

# 245 CLANTON RD



RETAIL, OFFICE, SHOWROOM FOR LEASE



# SPACE AVAILABILITY

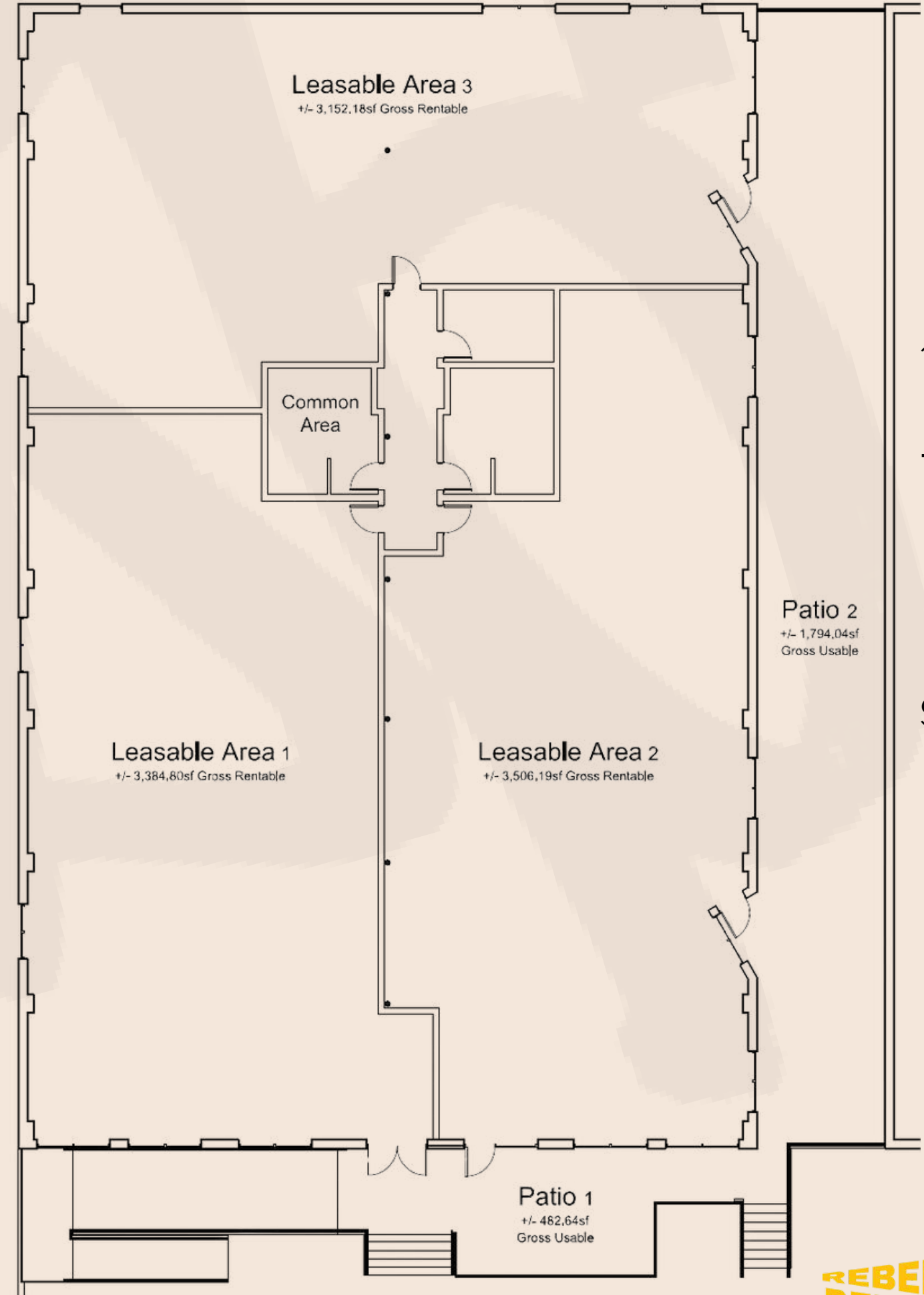
UP TO +/- 10,043 SF FOR LEASE

Ideal For Retail, Office, Showroom Uses

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# 245 CLANTON RD



Clanton Rd

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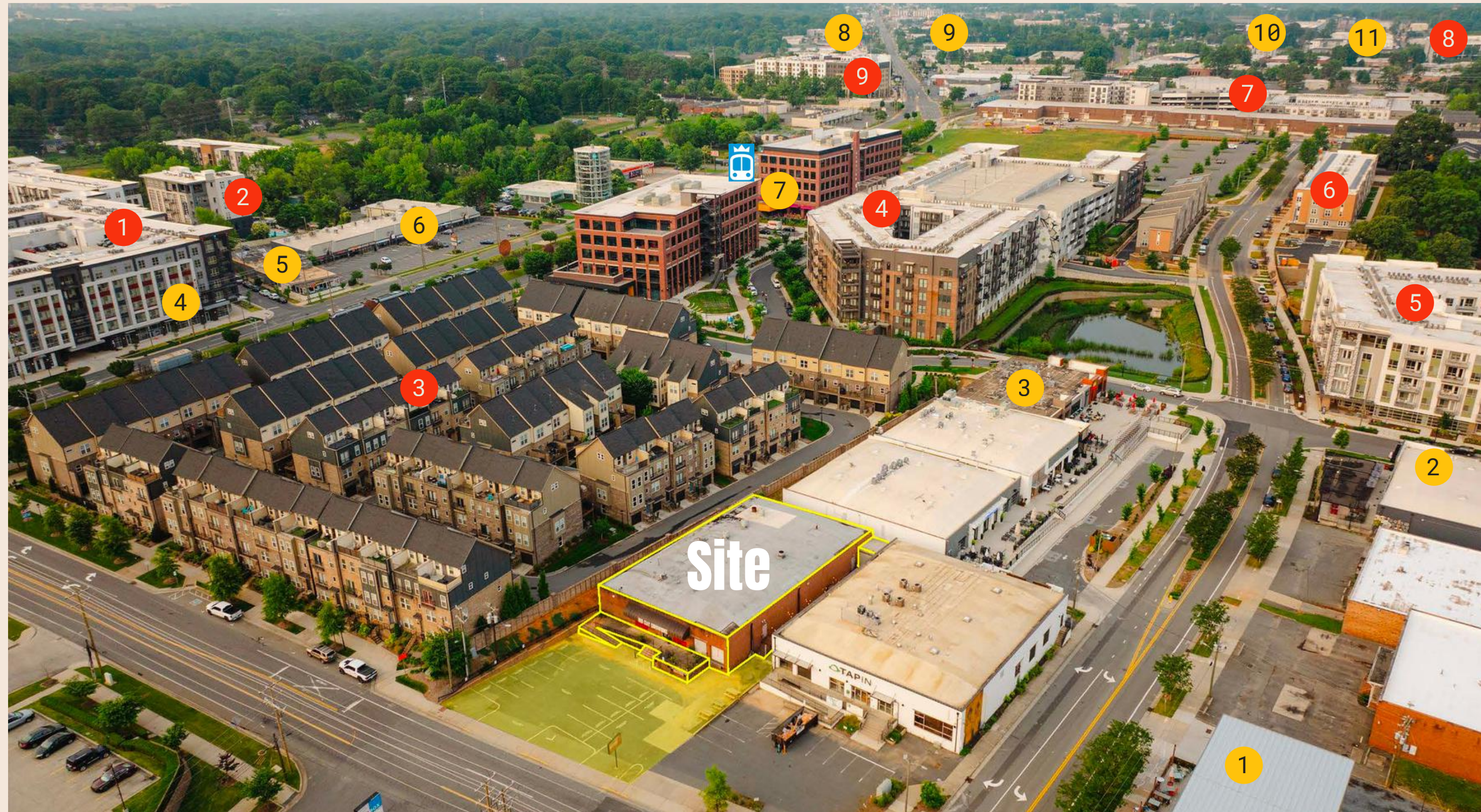


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- 4.5 miles to Uptown
- 4.5 miles to SouthPark Mall
- 6 miles to CLT Airport
- 0.4 miles to I-77
- Second Generation taproom
- In-place Restrooms
- 5 minute walk to Scaleybark Light Rail Station
- Surrounded by dense multi-family demos
- Walkable to a variety of shops/restaurants






# MEET THE NEIGHBORS

## Residential

- 1 South & Hollis: 310 Units
- 2 Sloan at LoSo: 368 Units
- 3 South Village: 96 Units
- 4 MAA LoSo: 344 Units
- 5 Ello House: 343 Units
- 6 Rail South: 82 Units
- 7 Aritzia at LoSo: 350 Units
- 8 Solis LoSo: 310 Units
- 9 Southerly LoSo: 403 Units

 Scaleybark Station

## Retail

- 1 State of Confusion
- 2 Gilde Brewing  
Beat the Bomb
- 3 Yama, Phat Burrito,  
Supper Club

- 4 Haraz Coffee
- 5 Goldie's Live Music & Bar
- 6 Anytime Fitness  
Jersey Mike's  
Charlotte Veterinary Hospital

- 7 Taco Boy  
Salata  
Land of a Thousand Hills  
The Peoples Market
- 8 Burr & Berry Coffee
- 9 Beef & Bottle

- 10 Rally
- 11 OMB  
Brewers at 4001 Yancey  
Sugar Creek Brewing  
Protagonist Beer  
Queen Park Social



# South End Fast Facts



\$93,700 Median Household Income



5.4MM SF Existing Office + 2.49 MM SF In Development



9,692 Residential Units + 6,362 Units Under Construction



19,700 Daytime Employees



148 Restaurants + 118 Shops



5 Light Rail Stations + 4.5 Miles Of Rail Trail



26,000 Avg Daily Light Rail Passengers



# LET'S CONNECT

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