




THE BARCLAY
AT SOUTHPARK

2,050 SF Endcap Opportunity

4801 Barclay Downs Dr, Charlotte, NC 28211

Property Highlights:

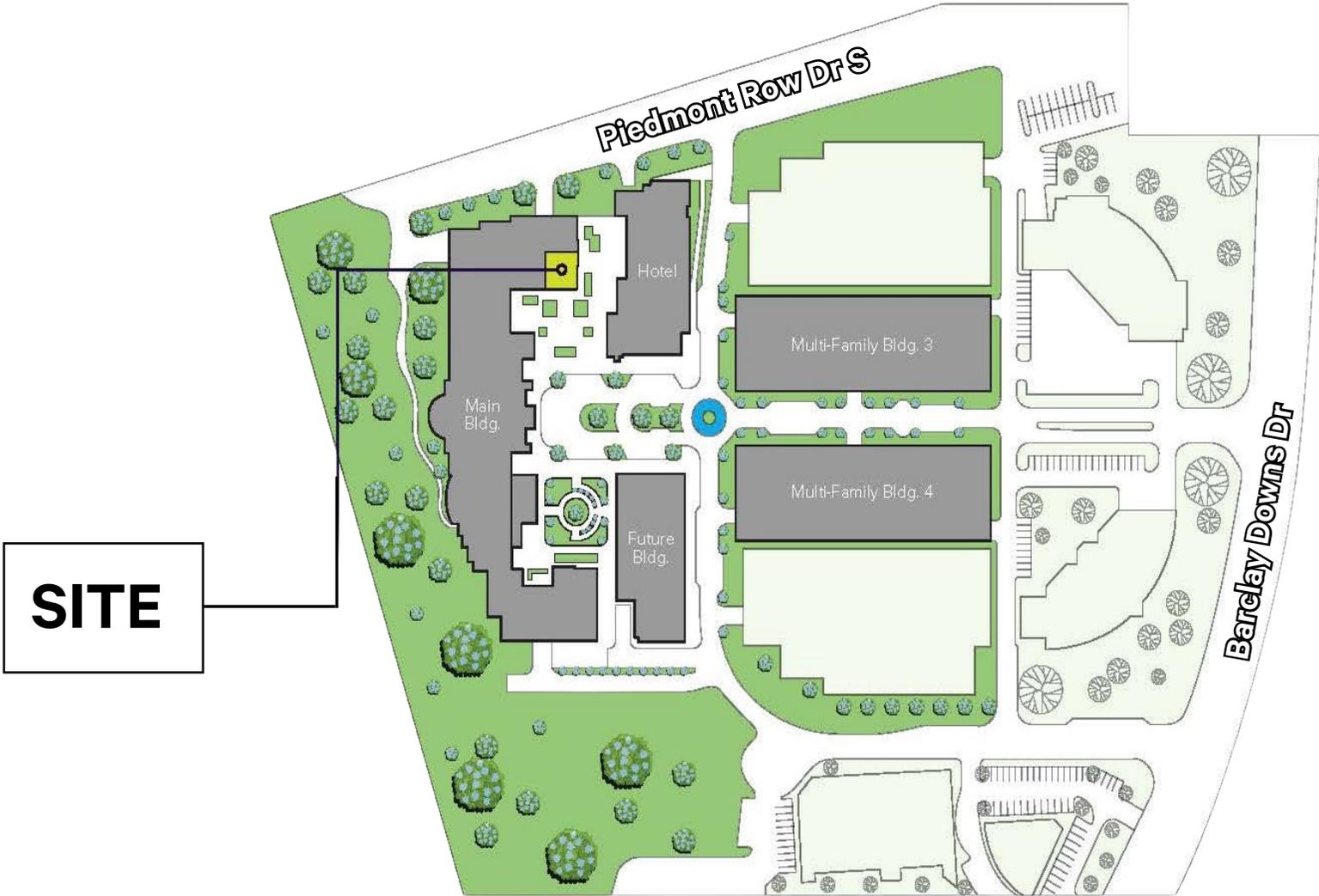
- + 2,050sf endcap opportunity available now
- + Located in the heart of Charlotte’s prestigious SouthPark submarket
- + Built-in customer base positioned directly beneath The Barclay, a 295-unit 55+ community
- + Walking distance to SouthPark Mall
- + Potential to deliver the space turnkey
- + Nearby Businesses:



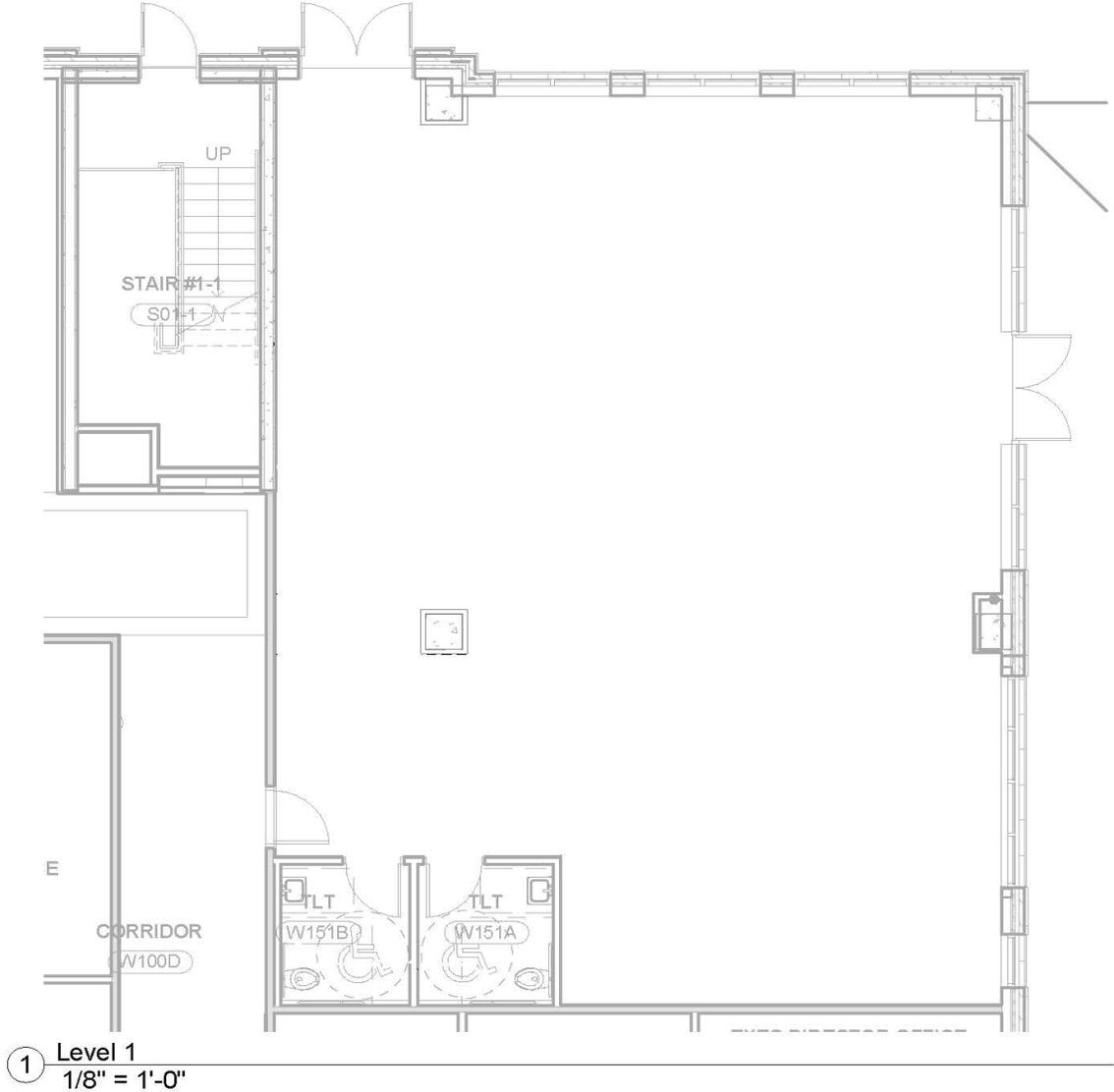
2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,357	98,281	256,578
Average Household Income	\$210,760	\$189,012	\$167,575
Daytime Population	36,346	117,122	353,070



Site Plan



Floor Plan



Aerial Plan



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