



ASCENT
REAL ESTATE PARTNERS

130 SOUTHSIDE DR

CHARLOTTE, NC 28217

8,330 SF ON .62 ACRES AVAILABLE FOR SALE

Confidential Offering | Do Not Disturb Tenant



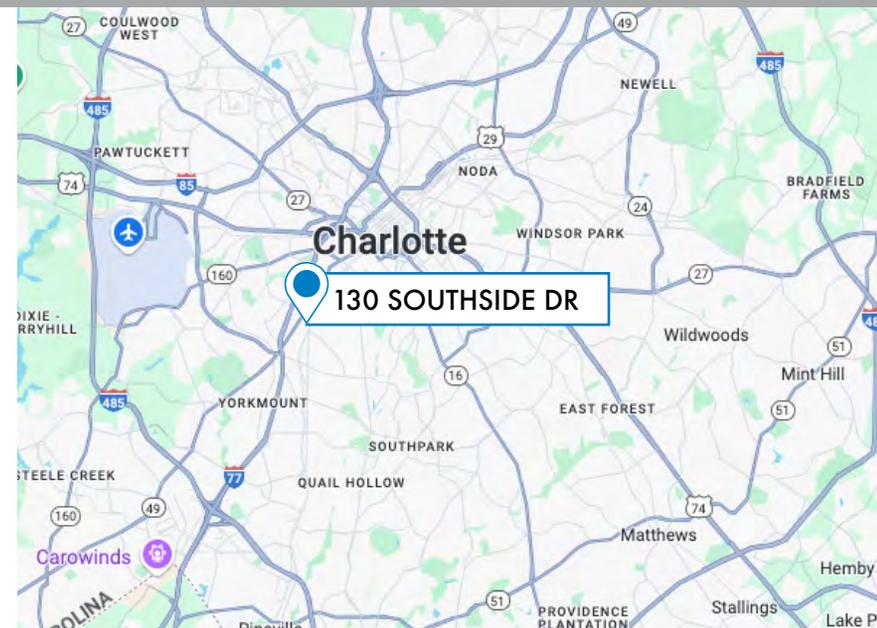
8,330 SF FOR SALE

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PROPERTY INFORMATION

130 Southside Dr, is a 8,330 SF flex property located in the rapidly growing “LoSo” Lower South End submarket. The property offers excellent access off of Old Pineville Rd, near the Scaleybark Station on the LYNX Blue Line. Surrounded by a mix of retail, breweries, and restaurants, and within 0.5 miles of over 5,000 planned or recently delivered apartment units.

- Ideal for showroom, office, or retail
- Renovated in 2017/18 - See attached floor plan
- 25 parking spaces with the opportunity to generate parking revenue after hours and weekends (\$4k / month net revenue estimate)
- 8,330 SF on 0.62 Acres
- Listing Price: \$4,195,000
- Confidential Offering | Do Not Disturb Tenant



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DEMOGRAPHICS

130 SOUTHSIDE DR

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,160	103,281	265,365
Projected Population (2028)	13,849	107,861	274,799
Median Age	36.5	37	36.7
Household Income	\$92,373	\$109,050	\$104,843
Median Home Value	\$362,523	\$408,976	\$373,919
Employees	10,100	137,151	250,403



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TRAFFIC	VPD
South Blvd	23,000
South Tryon St	21,000
Clanton Rd	20,000
S Tryon St	19,500

MULTIFAMILY DEVELOPMENT

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Lower South End is emerging as one of Charlotte's most dynamic multifamily hubs. The neighborhood blends modern living with a vibrant mix of breweries, restaurants, and creative workspaces, all within walking distance of the LYNX Blue Line. With seamless access to Uptown and a growing residential base, LoSo continues to attract residents and retailers seeking an authentic yet connected urban environment.



#	DEVELOPMENT	UNITS	STATUS
1	South & Hollis	310	2024
2	300 Hollis Rd	368	Under Construction
3	MAA LoSo	344	2021
4	The Station at LoSo	340	2025
5	The Station at LoSo	Mixed-Use	2025
6	South Village at Scaleybark	82	Under Construction
7	Ello House	343	2023
8	Southernly at LoSo	403	Under Construction
9	Aritizia at LoSo	350	2021
10	The Garten	320	Under Construction
11	3722 S Tryon St	750	Proposed
12	Alexan LoSo	317	Under Construction
13	3199 South Blvd	415	Proposed
14	Modera LoSo	351	Under Construction
15	3310 S Tryon St	310	Under Construction
16	Solis LoSo	310	2024
17	Elan LoSo	380	2024
18	Miller & York	-	2021

INTERIOR PHOTOS

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