



**Winslow
Apartments
220 units**



byrider

**South Boulevard
24,370 VPD '22**

**Marlowe Place
245 Units**

SITE



DriveTime



**Arrowood Station
Parking Lot**

FOR SUBLEASE

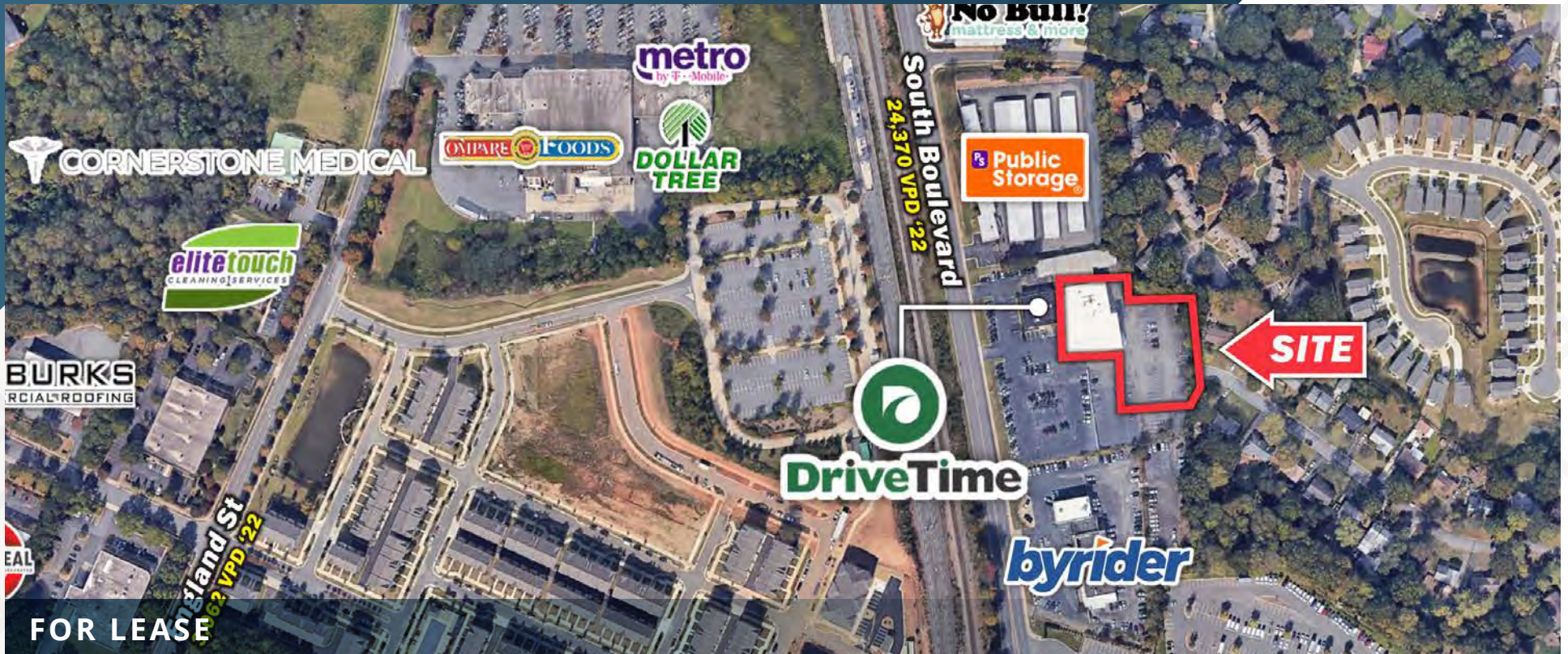
Excess Automotive Dealership

7301 South Blvd | Charlotte, NC 28273



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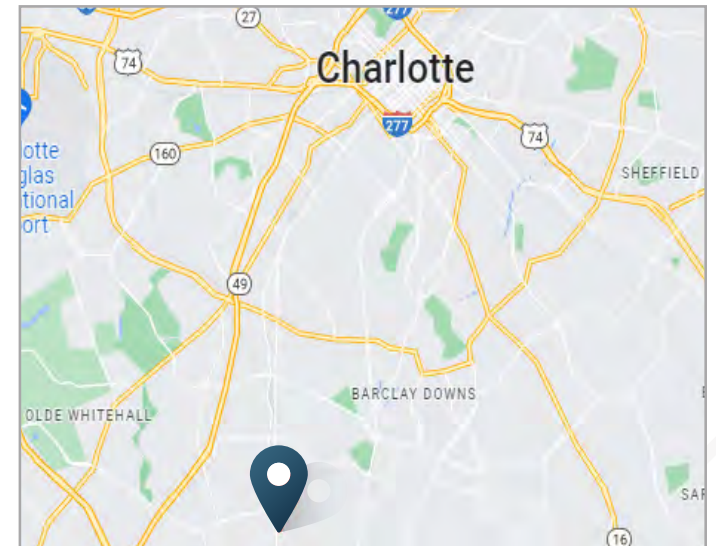
15,500 SF
AVAILABLE

1.26 AC
LOT SIZE

\$10,000/M + NNN
ASKING RENT

ABOUT THE PROPERTY

- 15,500 SF building on 1.26 Acre paved lot
- 0.77 acres available for parking
- Convenient access and excellent visibility from South Boulevard
- National neighboring retail tenants
- Located in strong automotive corridor
- Lease Expiration: 10/31/2025 - (2) 5 year options



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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

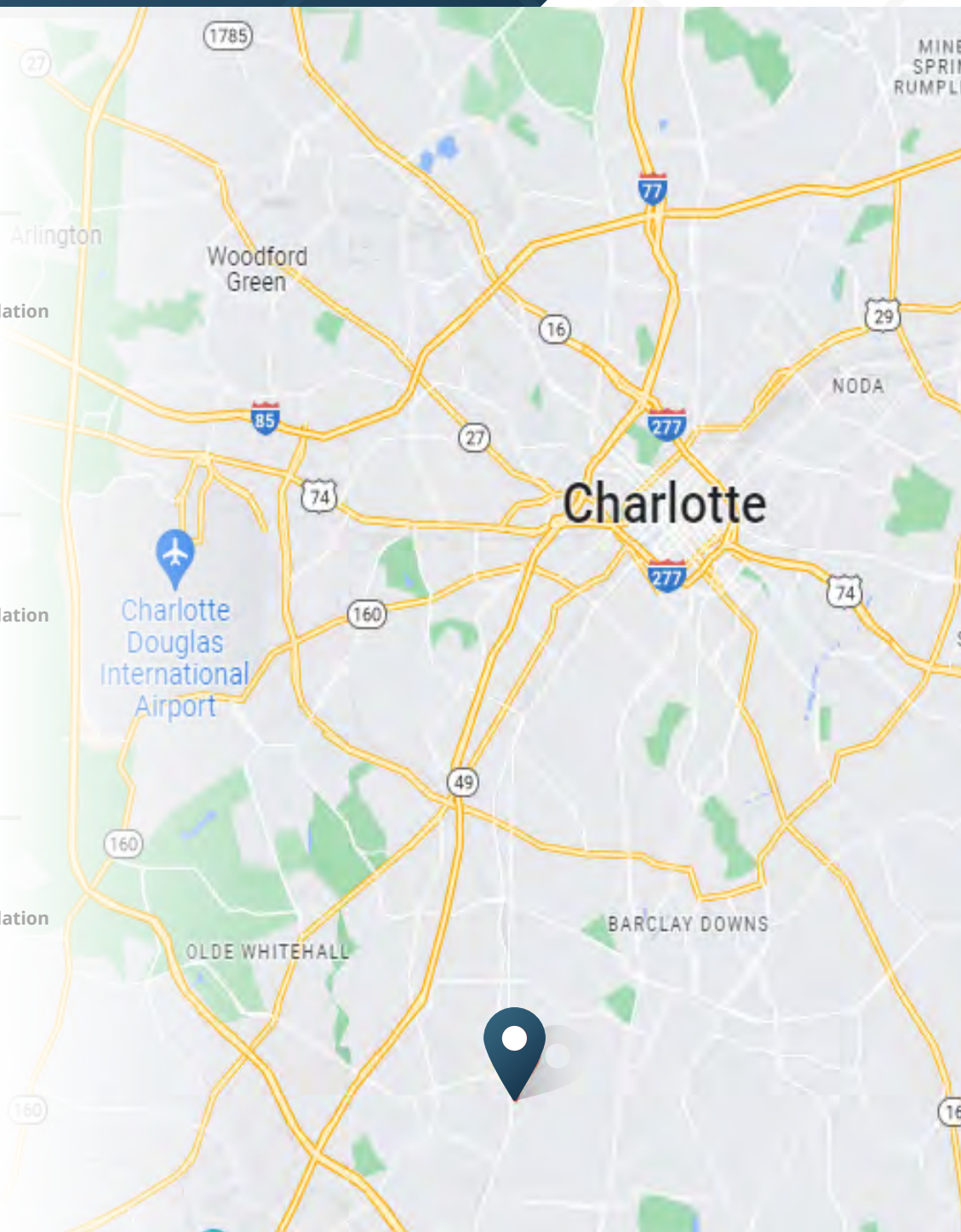
16,539	16,295	\$86,621	11,934
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

88,677	92,928	\$120,231	125,083
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

207,577	222,318	\$145,243	287,251
2024 Population	2029 Population	Avg Household Income	Daytime Population

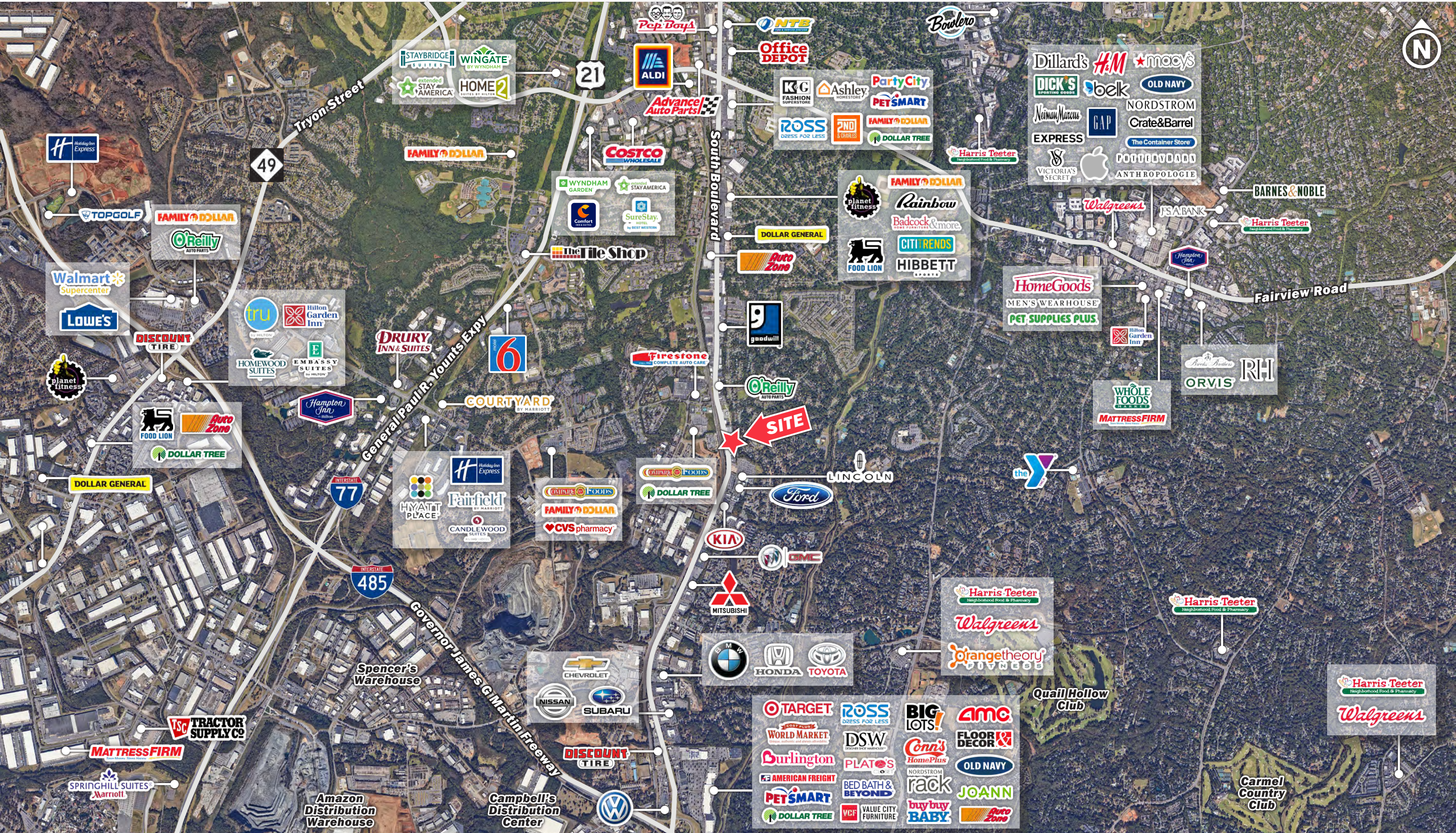


SOURCE



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