



# 216 Iverson Way

Charlotte, North Carolina, 28203



## Available for Lease

+/- 1,550 SF Retail/Office/Medical

# 216 Iverson Way

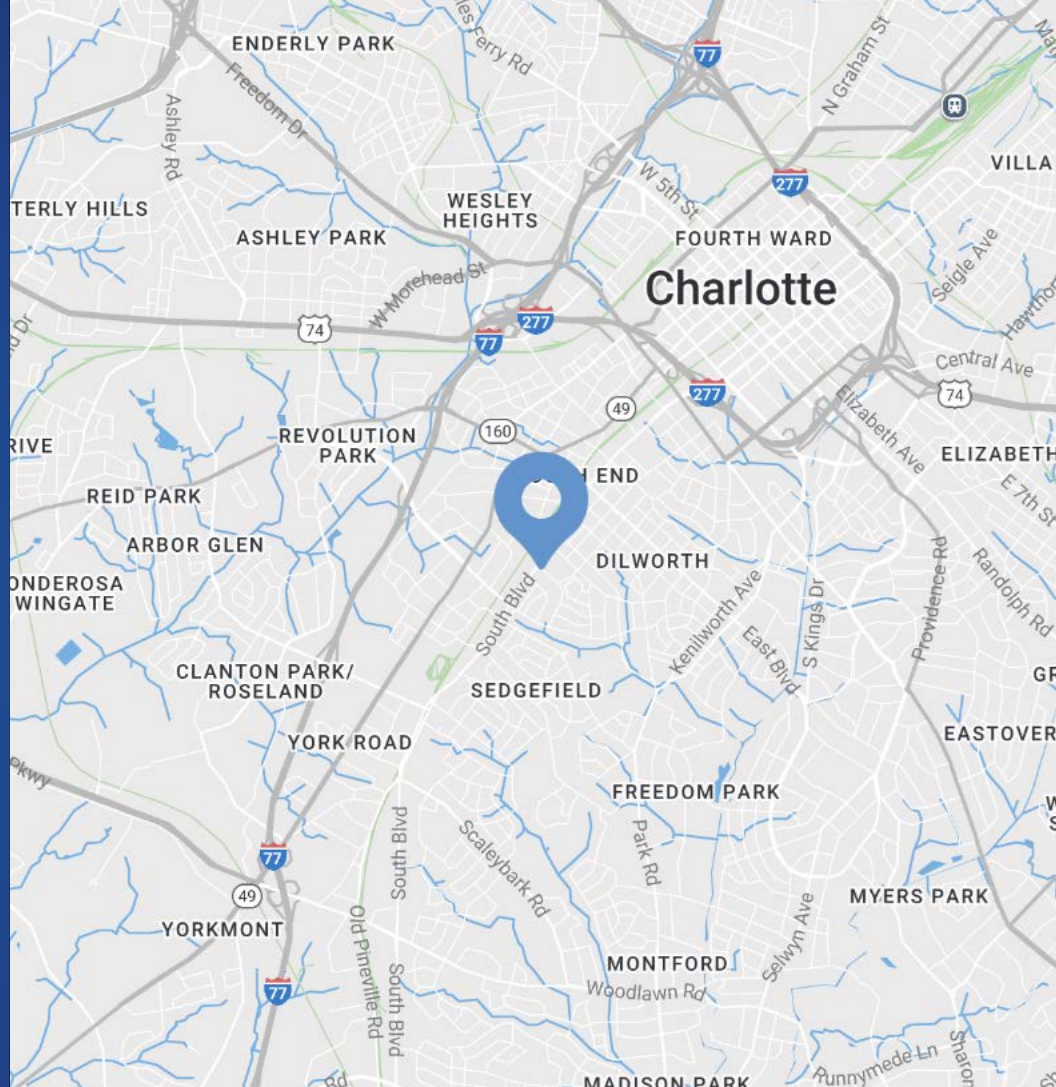
## Available for Lease

Opportunity to lease +/-1,550 SF in the heart of South End, Charlotte's premier urban neighborhood. This highly visible location is just off South Blvd on Iverson Way, across from Lowe's Home Improvement. The site is 0.6 miles from the nearest LYNX Blue Line stop and within walking distance to the Rail Trail, and popular dining, retail, and entertainment options.

Nestled in an area booming with multi-family and mixed-use developments, this site presents an ideal opportunity to join one of Charlotte's fastest-growing and trendiest districts. The space is ideal for retail, office, or medical office uses looking to tap into a vibrant, high-traffic area.

### Property Details

<b>Address</b>	216 Iverson Way   Charlotte, NC, 28203
<b>Availability</b>	+/- 1,550 SF Retail, Office, Medical Office
<b>Parcel</b>	12107455
<b>Use</b>	Retail
<b>Zoning</b>	TOD-NC
<b>Parking</b>	On-site parking available
<b>Co-Tenants</b>	Shed Brand Studios, Band Services Tenant
<b>Traffic Counts</b>	South Blvd   31,000 VPD
<b>Lease Rate</b>	Call for Leasing Details



### Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2024 Population</b>	19,305	120,963	263,660
<b>Avg. Household Income</b>	\$152,918	\$144,737	\$131,595
<b>Median Household Income</b>	\$105,847	\$95,497	\$83,634
<b>Households</b>	11,174	62,929	125,564
<b>Daytime Employees</b>	21,730	168,070	283,242



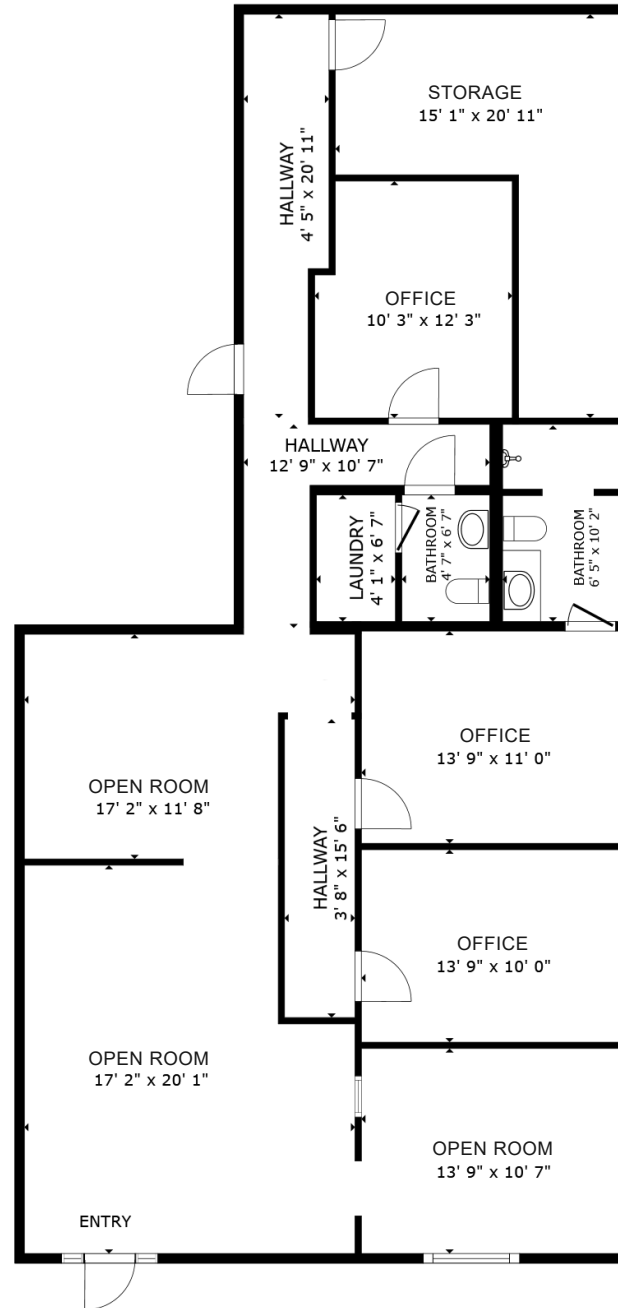
# Property Photos



Available

+/- 1,500 SF

 Virtual Tour



# South End

Charlotte, NC

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.



South End Development Report



4 Light Rail Stations



# SOUTH END

## \$3.4B

Commercial Development

## 371K SF

Retail Planned/Under Construction

## 2.2MM SF

Office Planned/Under Construction

## 3,802

Residential Units Planned/Under Construction

## 380

Hotel Rooms Planned/Under Construction



# Market Overview





Contact for Details

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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.