



# 4219 South Blvd

Charlotte, North Carolina 28209



## Available for Lease

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



## Property Overview

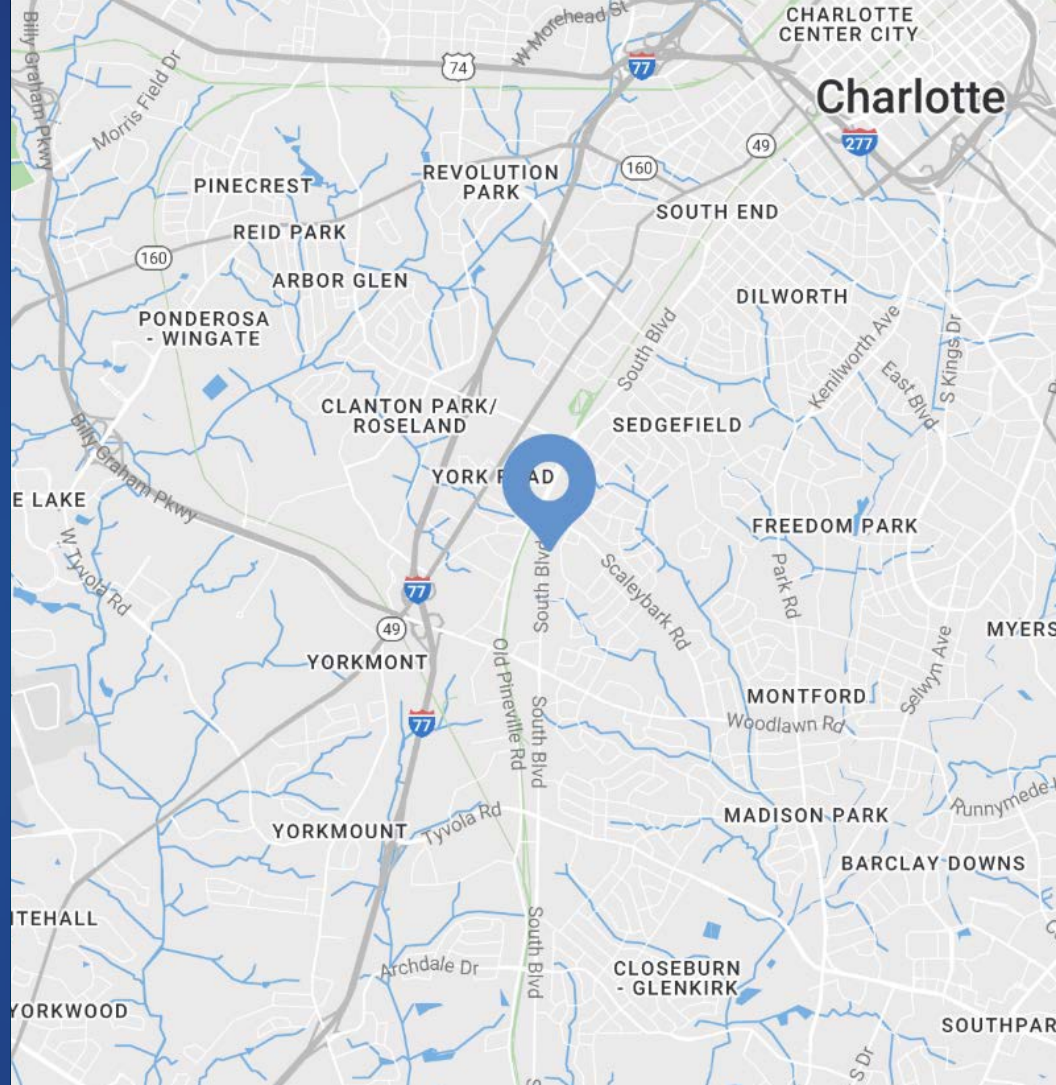
# 4219 South Blvd

## 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

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



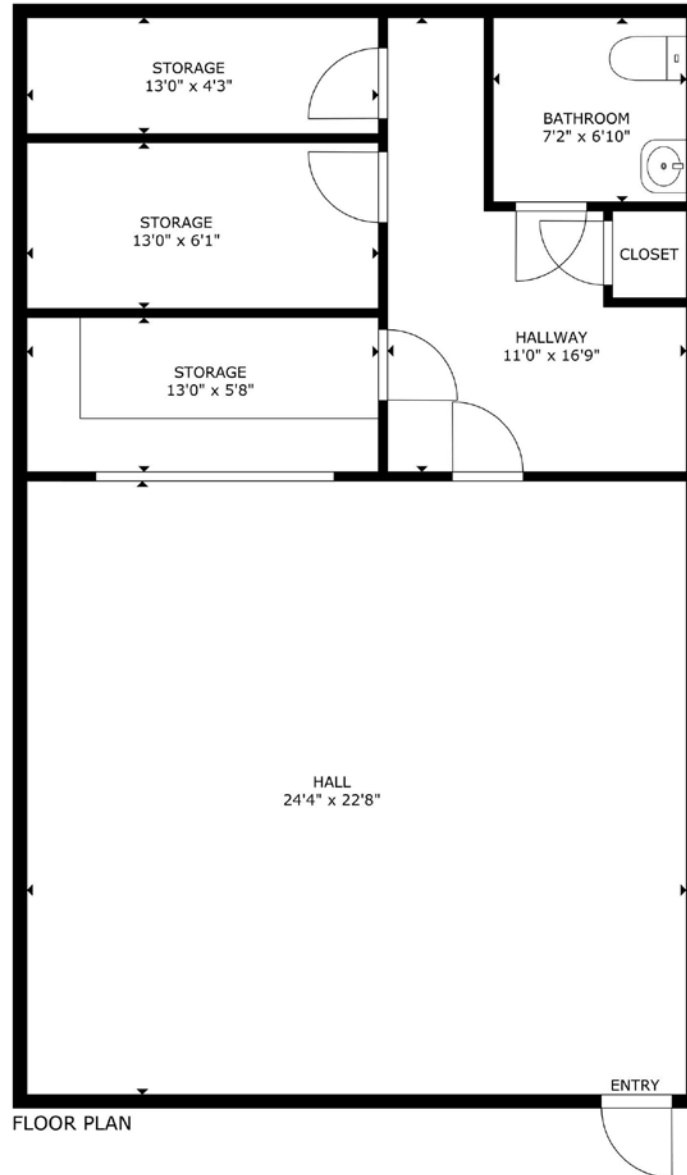
## Demographics

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

# Available

+/- 1,000 - 2,433 SF

 Virtual Tour









Property Photos





# Market Overview

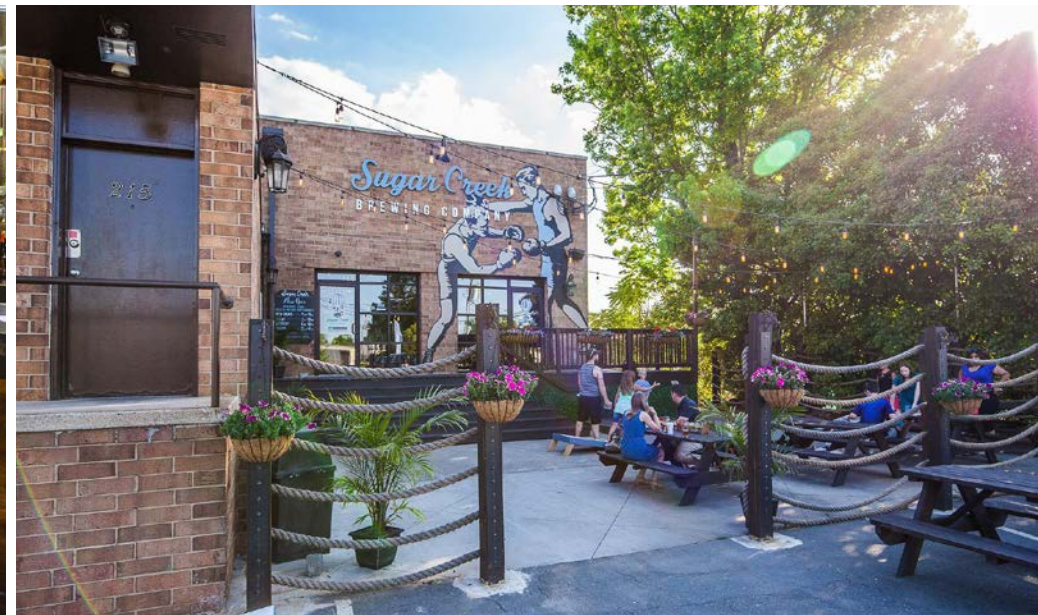




# LoSo

## 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.







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.