5107 SOUTH BLVD, CHARLOTTE, NC 28217

SENECA SQUARE

1,100 - 25,750 SF SPACE AVAILABLE FOR LEASE
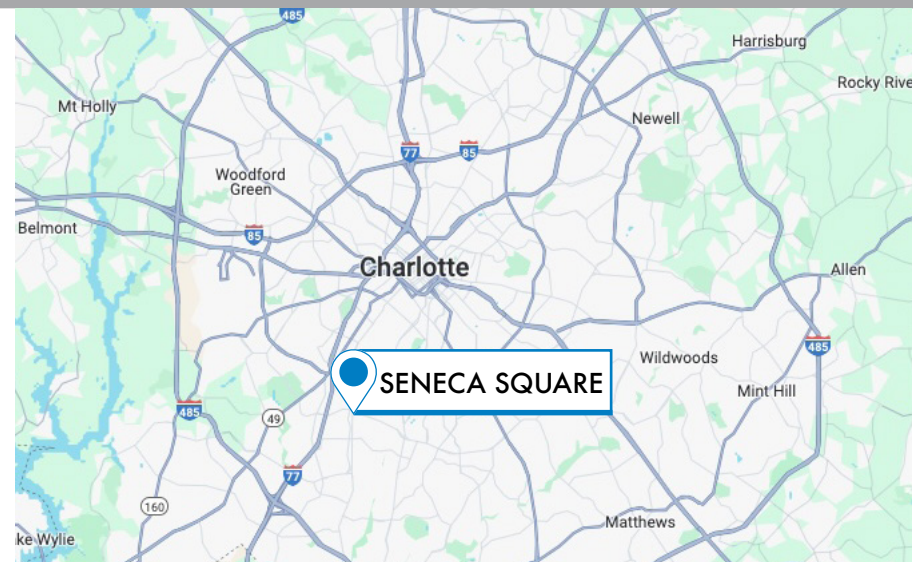
1,100 - 25,750 SF FOR LEASE
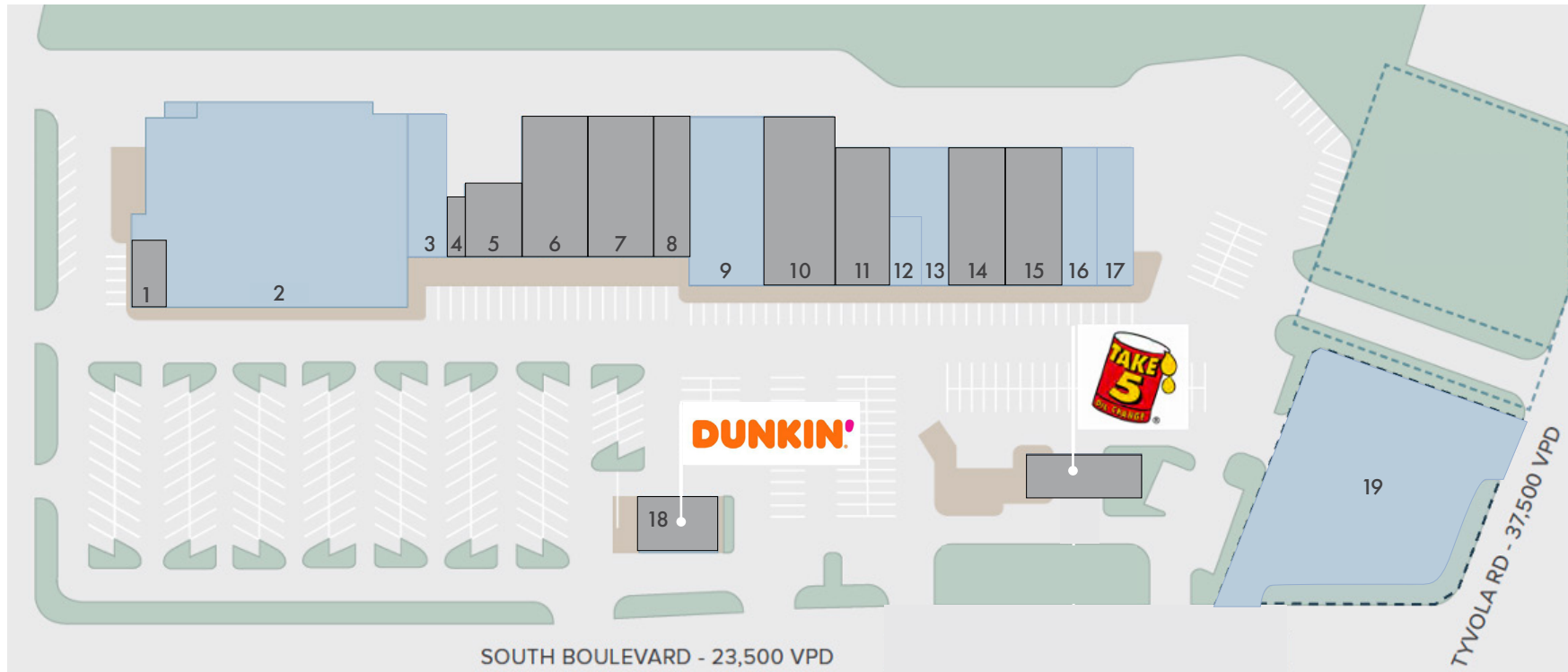
SENECA SQUARE
CHARLOTTE, NC

PROPERTY INFORMATION

- Seneca Square, a 77,000 square-foot shopping center located in Charlotte's fastest growing corridor, Lower South End ("LoSo")

- The center is located on the heavily trafficked corner of South Blvd and Tyvola Rd, well positioned for neighborhood service user such as fitness, salon services, mobile providers, medical and more

- Easily accessible from SouthPark, South End, and I-77. Located less than half a mile from the Lynx Blue Line Tyvola station

- Proposed renovations expected to be complete Q2 2025

- Call for pricing

SENECA SQUARE

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ASCENT
REAL ESTATE PARTNERS

SOUTH BOULEVARD - 23,500 VPD

TYVOLA RD - 37,500 VPD

SPACE #	SF	STATUS
1	900	Leased
2	25,750	Available
3	2,500	Available
4	640	Leased
5	1,965	Leased
6	4,901	Leased
7	3,933	Leased
8	3,025	Leased

SPACE #	SF	
9	6,000	Available
10	6,000	Leased
11	4,000	Leased
12	1,100	Available
13	2,900	Available
14	4,000	Leased
15	4,000	Leased
16	2,400	Available

SPACE #	SF	
17	2,400	Available
18	1,800	Leased
19	.58 acres	Available
TOTAL SF	**77,011**	

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MADISON PARK DEVELOPMENT

The Madison Park neighborhood is situated between two of south Charlotte's primary roadways, Tyvola Rd and Woodlawn Rd.

This centralized location is less than 15 minutes away from main business hubs like South Park, South End, Uptown, and just 20 minutes away from Ballantyne Corporate Park allowing residents to work in the busiest parts of the city but come home to a neighborhood.

Convenient access to the Tyvola Lightrail station allows for an easy commute to South End, Uptown, Noda and University.
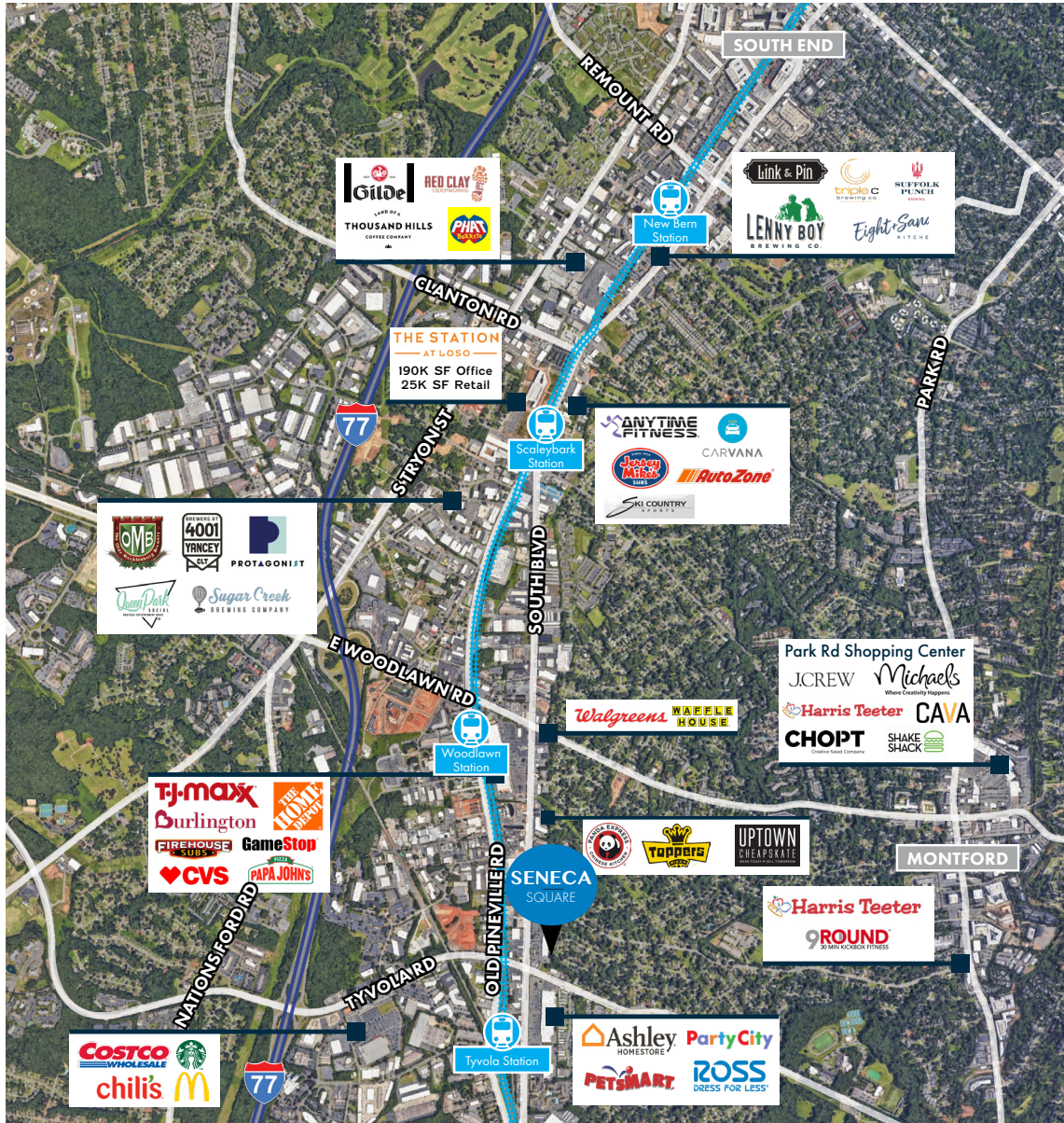
In a 2-mile radius, **1,263** multifamily units have been delivered since 2021 with an additional **4,209** units under construction.

● Under Construction
● Completed Developments

LMC DEVELOPMENT
273 Unit Apartment

WOODLAWN TOWNHOMES
53 Unit Townhomes

GREY STAR APARTMENTS
380 Unit Apartment

4916 OLD PINEVILLE RD
48 Townhomes by Ryan Homes

SIX TWENTY
31 Unit Townhomes

ACCENT SOUTHRAIL
304-Unit Apartment

4916 OLD PINEVILLE RD
48 Townhomes by Ryan Homes

QUEEN CITY TOWNS
106 Townhomes

CIELO
205 Unit Apartment

SENECA SQUARE

THE EXCHANGE
600K SF Offices

TAPESTRY TYVOLA
297 Unit Apartment

ADLER MONTFORD
249 Unit Apartment

ARCADE SQUARE
Forde Britt (Offices)

701 GRIFFIN RD
Atapco Properties

S TRYON ST
E WOODLAWN RD
OLD PINEVILLE RD
SOUTH BLVD (27,000 ADT)
TYVOLA RD (34,000 ADT)

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SENECA SQUARE
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DEMOGRAPHICS

	1 MILE	3 MILES
2023 Population	8,834	98,425
Projected Population ('28)	9,671	109,844
Average Household Income	$93,241	$124,724
Households	4,214	45,113

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