



# Scaleybark at South

4128, 4200, 4208 South Boulevard | Charlotte, NC 28209



## Available for Lease

Fully Leased Urban Core Newly Renovated Retail in the LoSo District

## Property Overview

# Scaleybark at South Available for Lease

Newly renovated retail center 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

**Address** 4128, 4200, 4208 South Boulevard | Charlotte, NC 28209

**Availability** Fully Leased

**Square Footage**  
**Building 4128** +/- 21,979 SF  
**Building 4200** +/- 16,407 SF  
**Building 4208** +/- 18,041 SF

**Buildings** 3 Buildings - Renovated in 2018

**Zoning** TOD | UDO Zoning

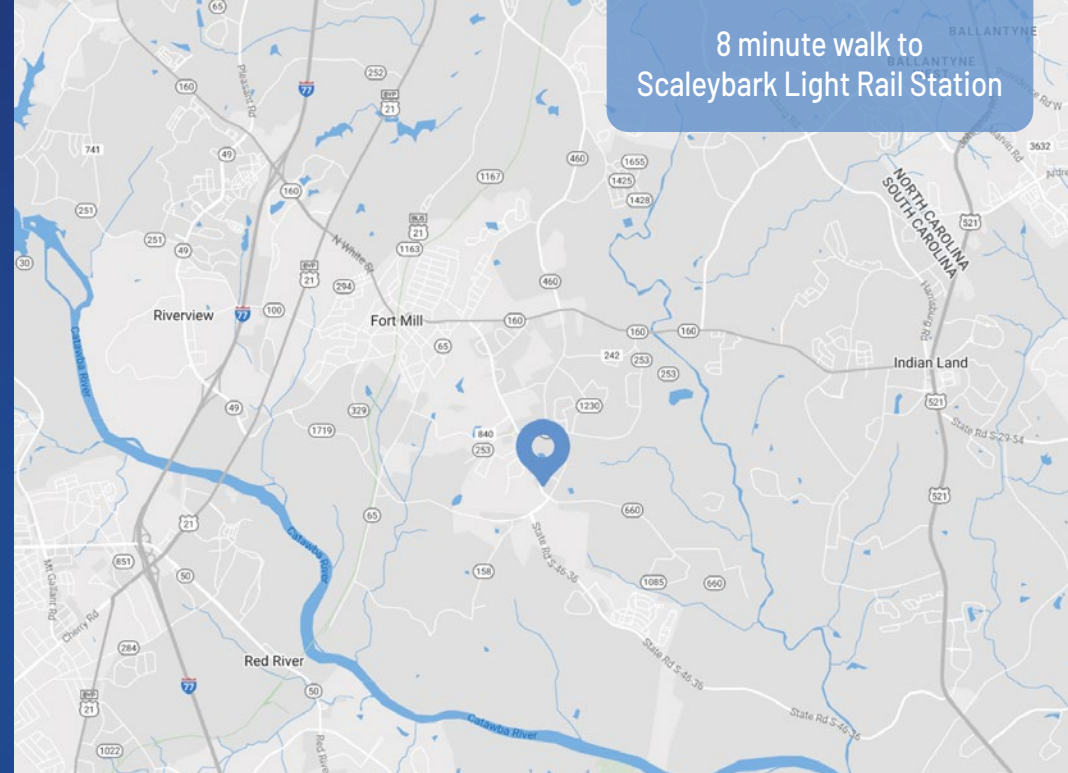
**Visibility** High visibility along the Light Rail

**Parking** Abundant

**Traffic Counts** South Boulevard | 15,000 VPD

**Lease Rate** Call for Leasing Details

8 minute walk to  
Scaleybark Light Rail Station



## 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

## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2022 Population</b>	7,277	97,533	244,573
<b>Avg. Household Income</b>	\$93,578	\$119,080	\$120,939
<b>Median Household Income</b>	\$65,364	\$77,311	\$75,580
<b>Households</b>	3,516	48,221	115,773
<b>Daytime Employees</b>	12,329	121,250	288,626



Drone Video



**4128 South Boulevard**

- Suite Life Hair Salon
- Wholesale Vitamins
- Axe Club
- Oki Business
- Comedy Art Theatre
- Garcia Barra Brazilian Jiu-Jitsu
- Sick Side Tattoos

**4208 South Boulevard**

American Army Navy	Comedy Art Theater
Carolina Shooters Supply	The Magic 5
Charles Holloman Productions	ToDo Events
Kelso Communications	Classic Achievements
Canelli Homes	Inside Out Sports
Charlotte Reflexology	Amalay Beauty Supply

**4200 South Boulevard**

- Avis Budget
- Tony's Pizza
- Hispanic Grocer
- Latorre Insurance
- Amalay Salon & Spa
- Kung Fu Tea
- NailGo Spa
- Kabobs To-Go
- Amalay Beauty Supply
- Xclusive Staffing

# Property Photos



# LoSo

## Charlotte, NC

Just a 1 mile cruise along Central Avenue from Uptown Charlotte will put you in a place where fashion, food, and art rule! Plaza Midwood is one of Charlotte's most unique, preeminent urban core neighborhoods. The neighborhood boasts a mixture of unique restaurants, art galleries, locally owned shops, popular bars, and live music venues. Recent years have witnessed its resurgence as a vibrant, highly sought after neighborhood with numerous upcoming and completed developments.



# 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. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.

 South End Development Report



# SOUTH END

## \$3.4B

Commercial Development

## 371K SF

Retail Planned/Under Construction

## 2.2MM SF

Office Planned/Under Construction

## 3,802

Residential Units Planned/Under Construction

## 380

Hotel Rooms Planned/Under Construction





Scaleybark Station

South Boulevard

Contact for Details

## Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com



### Website

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

### Phone

Office (704) 373-9797

Fax (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.