

CHARLOTTE NC

SOUTH & HOLLIS

LOWER SOUTH END



+/- 907 - 2,222 SF
VANILLA BOX RETAIL
IN LOSO

AKRIDGE
Invested.



ASCENT
REAL ESTATE PARTNERS

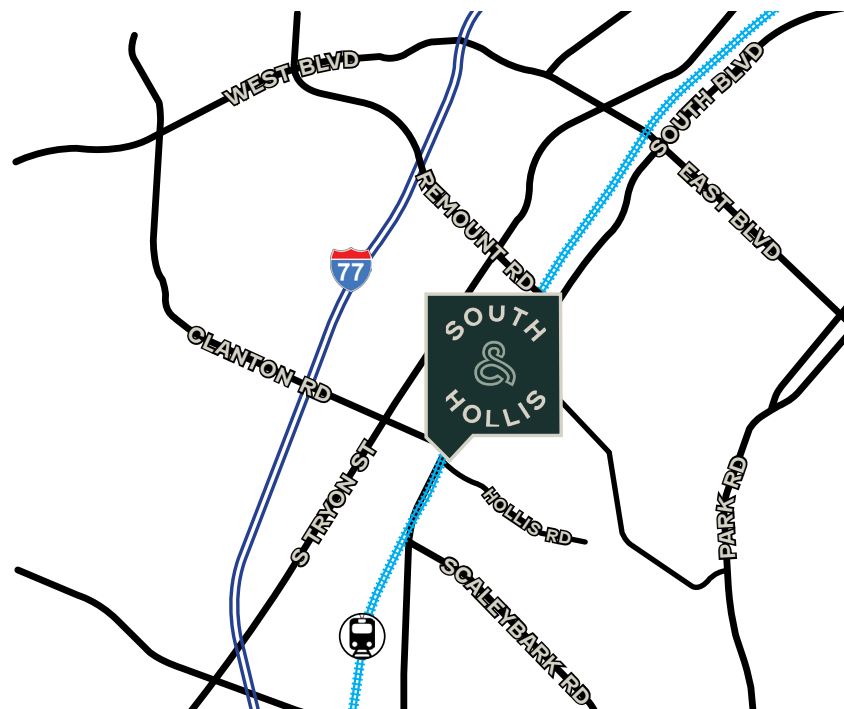


KETTLER

SOUTH & HOLLIS

3441 South Blvd, Charlotte, NC

- +/- 907 - 2,222 SF retail space available for lease located on the ground floor of a 310-unit multifamily development
- Vanilla Box delivery
- Located in Lower South End at the intersection of South Blvd & Hollis Rd
- Patio / Outdoor seating available
- Excellent visibility & signage opportunities along South Blvd
- Ingress / egress available from both South Blvd & Hollis Rd
- 40 retail parking spaces available in parking garage (4.4 / 1,000 SF) and 10 new parking spaces along Hollis Rd



LOSO

Easily accessible by light rail at the Scaleybark Station, this entertainment district is home to a growing number of watering holes, crafting all sorts of alcoholic beverages (including beer, cider, liquor and even mead) — along with neighboring restaurants, coffee shops and fitness studios.

- 14 Restaurants
- 7 Breweries
- 3 Coffee shops
- 3 Bars
- 2 Entertainment Venues
- 5 Fitness Studios



DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
12,994 2022 Population	110,446 2022 Population	282,564 2022 Population
14,588 Projected Population ('27)	117,297 Projected Population ('27)	271,184 Projected Population ('27)
36.1 Median Age	36.8 Median Age	36.5 Median Age
\$91,462 Average Household Income	\$106,165 Average Household Income	\$101,067 Average Household Income
\$358,681 Median Home Value	\$397,725 Median Home Value	\$361,337 Median Home Value



AREA DEVELOPMENT

- 1 THE STATION AT LOSO**
 -future phase-
 Mixed-Use Development
 +/- 6 acres
- 2 THE STATION AT LOSO 3 & 4**
 Mixed-Use Development
 200K SF Office - 30k SF Retail -
 340-Units - 150 Affordable Units
- 3 NOVEL LOSO**
 Multifamily Development
 344-Units & Thousand Hills Coffee
- 4 LOSO VILLAGE**
 Retail Redevelopment
 27,720 SF Retail
- 5 TOWNHOMES**
 96 Homes
- 6 THE PLATFORM**
 Redevelopment
 42,568 SF Retail/Office
- 7 FUTURE MULTIFAMILY DEVELOPMENT**
- 8 LIDL SOUTH END**
 20,000 SF Grocery Store
 Construction Started 2022
- 9 BRADHAM AT NEW BERN**
 Multifamily Development
 432-Units 25,000 SF Retail
- 10 FUTURE MULTIFAMILY DEVELOPMENT**
 Multifamily Development
- 11 NORTHWOOD RAVIN: SCALEYBARK**
 Multifamily Development
 368-Units

SITE PLAN

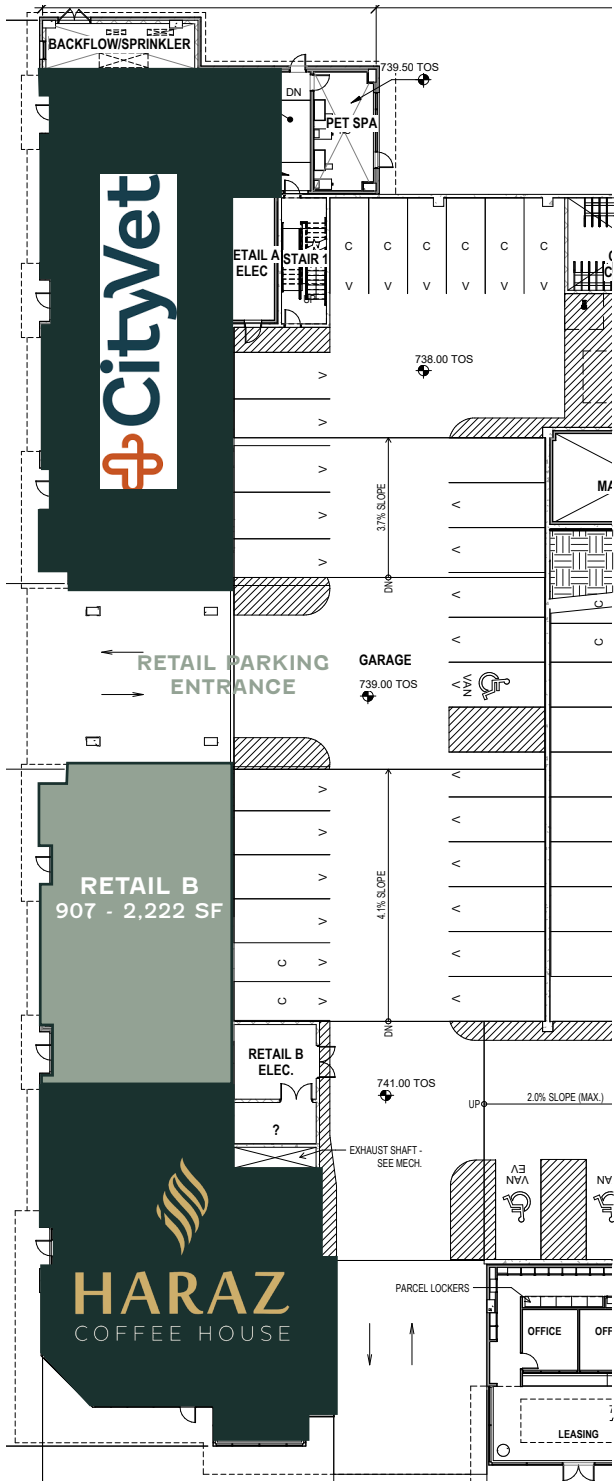


PROPERTY INFORMATION

South & Hollis is a 310-unit, multifamily development project with 9,000 square feet of ground floor retail located in the highly desirable LOSO (Lower South End) submarket of Charlotte, NC. The project is located within a short walk of the Scaleybark light-rail station and will complement South End's and LOSO's explosive commercial and retail growth. The development will include a game room, club room, work stations, fitness center, an outdoor courtyard with cabanas and pool, and a dog park. Akridge and KETTLER started construction in the winter of 2021 and open in the winter of 2023.



RETAIL SPACES



SUITE	TENANT/ DETAILS	SF
A	CityVet	3,781 SF
B	Available Vanilla Box Delivery	907 - 2,222 SF
C	Haraz Coffee House	3,136 SF

TRAFFIC COUNTS	VPD
South Blvd	23,588
Clanton	8,923



IDEAL SOUTH BLVD FRONTAGE



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LOWER SOUTH END



FOR MORE INFORMATION

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