



# 4203 South Blvd

Charlotte, North Carolina 28209



## Available for Lease

+/- 3,000 SF Retail in LoSo

## Property Overview

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## Available for Lease

4203 South Boulevard is located in Charlotte's growing Lower South End (LoSo) district, an area undergoing significant retail, office, and multi-family development. The property offers excellent accessibility, being adjacent to the Scaleybark Light Rail Station, which provides direct connections to Uptown Charlotte and beyond. The neighborhood, commonly referred to as "The Brewery District," is home to a vibrant mix of breweries, restaurants, and entertainment venues, making it a prime location for businesses looking to establish a presence in one of Charlotte's most dynamic and evolving

## Property Details

**Address** 4203 South Blvd | Charlotte, NC, 28209

**Availability** +/- 3,000 SF Available for Lease

**Acreage** +/- 0.620 AC

**Use** Retail

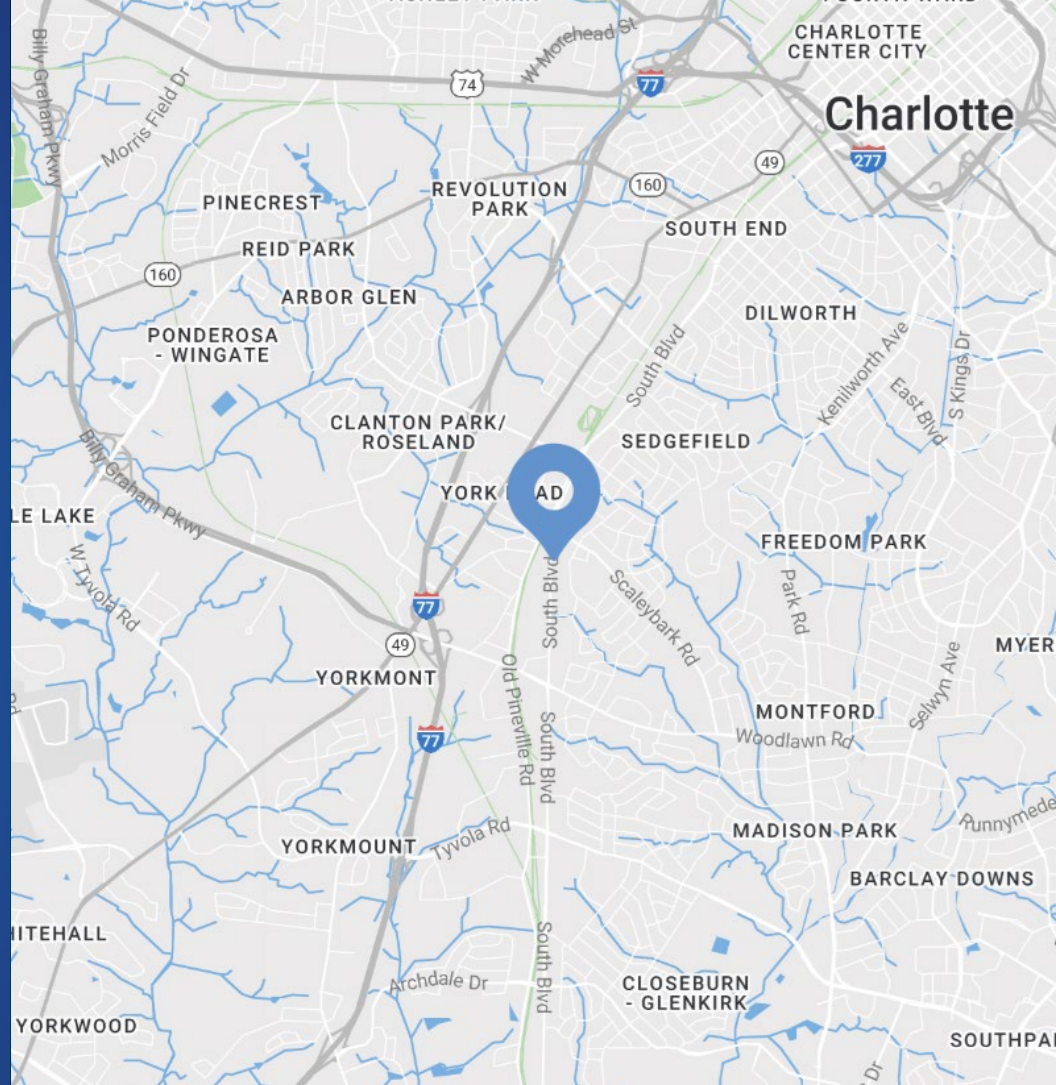
**Parcel** 14906130

**Zoning** TOD-TR

**Traffic Counts** South Blvd | 14,000 VPD

**TICAM** NNN

**Lease Rate** \$32/SF



## Demographics

| RADIUS                         | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| <b>2024 Population</b>         | 9,186     | 100,243   | 253,111   |
| <b>Avg. Household Income</b>   | \$127,897 | \$137,896 | \$136,158 |
| <b>Median Household Income</b> | \$86,745  | \$89,954  | \$87,664  |
| <b>Households</b>              | 10,800    | 106,403   | 268,699   |
| <b>Daytime Employees</b>       | 1,549     | 31,338    | 47,919    |



Available

+/- 3,000 SF

 Virtual Tour

Floor Plan  
Coming Soon

Interior Photos



# Market Overview



# LoSo

## Charlotte, NC

Just a 1 mile cruise along Central Avenue from Uptown Charlotte will put you in a place where fashion, food, and art rule! Plaza Midwood is one of Charlotte's most unique, preeminent urban core neighborhoods. The neighborhood boasts a mixture of unique restaurants, art galleries, locally owned shops, popular bars, and live music venues. Recent years have witnessed its resurgence as a vibrant, highly sought after neighborhood with numerous upcoming and completed developments.



Collingwood

Conway Ave

Site

14,000 VPD

South Blvd

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.