



Scaleybark at South

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



Fully Leased

Urban Core Newly Renovated Retail in the LoSo District

Property Overview

Scaleybark at South

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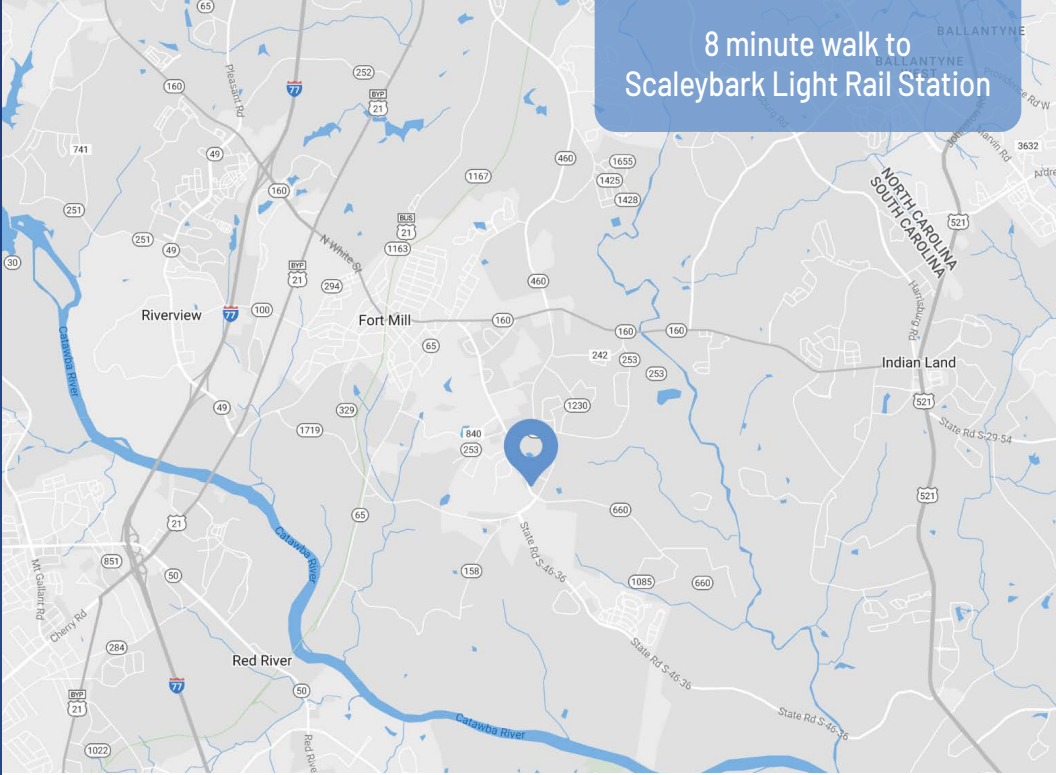
Newly renovated retail center in the heart of “LoSo,” Charlotte’s Lower South End. The neighborhood is experiencing extreme growth in retail, office and multi-family development. It is easily accessible by the Lynx Light Rail and is conveniently located in close proximity to Uptown Charlotte. Commonly 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		



Drone Video



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
2024 Population	8,968	100,233	252,127
Avg. Household Income	\$126,238	\$136,513	\$135,327
Median Household Income	\$85,119	\$89,469	\$87,141
Households	4,303	49,976	120,507
Daytime Employees	11,012	105,629	268,417



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

Nearby Development



LYNX Blue Line





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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.