



4223 South Blvd

Charlotte, North Carolina 28209



Available for Lease

+/- 4,925 SF Office Building in LoSo

Property Overview

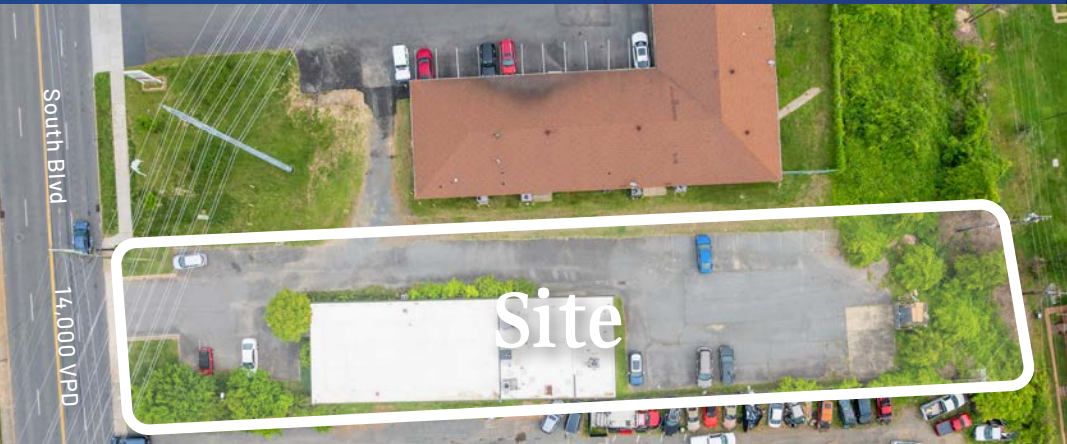
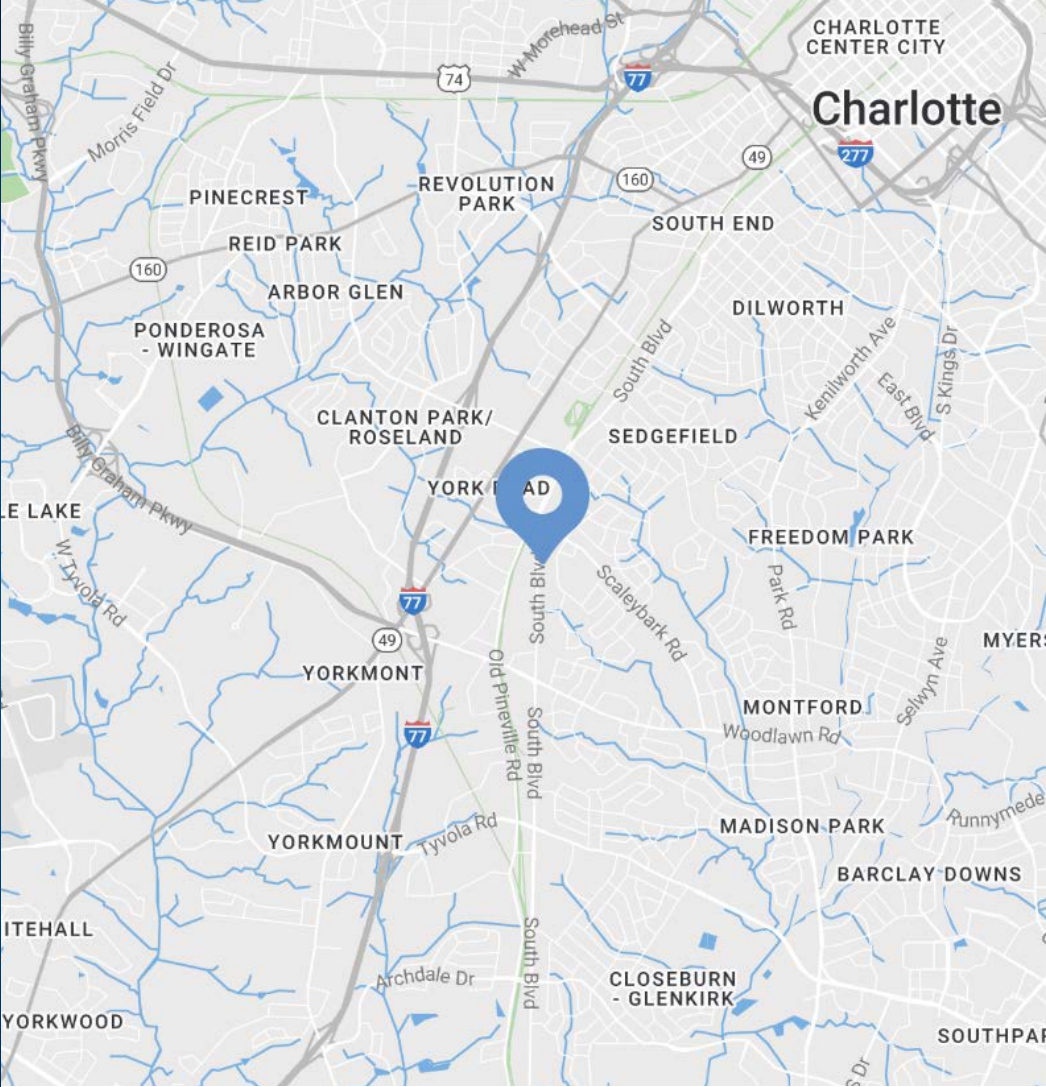
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4223 South Boulevard is positioned in Charlotte's growing Lower South End (LoSo), a district experiencing sustained investment and development across office, retail, and residential sectors. This location offers strong visibility and convenient access to major thoroughfares, making it ideal for businesses looking to establish a presence in an emerging urban corridor. Surrounded by a mix of breweries, restaurants, and lifestyle amenities, the property supports employee satisfaction and client engagement in a walkable, amenity-rich environment. The area's continued growth makes it well-suited for office users seeking long-term value in a vibrant setting.

Property Details

Address	4223 South Blvd Charlotte, NC, 28209
Availability	+/- 4,925 SF Available for Lease
Use	Office
Parcel	14906128
Traffic Counts	South Blvd 14,000 VPD
Lease Rate	\$32/SF NNN



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

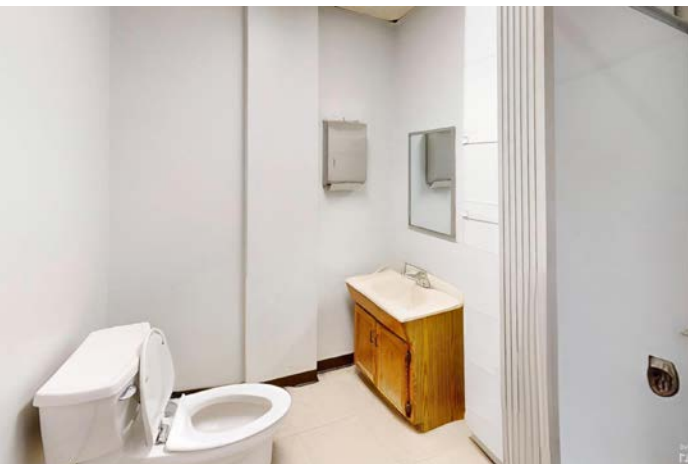
Available

+/- 4,925 SF

 Virtual Tour



Property 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.





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.