



# 4203 South Blvd

Charlotte, North Carolina 28209



## Available for Lease

+/- 3,000 SF Retail in LoSo



Property Overview

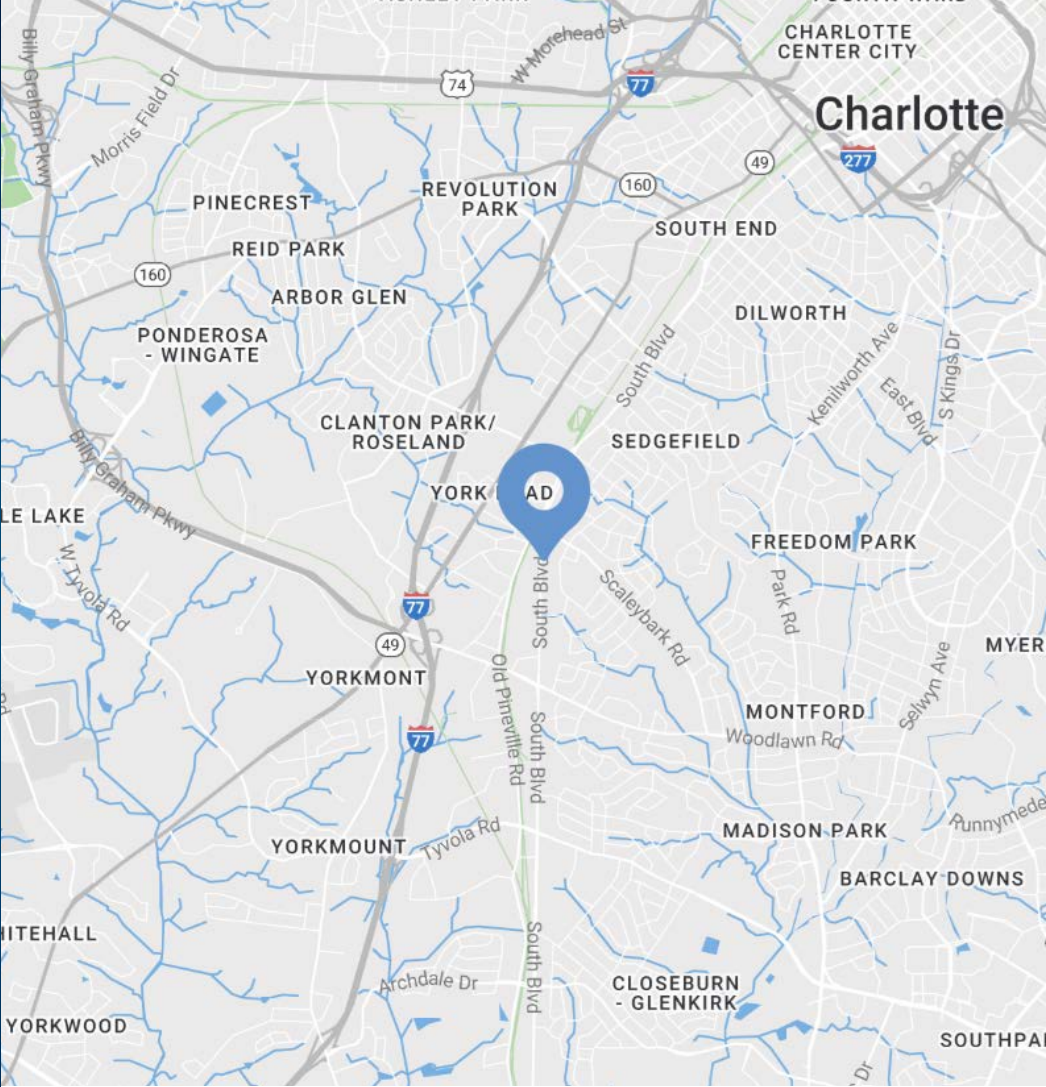
# 4203 South Blvd

## Available for Lease

4203 South Boulevard is located in Charlotte's growing Lower South End (LoSo) district, an area undergoing significant retail, office, and multi-family development. The property offers excellent accessibility, being adjacent to the Scaleybark Light Rail Station, which provides direct connections to Uptown Charlotte and beyond. The neighborhood, commonly referred to as "The Brewery District," is home to a vibrant mix of breweries, restaurants, and entertainment venues, making it a prime location for businesses looking to establish a presence in one of Charlotte's most dynamic and evolving

Property Details

Address	4203 South Blvd   Charlotte, NC, 28209
Availability	+/- 3,000 SF Available for Lease
Acreage	+/- 0.620 AC
Use	Retail
Parcel	14906130
Zoning	TOD-TR
Traffic Counts	South Blvd   14,000 VPD
TICAM	NNN
Lease Rate	\$32/SF



### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	9,186	100,243	253,111
Avg. Household Income	\$127,897	\$137,896	\$136,158
Median Household Income	\$86,745	\$89,954	\$87,664
Households	10,800	106,403	268,699
Daytime Employees	1,549	31,338	47,919



Available

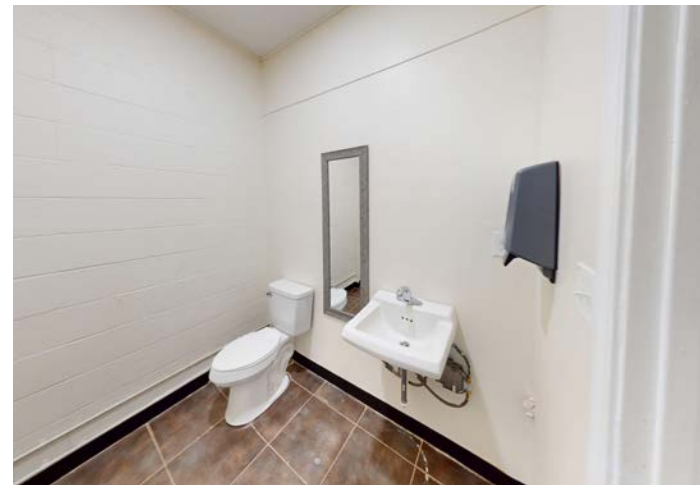
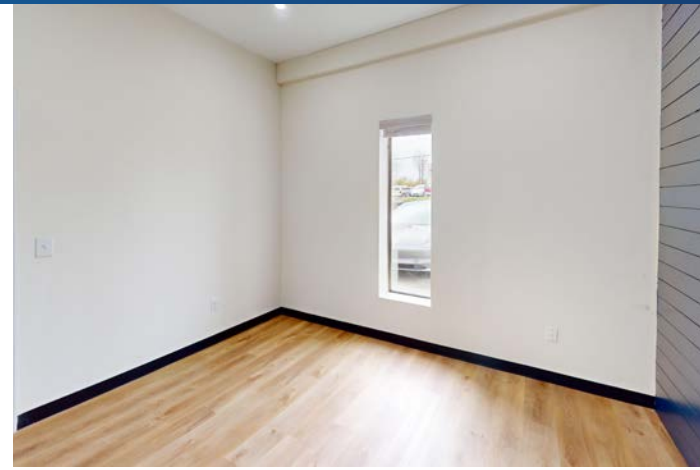
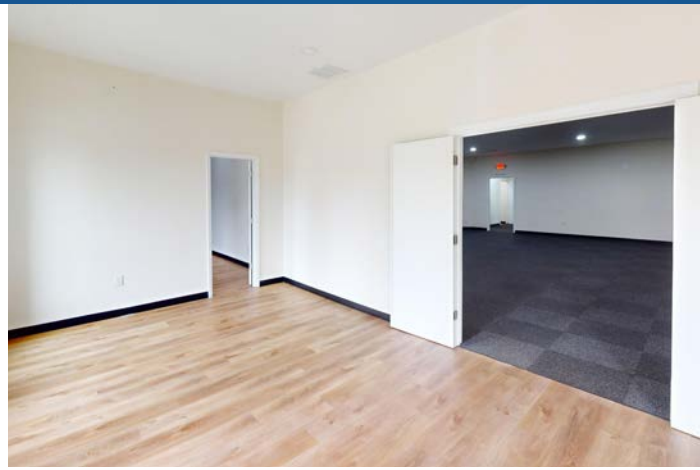
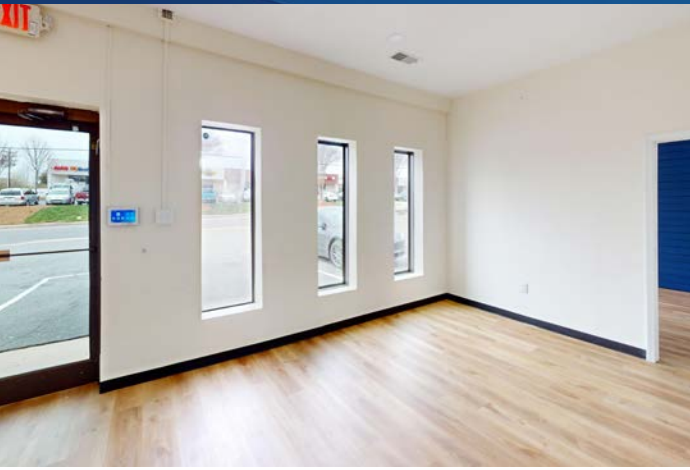
+/- 3,000 SF



Virtual Tour

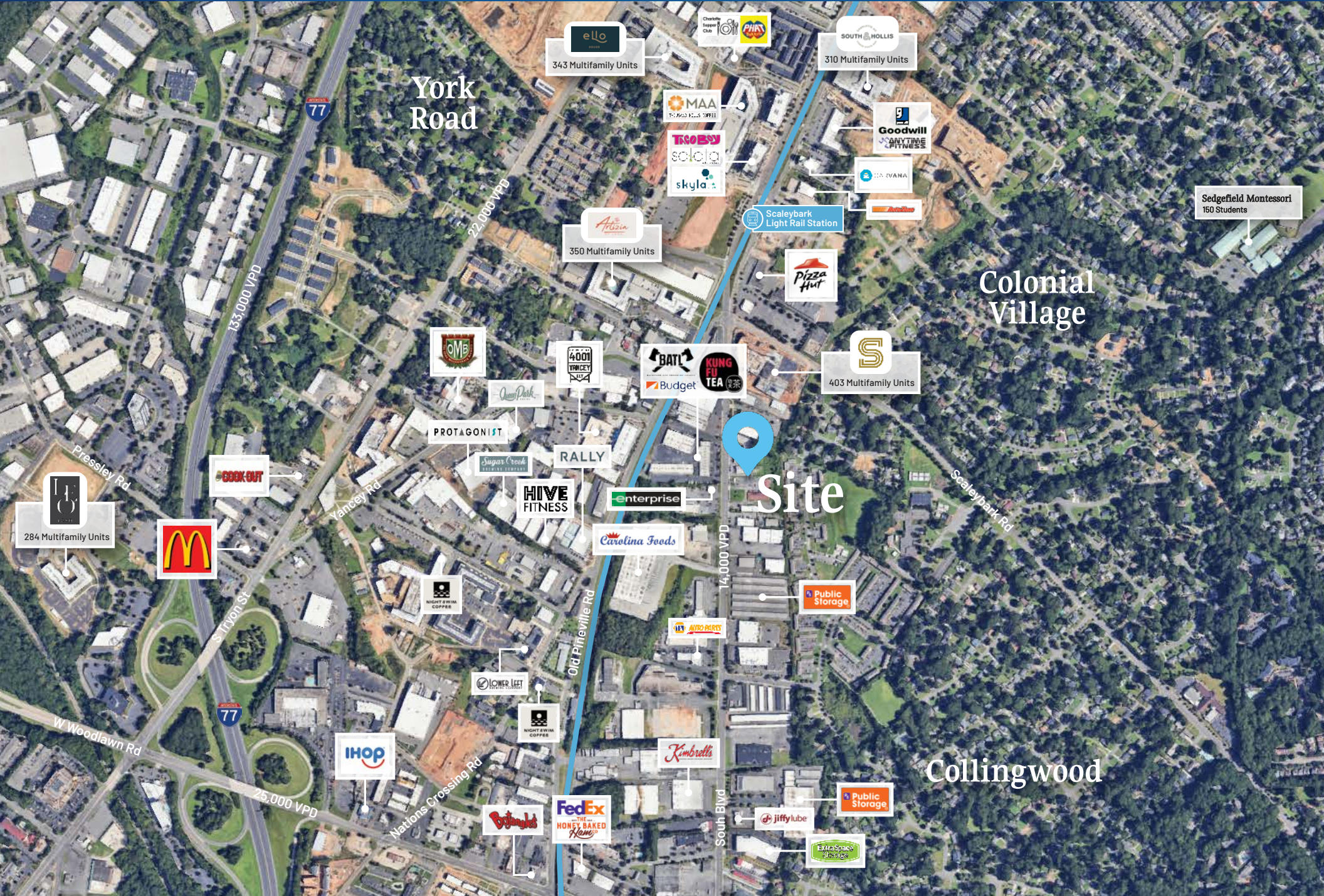
Floor Plan  
Coming Soon

## Interior Photos





Market Overview





# LoSo

## Charlotte, NC

Derived from “Lower South End,” LoSo is the catchy name encompassing this growing neighborhood right beyond South End, Charlotte. LoSo is a lively neighborhood with large patios, lawn games, and live music on weekends. 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, Queen Park Social, Protagonist, and most recently, Gilde Brewing, Rally, State of Confusion, and TacoBoy. This area is experiencing enormous multi-family and mixed-use development with numerous projects underway.





Collingwood

Conway Ave

Site

14,000 VPD

South Blvd

Contact for Details

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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.