



4219 South Blvd

Charlotte, North Carolina 28209



Available for Lease

+/- 1,000 - 2,433 SF Retail in LoSo

Property Overview

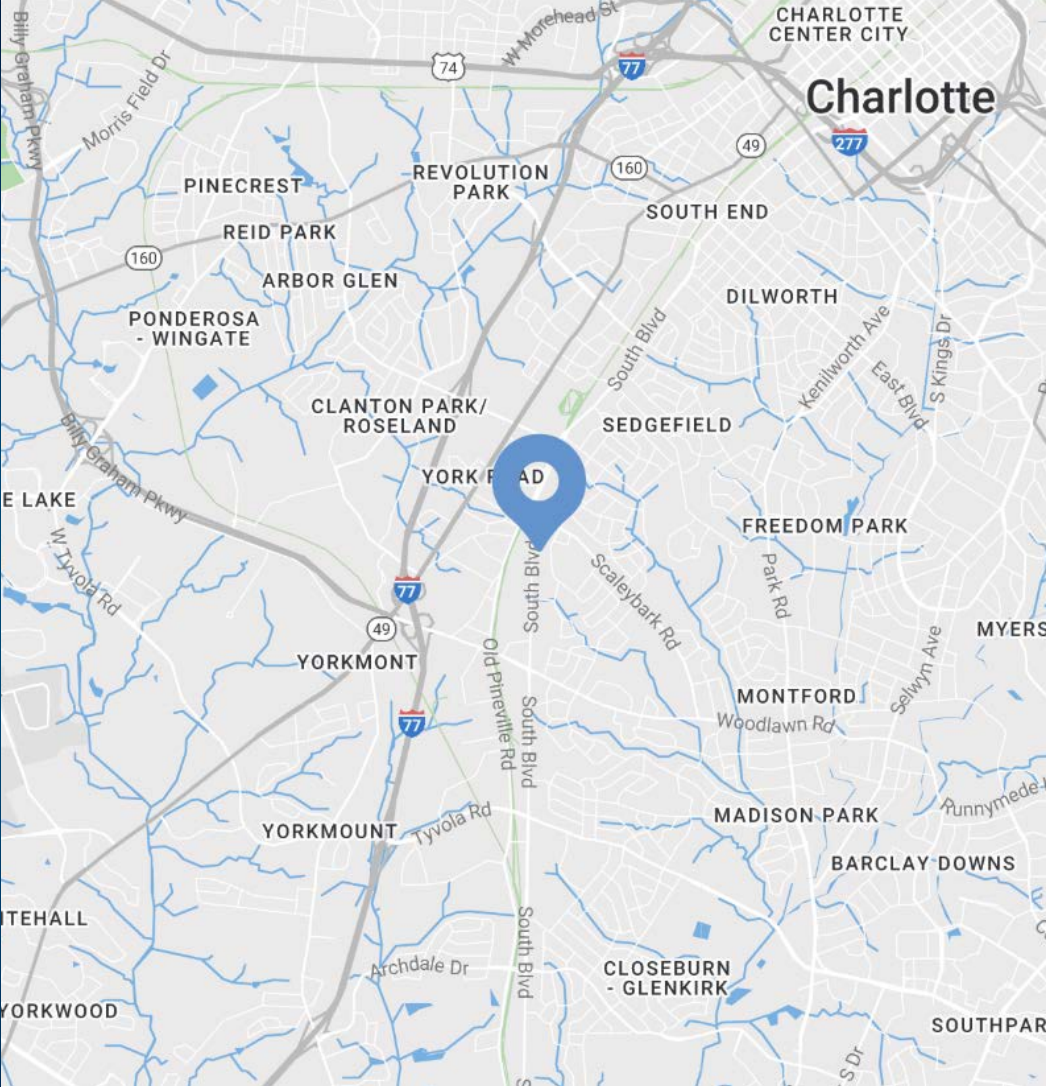
4219 South Blvd

Available for Lease

4219 South Boulevard is located in Charlotte’s growing Lower South End (LoSo) district, an area experiencing significant retail, office, and multi-family development. The property offers excellent accessibility, being adjacent to the Scaleybark Light Rail Station, providing direct connections to Uptown Charlotte and beyond. The neighborhood, commonly referred to as “The Brewery District,” is home to a 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 active and evolving corridors.

Property Details

Address	4219-4221 South Blvd Charlotte, NC, 28209
Availability	+/- 1,000 - 2,433 SF Available for Lease
Acreage	+/- 1.520 AC
Use	Retail
Parcel	14906114
Zoning	TOD-TR
Traffic Counts	South Blvd 14,000 VPD
TICAM	NNN
Lease Rate	\$32/SF



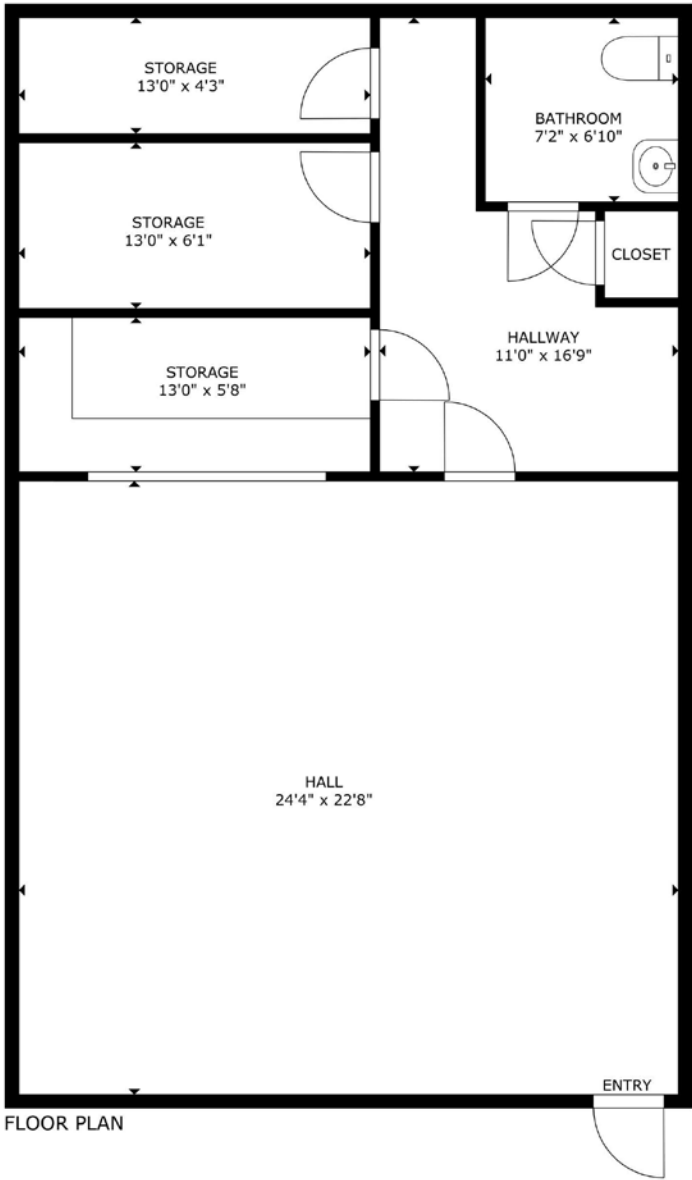
Demographics

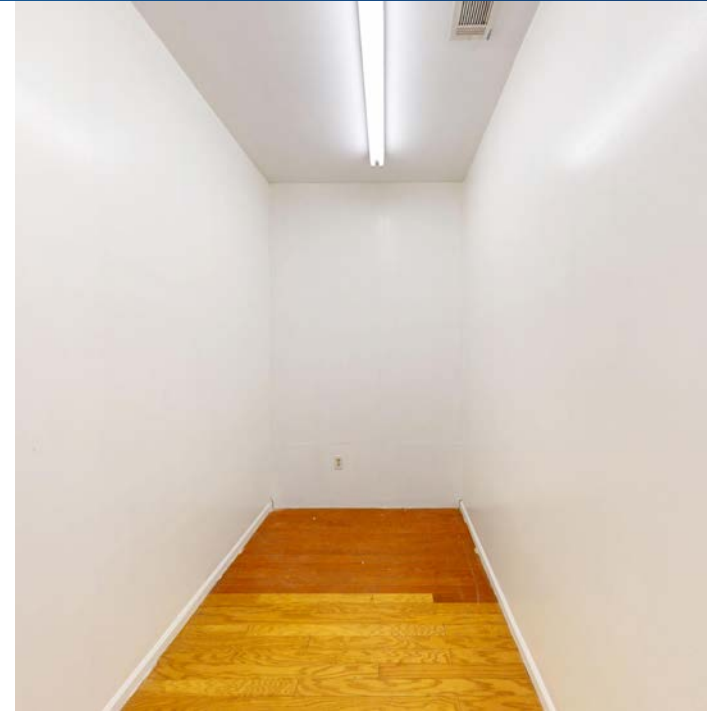
RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	9,186	100,243	253,111
Avg. Household Income	\$127,897	\$137,896	\$136,158
Median Household Income	\$86,745	\$89,954	\$87,664
Households	10,800	106,403	268,699
Daytime Employees	1,549	31,338	47,919

Available

+/- 1,000 - 2,433 SF

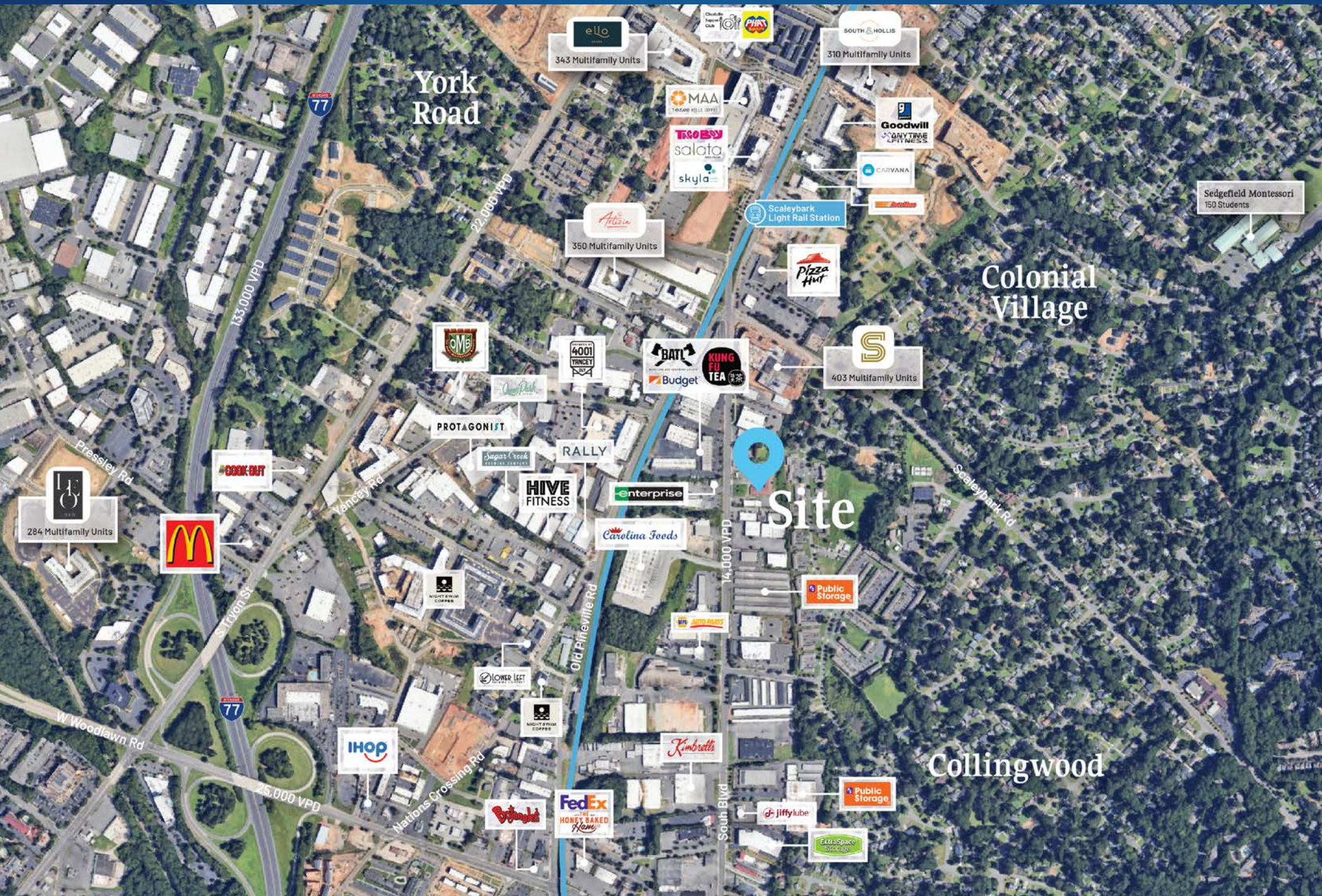
 Virtual Tour





Property Photos





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.



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.