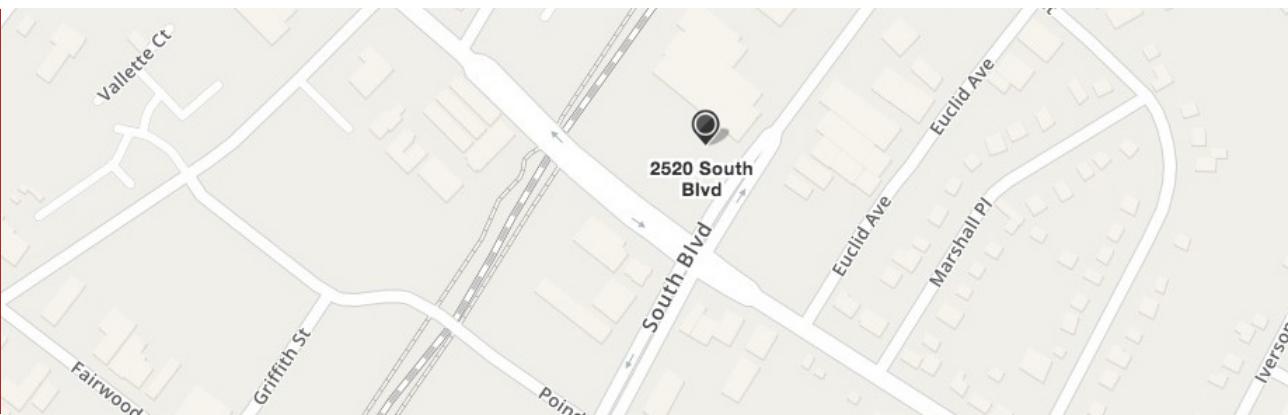






2520 South Boulevard





+/- 2,000 - 4,000 square feet
redeveloped retail for lease

Located in densely populated
South End market

South Boulevard Frontage

An ideal
location for:

- Coffee Bar
- Fast Casual Concept
- Full Service Dinner
- Breakfast/Lunch

Features
include:

- 4,000 total Square Feet
- Subdivisible
- Patio opportunity
- Located in bustling sub-market of
South End



South End Area Fast Facts

- 6 Craft Breweries
- 4.5 Miles of Rail Trail
- 197 Shops & Restaurants
- 82% Shops and Restaurants are Locally Owned

- 3,976 Residential units under construction
- 450 Hotel Rooms Under Construction
- 448,000 SF Retail Under Construction
- \$450 Million, Estimated Value of all Real Estate Currently Under Construction

Charlotte is Home to the Following Corporations, Landmarks and Future Real Estate

Bank of America

Duke Energy

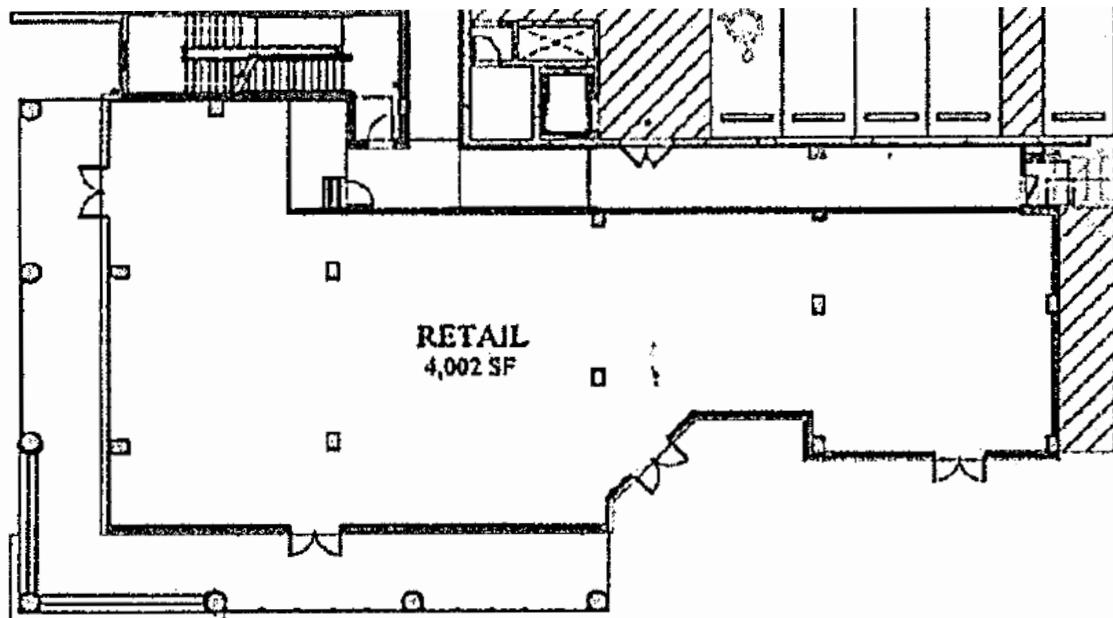
Romare Bearden Park

BB&T Ballpark

Bank of America Stadium

Historic South End

Demographics



	1 mile	3 mile	5 mile
2018 Total population	13,998	104,790	245,597
2023 Est. population	15,666	115,872	270,469
average age	35.70	36.10	36.20
average income	\$92,614	\$100,855	\$89,180
total daytime employees	15,040	162,676	256,438