



CHARLOTTE, NC 28209

# 4444 SOUTH BLVD

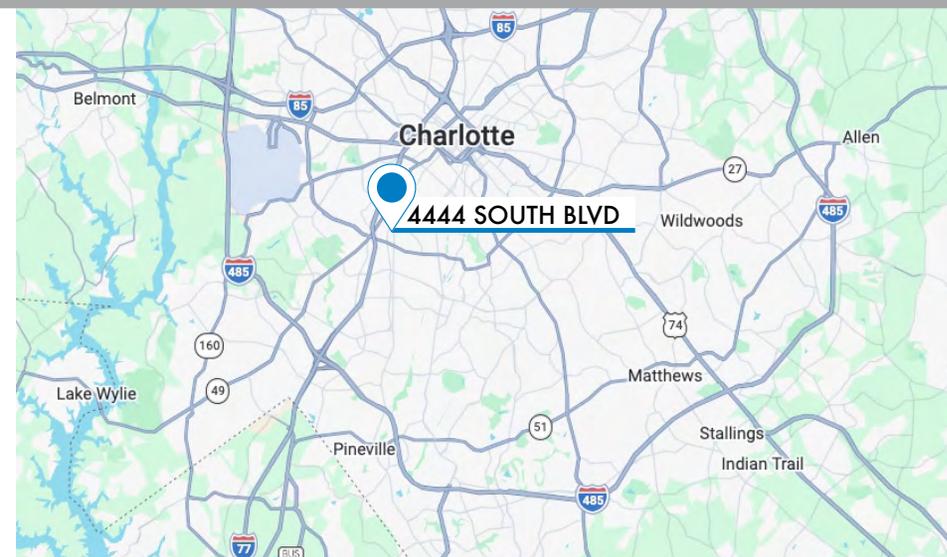
5,544 SF GROUND FLOOR RETAIL/COMMERCIAL SPACE FOR LEASE



**5,544 SF FOR LEASE**  
**4444 SOUTH BLVD**  
CHARLOTTE, NC

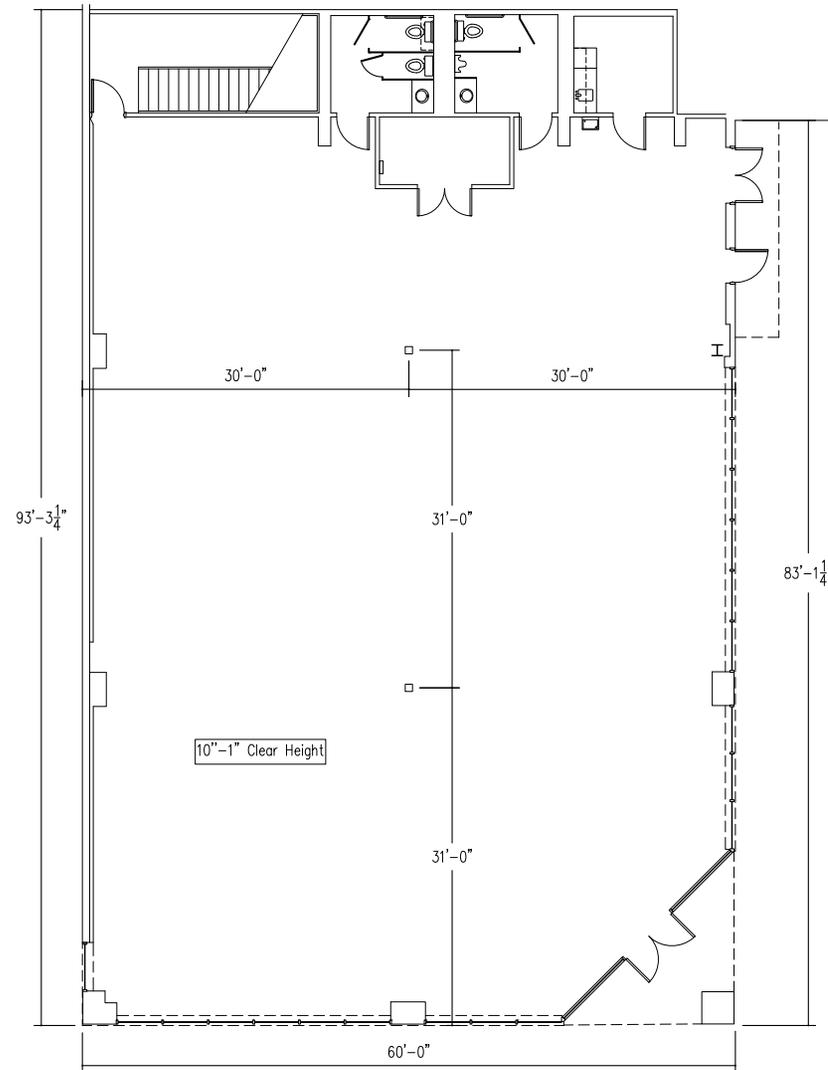
#### PROPERTY INFORMATION

- 5,544 SF ground floor retail / commercial space available for lease in LoSo (Lower South End)
- Frontage and signage opportunities on South Blvd
- Multiple lunch and retail destinations within a 1-mile radius
- Immediate access to I-77, Billy Graham Pkwy and South Tryon St for seamless connectivity
- Warm shell condition, TIA available
- Lease Rate: \$28.00/SF NNN

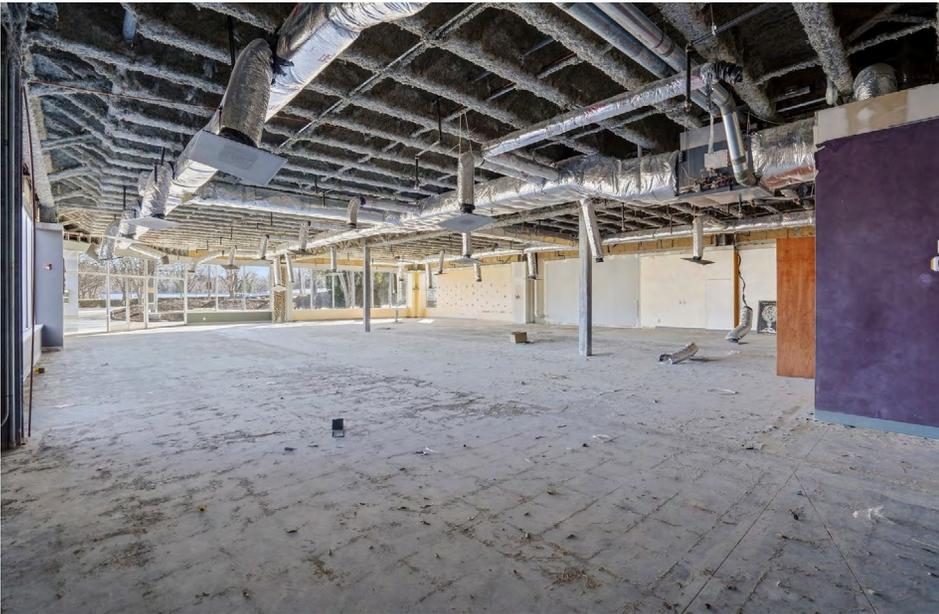


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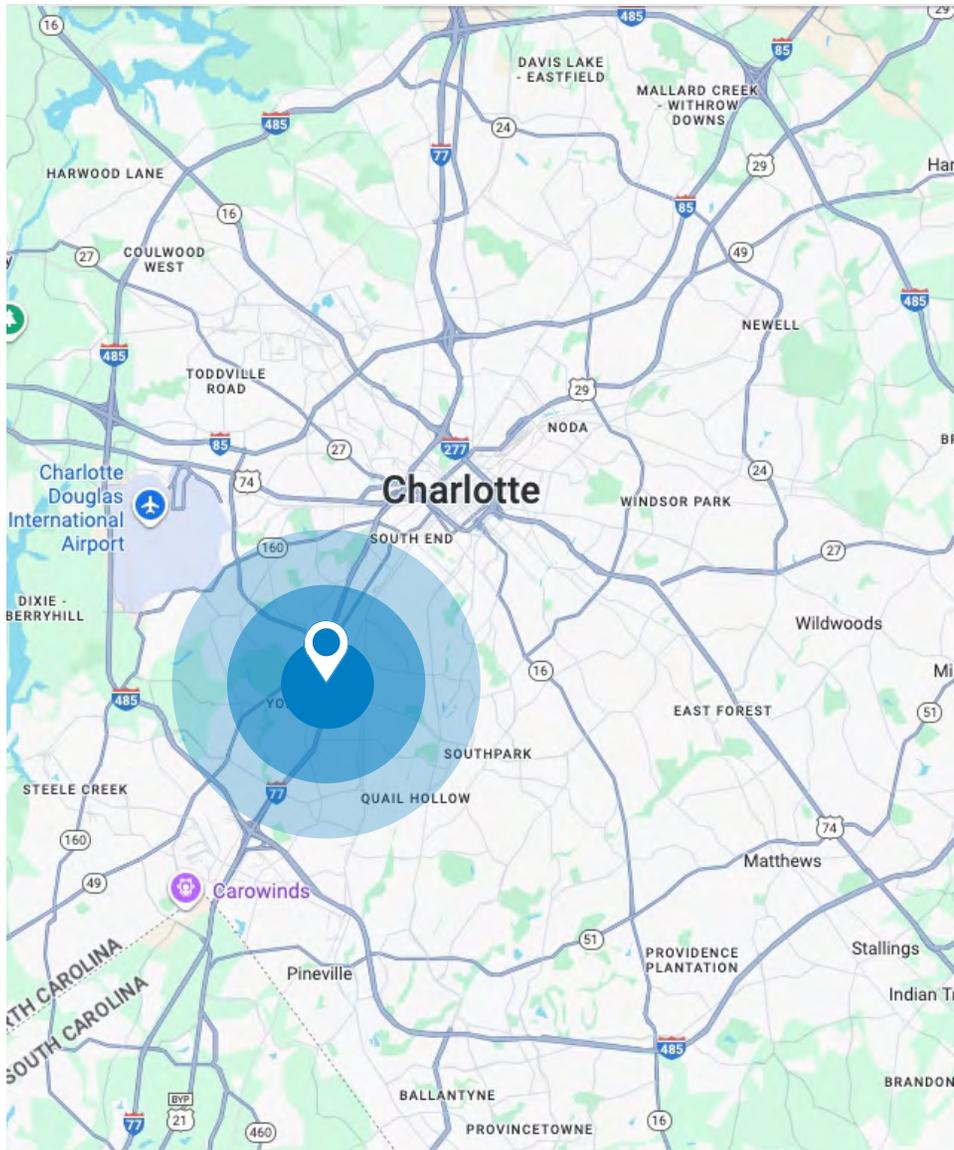
4444 South Blvd.  
First Floor  
5,544 SF





## AREA DEMOGRAPHICS

4444 SOUTH BLVD, CHARLOTTE, NC  
5,544 SF GROUND FLOOR RETAIL/COMMERCIAL SPACE FOR LEASE



| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Population        | 6,708     | 98,599    | 247,189   |
| Median Age        | 35.8      | 34.1      | 34.7      |
| Household Income  | \$101,851 | \$111,073 | \$110,945 |
| Median Home Value | \$389,758 | \$456,217 | \$453,474 |
| Employees         | 10,136    | 97,909    | 265,144   |
| Businesses        | 1,024     | 11,323    | 28,775    |



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