



**2,050 SF Endcap Opportunity**

4801 Barclay Downs Dr, Charlotte, NC 28211

## Property Highlights:

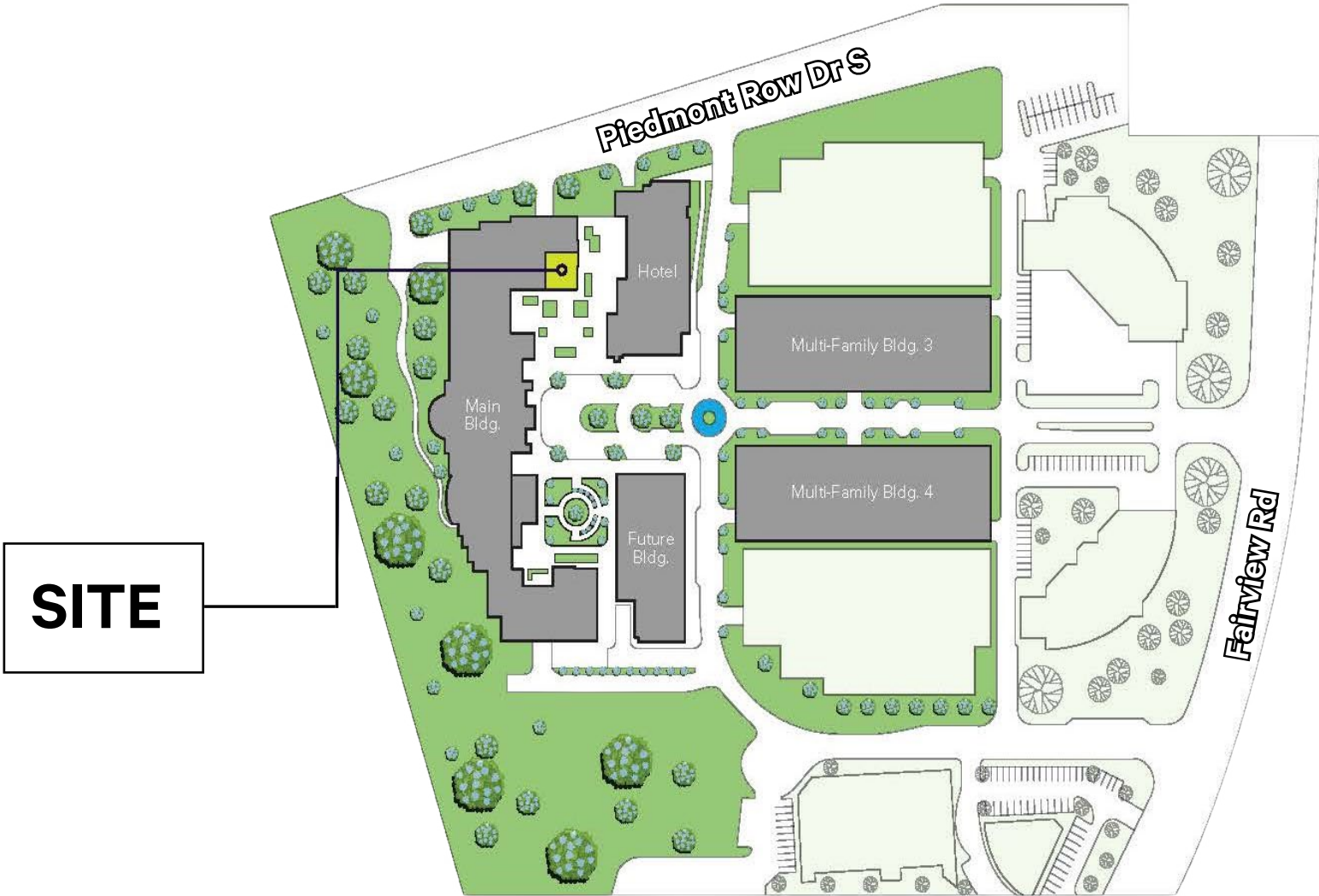
- + 2,050sf endcap opportunity available now
- + Located in the heart of Charlotte’s prestigious SouthPark submarket
- + Built-in customer base positioned directly beneath The Barclay, a 295-unit 55+ community
- + Walking distance to SouthPark Mall
- + Potential to deliver the space turnkey
- + Nearby Businesses:



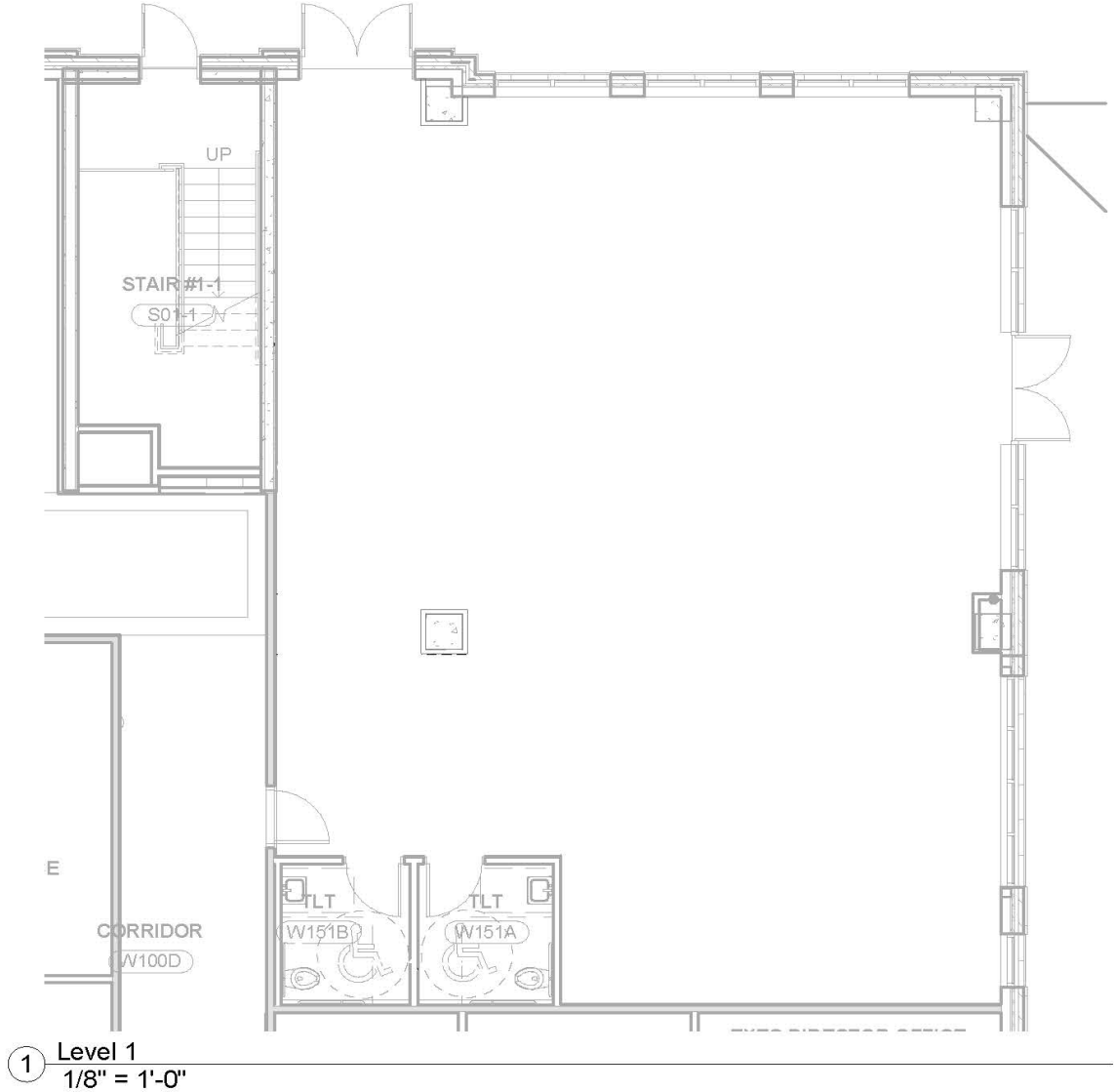
2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,357	98,281	256,578
Average Household Income	\$210,760	\$189,012	\$167,575
Daytime Population	36,346	117,122	353,070



# Site Plan



# Floor Plan



# Aerial Plan



**SITE**

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## Contact Us

**Kaitlyn Fitch**  
Senior Associate  
+1 704 941 7224  
kaitlyn.fitch@cbre.com

**Lilly Fitch**  
Associate  
+1 704 264 3661  
lilly.fitch@cbre.com