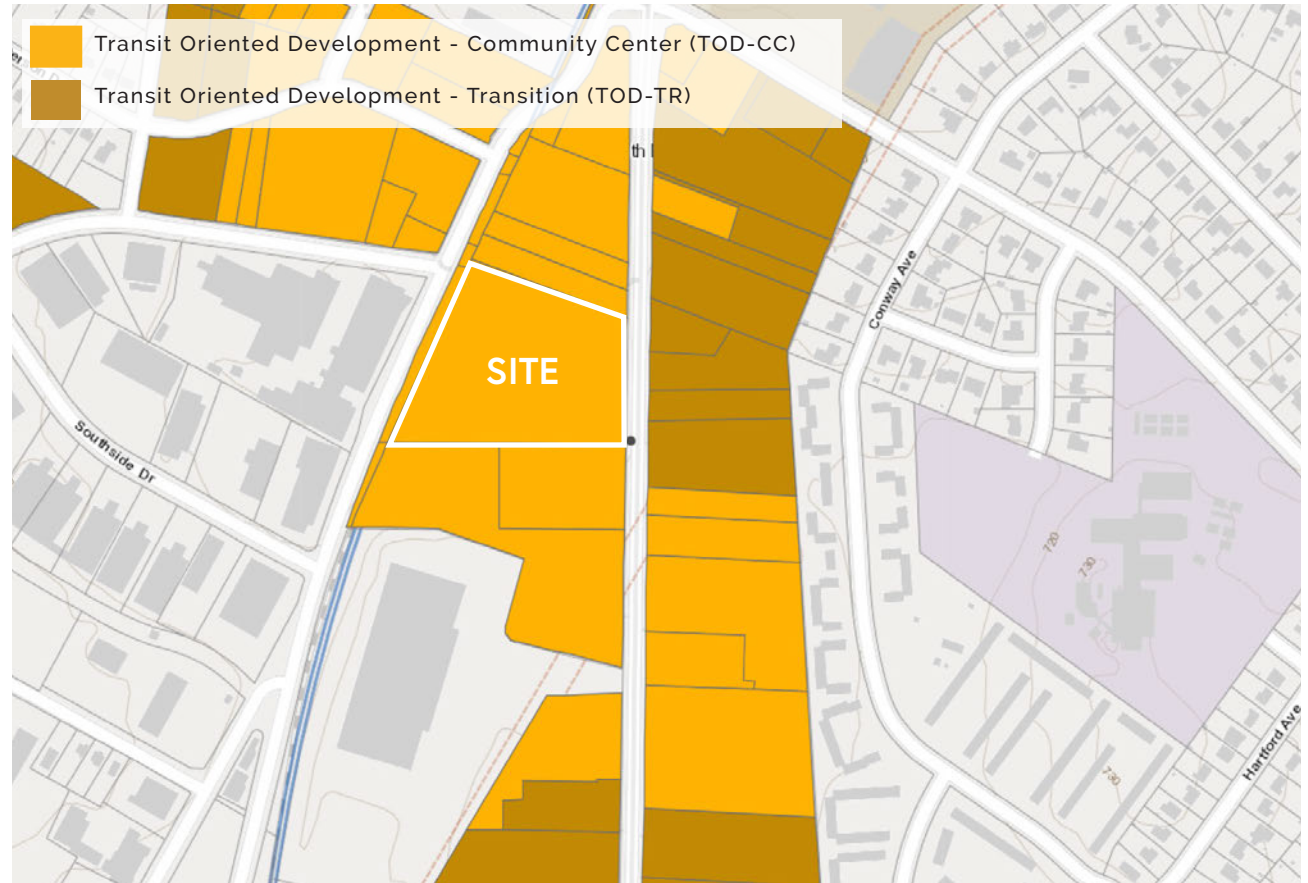
### WHY REZONING?

Transit station areas, typically land within a one-mile walking distance of a station, should be developed as moderate to high-intensity compact, mixed-use vibrant urban neighborhoods where people can live, work, shop, dine, and pursue cultural and recreational opportunities utilizing a range of mobility choices. Transit station areas should have a robust network of streets, sidewalks, and bicycle paths, providing safe and convenient access to transit stations.

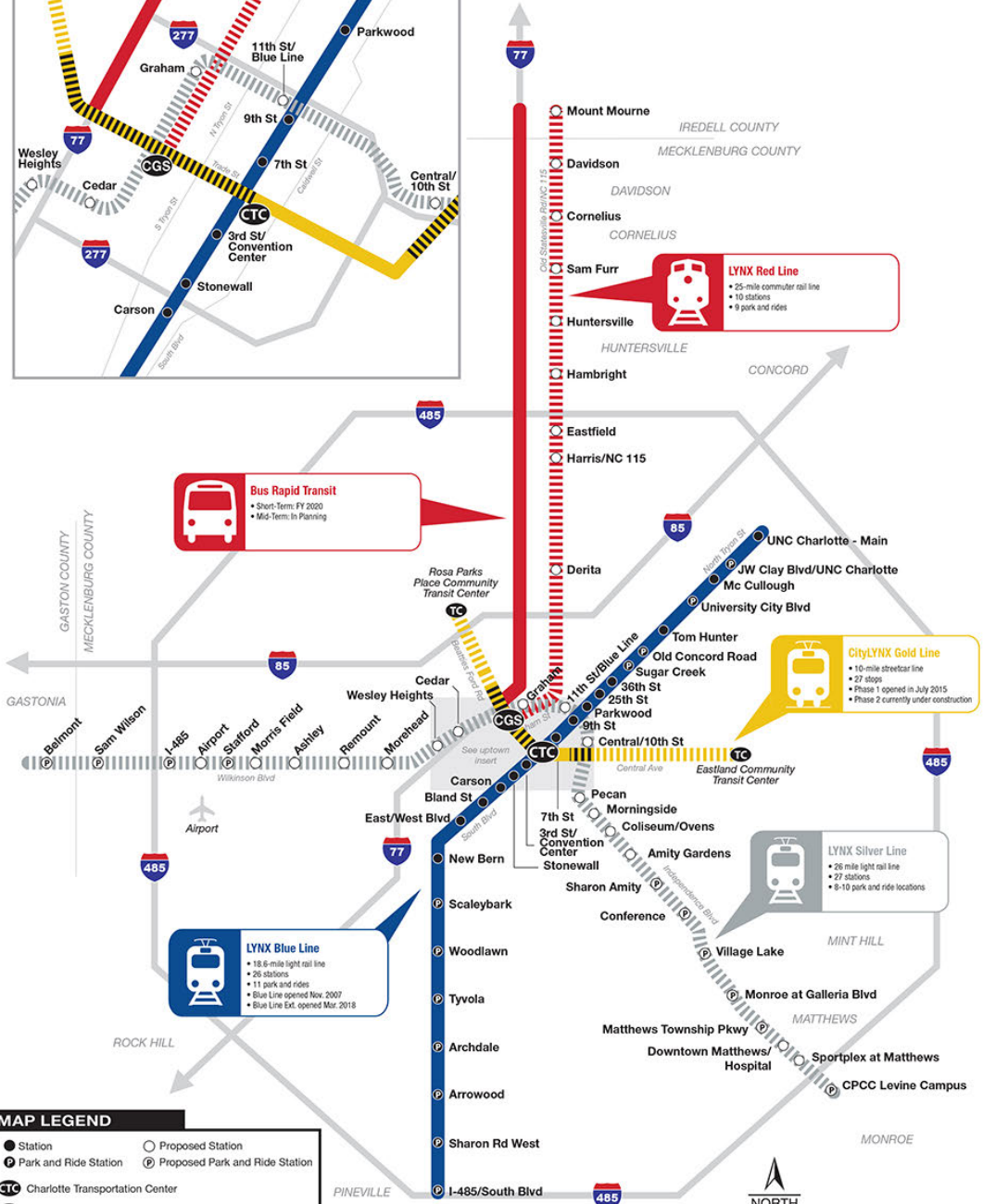
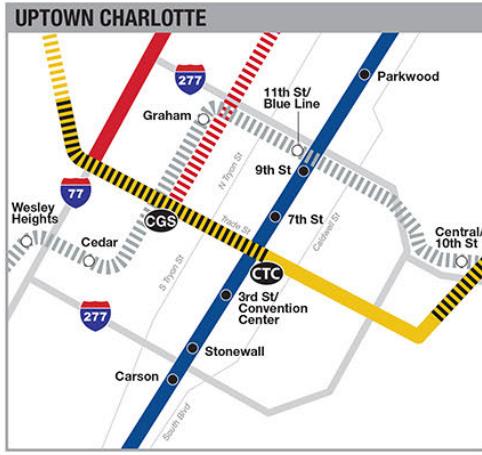
The goal of the TOD Alignment Rezoning effort is to ensure that properties in transit station areas that are recommended for transit oriented development by an adopted area plan have the appropriate zoning to align with adopted area plan policies, or the vision for the area. The most appropriate zoning is usually one of the Transit Oriented Development (TOD) zoning districts.

The purpose of the TOD Alignment Rezoning effort is to build on the foundation of adopted City policies and implement area plan recommendations through the Zoning Ordinance. This requires changing the zoning of many properties along the Blue Line light rail corridor to a Transit Oriented Development zoning district. Any changes to existing zoning will be implemented in a transparent public process that will include informational meetings, conversations with property owners, neighborhoods, and other interested parties, public hearings, and a final decision by the Charlotte City Council.

**The 2019 TOD Alignment Rezoning initiative will rezone over 1,900 parcels on the Blue Line light rail corridor that have a recommended future land use of transit oriented development in an adopted transit station area plan.**



# LYNX RAPID TRANSIT SYSTEM MAP



MAP LEGEND	
● Station	○ Proposed Station
P Park and Ride Station	Ⓟ Proposed Park and Ride Station
CTC Charlotte Transportation Center	
CGS Charlotte Gateway Station	
TC Community Transit Center	
<b>Proposed Service</b>	
▬ LYNX Blue Line	▬ LYNX Red Line (North Corridor)
▬ CityLYNX Gold Line	▬ LYNX Silver Line (Southeast/West Corridors)
▬ Bus Rapid Transit	▬ CityLYNX Gold Line Phase 2 under construction
	▬ CityLYNX Gold Line Phase 3





## CONTACT

JOSH BEAVER

josh@thenicholscompany.com

704.373.9797



## THE NICHOLS COMPANY

### Website

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

### Phone

(O) 704.373.9797

(F) 704.373.9798

### Address

1204 Central Avenue, Suite 201  
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

