



Atherton Lofts

2108 South Blvd, Suite 108 | Charlotte, NC, 28203



Available Condo for Lease

+/- 1,800 SF

Property Overview

2108 South Blvd

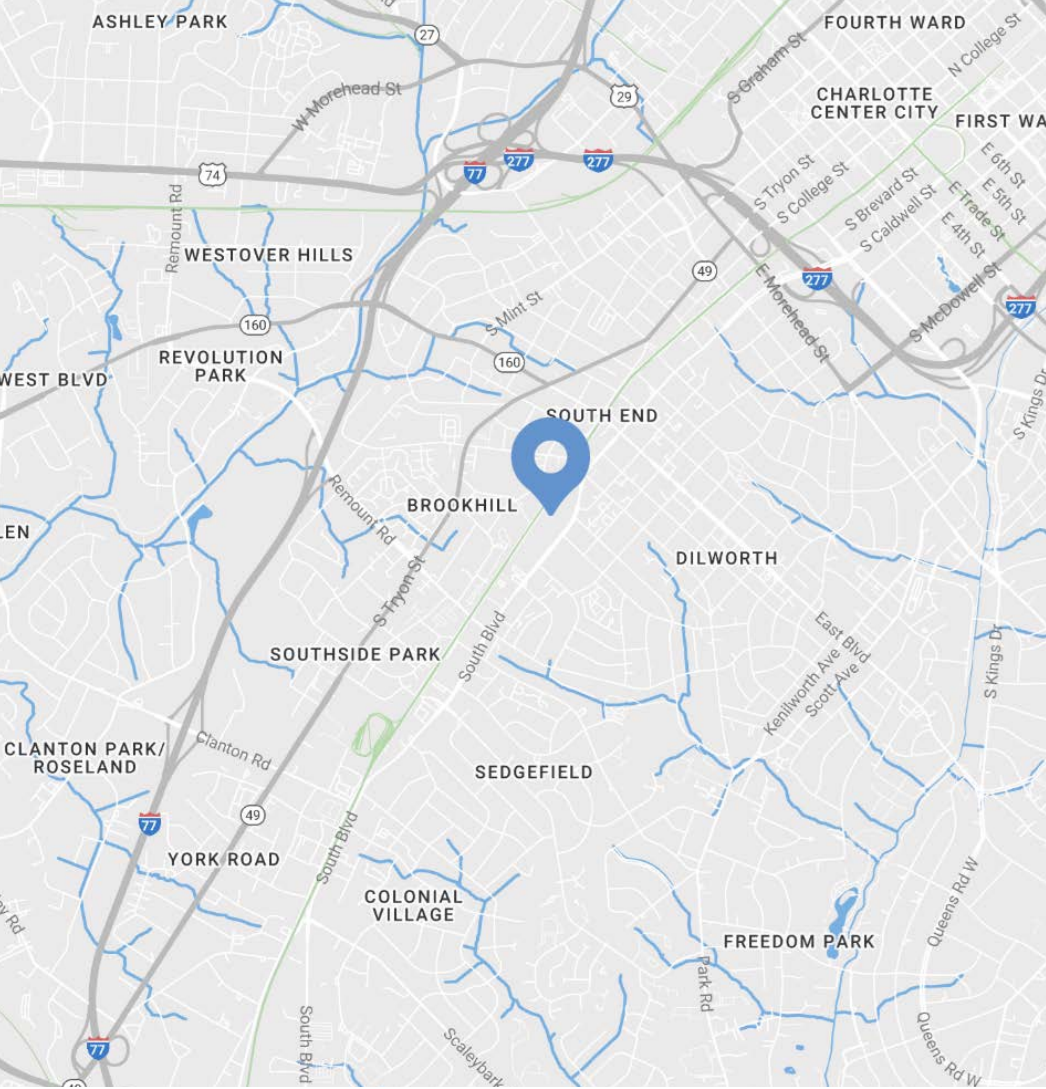
Condo Available for Lease

We are pleased to offer this +/-1,800 SF suite for lease at Atherton Lofts. This unique opportunity places your business in the heart of South End, Charlotte's premier urban neighborhood. The site is 0.6 miles from the nearest LYNX Blue Line stop and within walking distance to the Rail Trail, popular dining, retail, and entertainment options.

Nestled in an area booming with multi-family and mixed-use developments, this site presents an ideal opportunity to join one of Charlotte's fastest-growing and trendiest districts. The space is ideal for office and select commercial uses looking to tap into a vibrant, high-traffic area.

Property Details

Address	2108 South Blvd Suite 108 Charlotte, NC, 28203
Availability	+/- 1,800 SF Available for Lease
Parcel	12103131
Use	Office & Select Commercial Uses
Zoning	UC (Urban Center)
Parking	Ample Parking with secured underground parking access and dedicated space
Traffic Counts	South Blvd 31,000 VPD
Lease Rate	Call for Leasing Details



Demographics

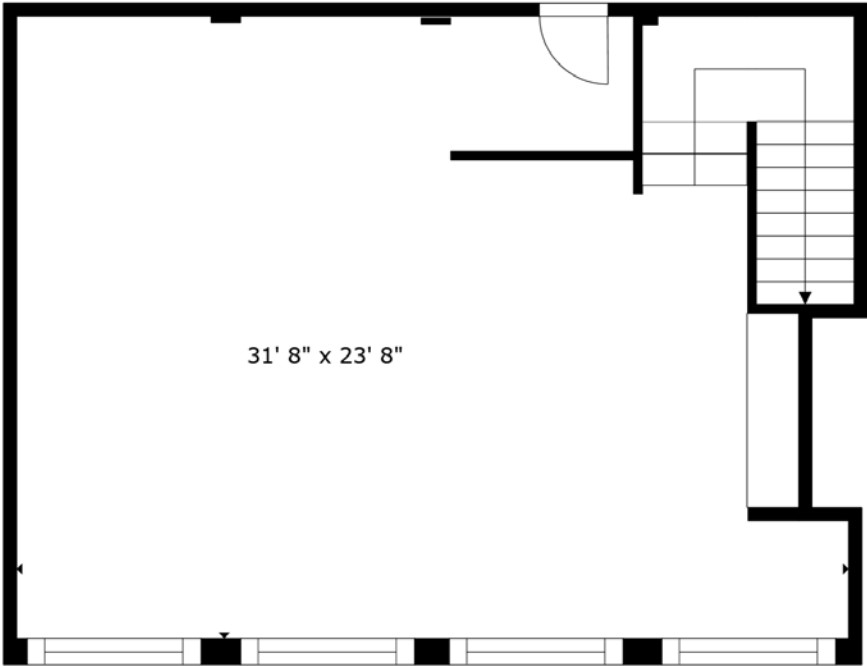
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	21,313	121,270	259,863
Avg. Household Income	\$148,830	\$142,654	\$130,866
Median Household Income	\$103,336	\$93,843	\$82,926
Households	12,693	63,114	124,013
Daytime Employees	23,172	154,561	262,706



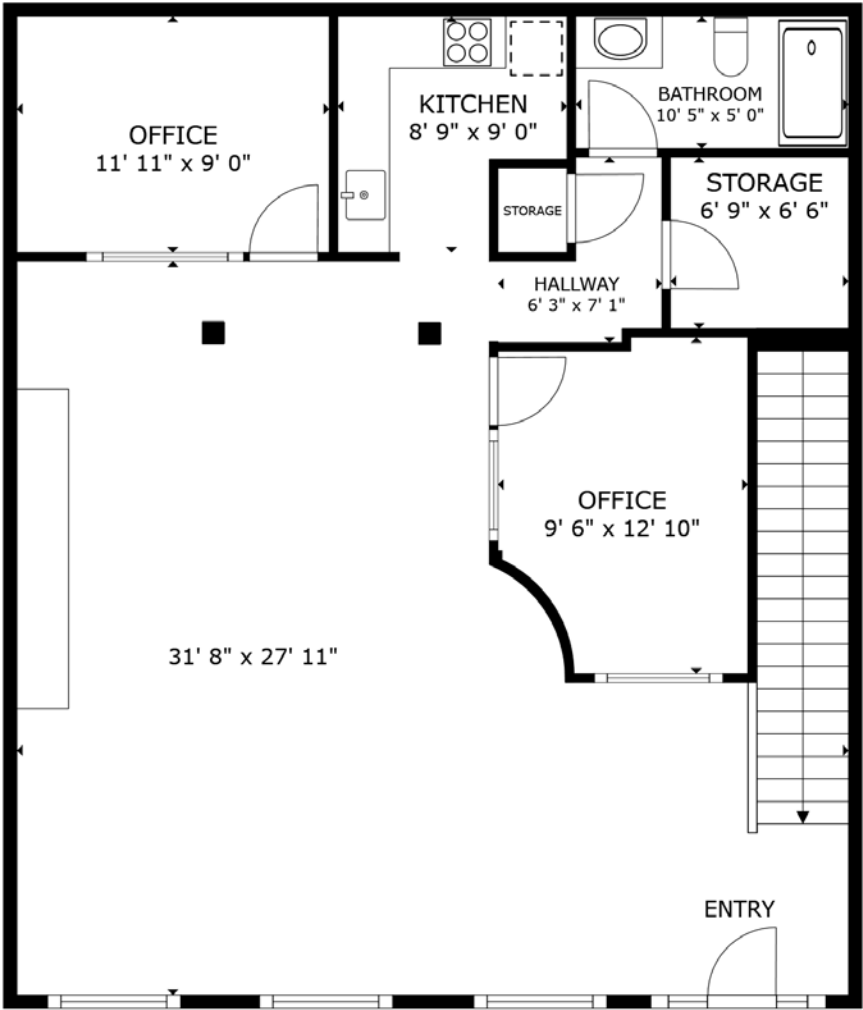
Available

+/- 1,800 SF

 Virtual Tour

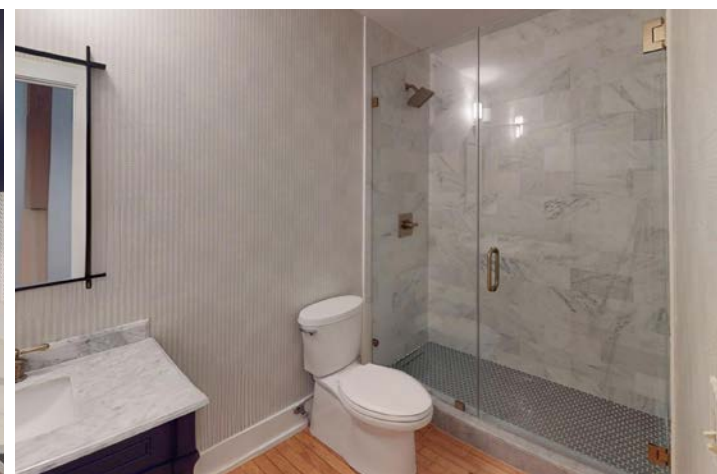
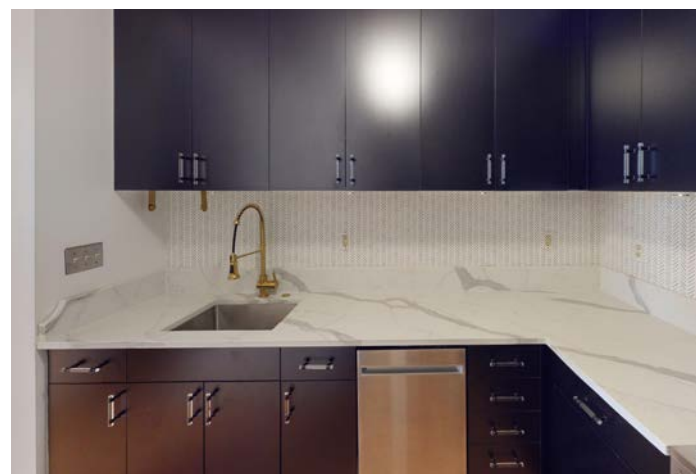
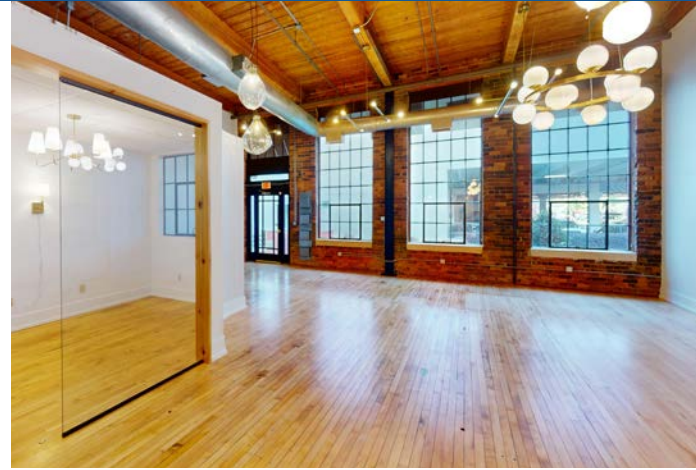
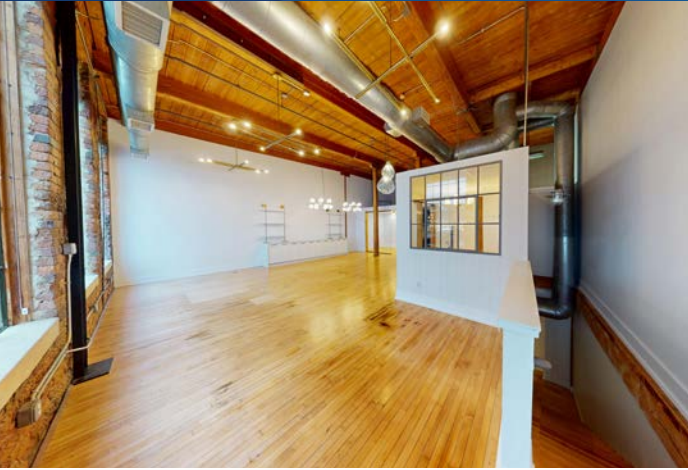


FLOOR 1



FLOOR 2

Interior Photos



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

Market Overview





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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.