



4217 South Blvd

Charlotte, North Carolina 28209



Available for Lease

+/- 2,433 SF Retail in LoSo

Property Overview

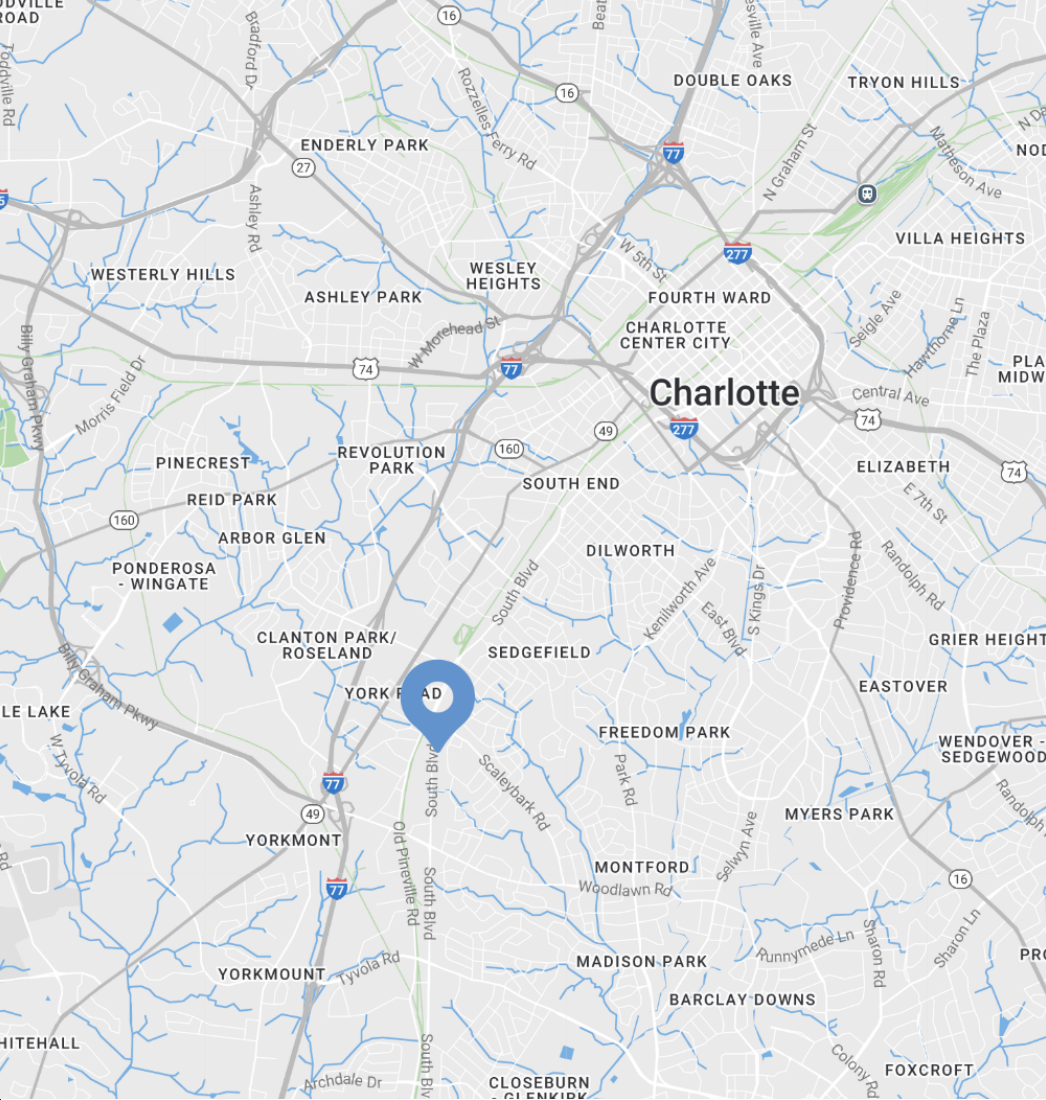
4217 South Blvd

Available for Lease

4217 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

Address	4217 South Blvd Charlotte, NC, 28209
Availability	+/- 2,433 SF Available for Lease
Acreage	+/- 1.520 AC
Use	Retail
Parcel	14906114
Zoning	TOD-TR
Traffic Counts	South Blvd 14,000 VPD
TICAM	NNN
Lease Rate	\$32/SF



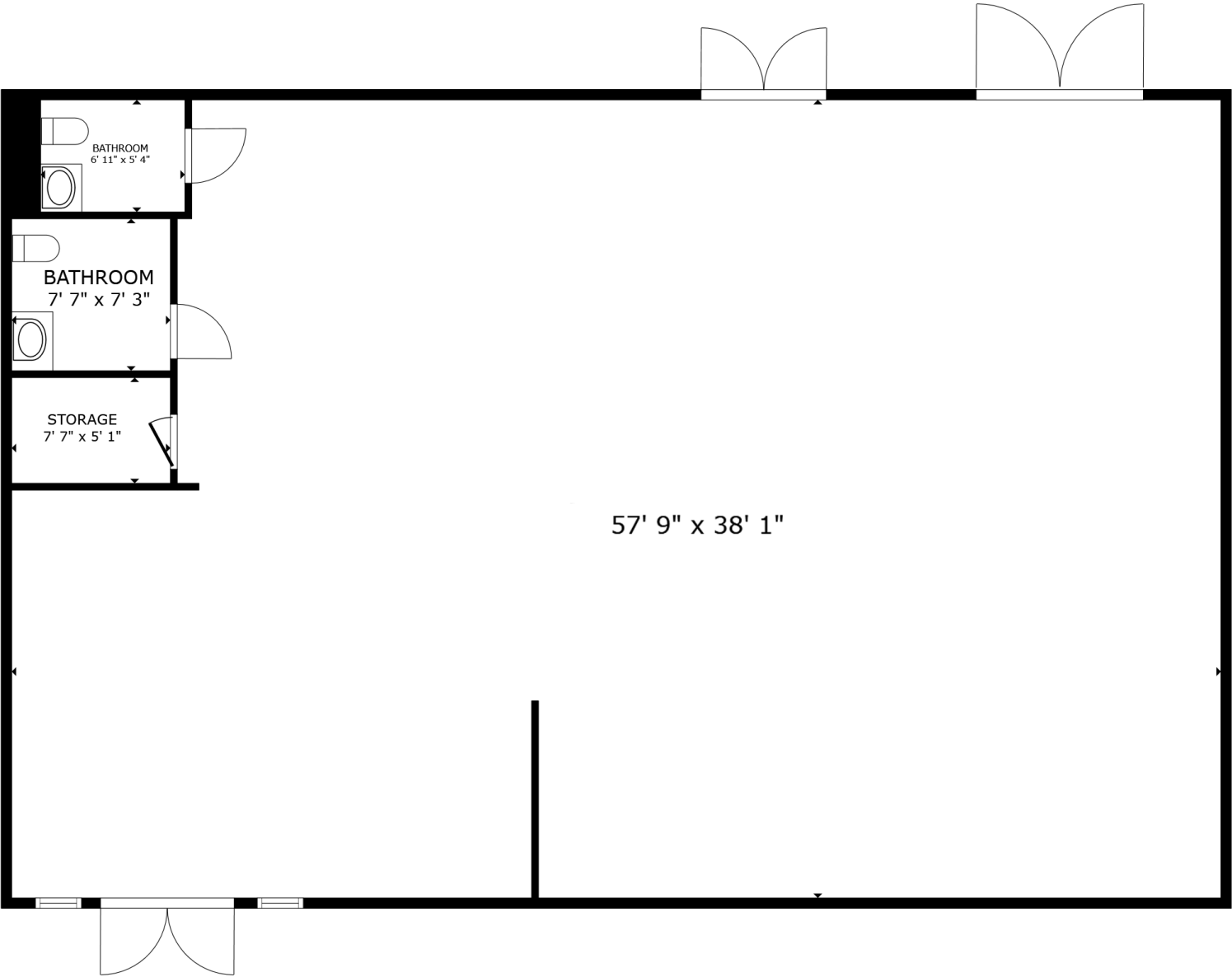
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	16,311	114,975	271,208
Avg. Household Income	\$138,911	\$159,778	\$161,477
Median Household Income	\$89,470	\$100,482	\$99,104
Households	7,836	58,810	133,618
Daytime Employees	10,594	108,117	292,910

Available

+/- 2,433

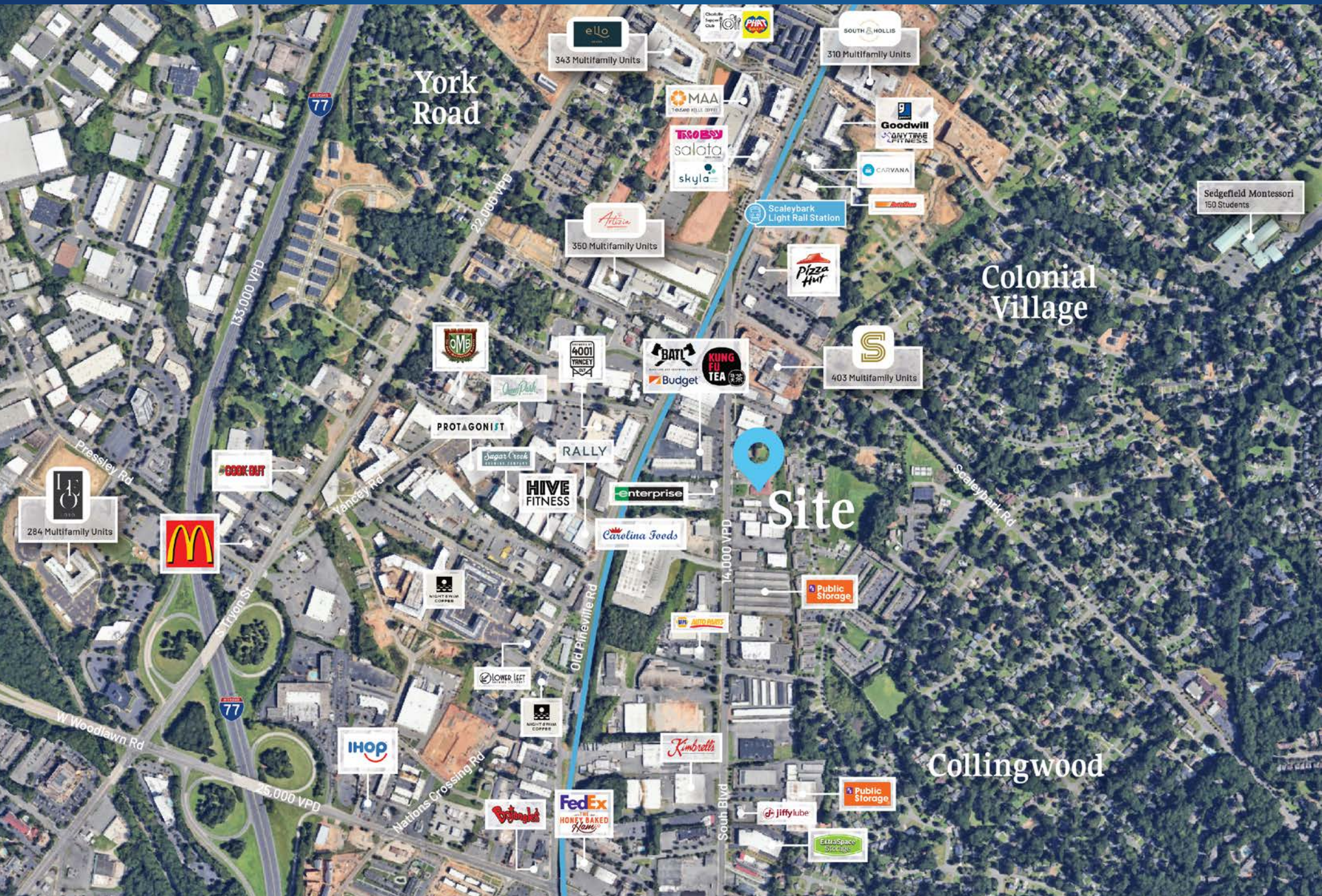
 Virtual Tour





Property Photos





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

Frank Jernigan

(704) 749-5742

frank@thenicholscompany.com



Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798

Address

1204 Central Avenue, Suite 201

Charlotte, NC 28204

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.