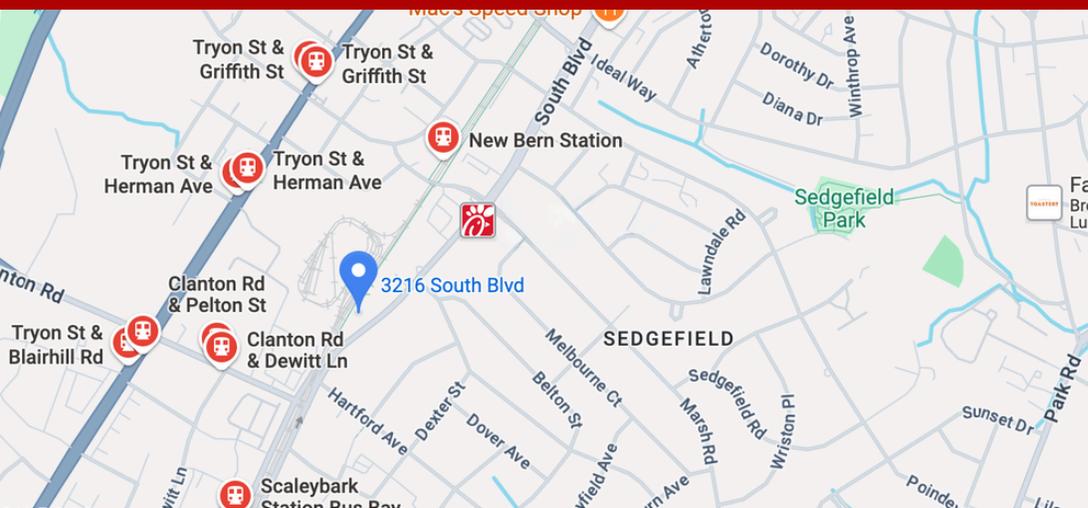


3216 SOUTH BLVD
CHARLOTTE, NC 28209



RETAIL/ FITNESS SPACE FOR LEASE



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PROPERTY HIGHLIGHTS

- **Prime South End Location:** Directly on South Blvd with easy access to uptown and surrounding neighborhoods.
- **High Visibility & Traffic:** Over 29,000 vehicles per day (VPD) and excellent signage opportunities.
- **Unit Features:** Centrally located on the first floor, opens to the courtyard with a roll-up door, creating an open and inviting space.
- **Transit & Rail Trail Access:** Just a 5-minute walk to New Bern and Scaleybark light rail stations and the Rail Trail, capturing daily local foot and bike traffic.

UNIT SIZE:
2554 SF

USE:
RETAIL/ FITNESS

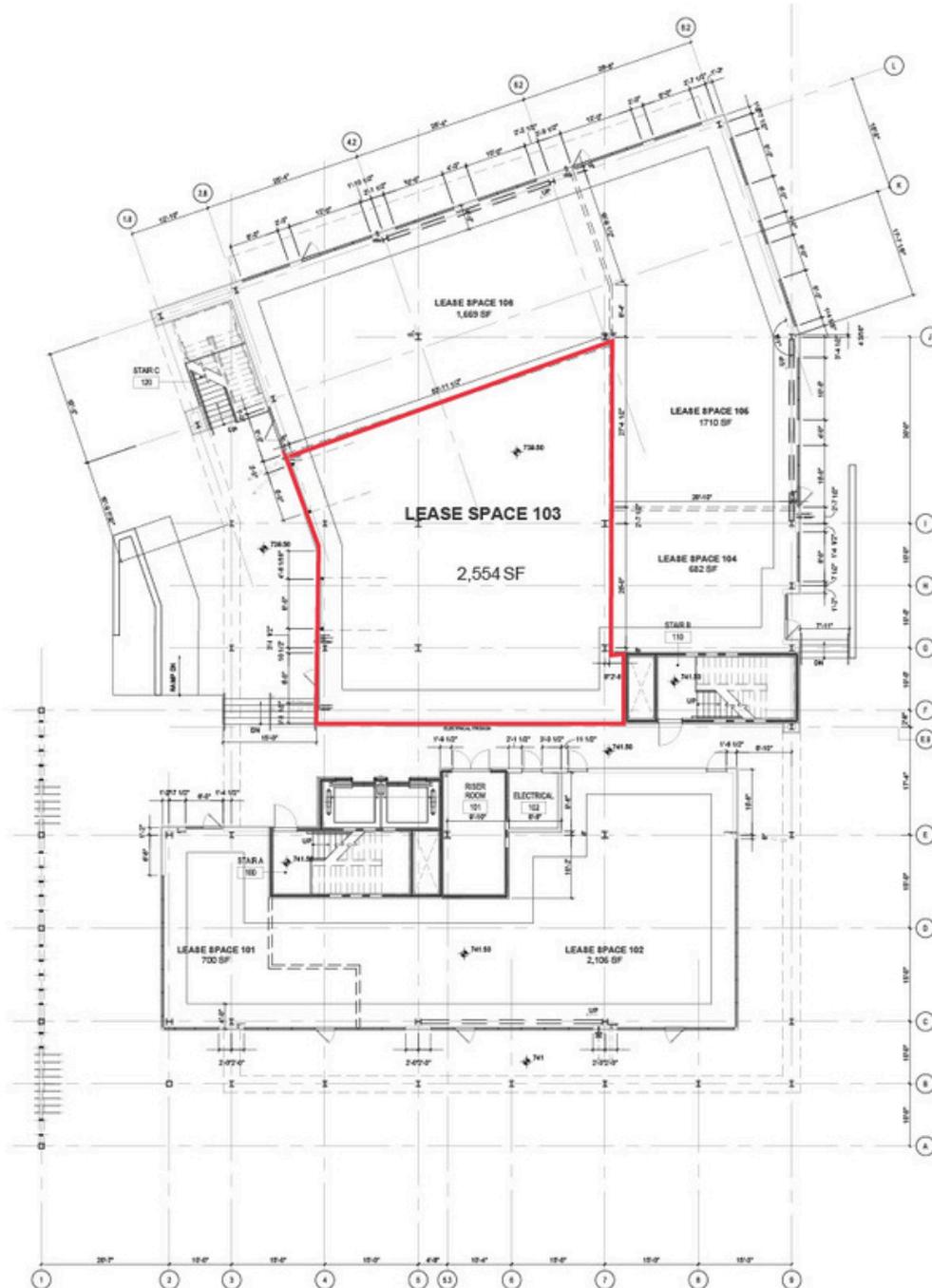
ZONING:
TOD-UC

RATE:
\$45.00 SF NNN

TICAM:
\$10.17 SF



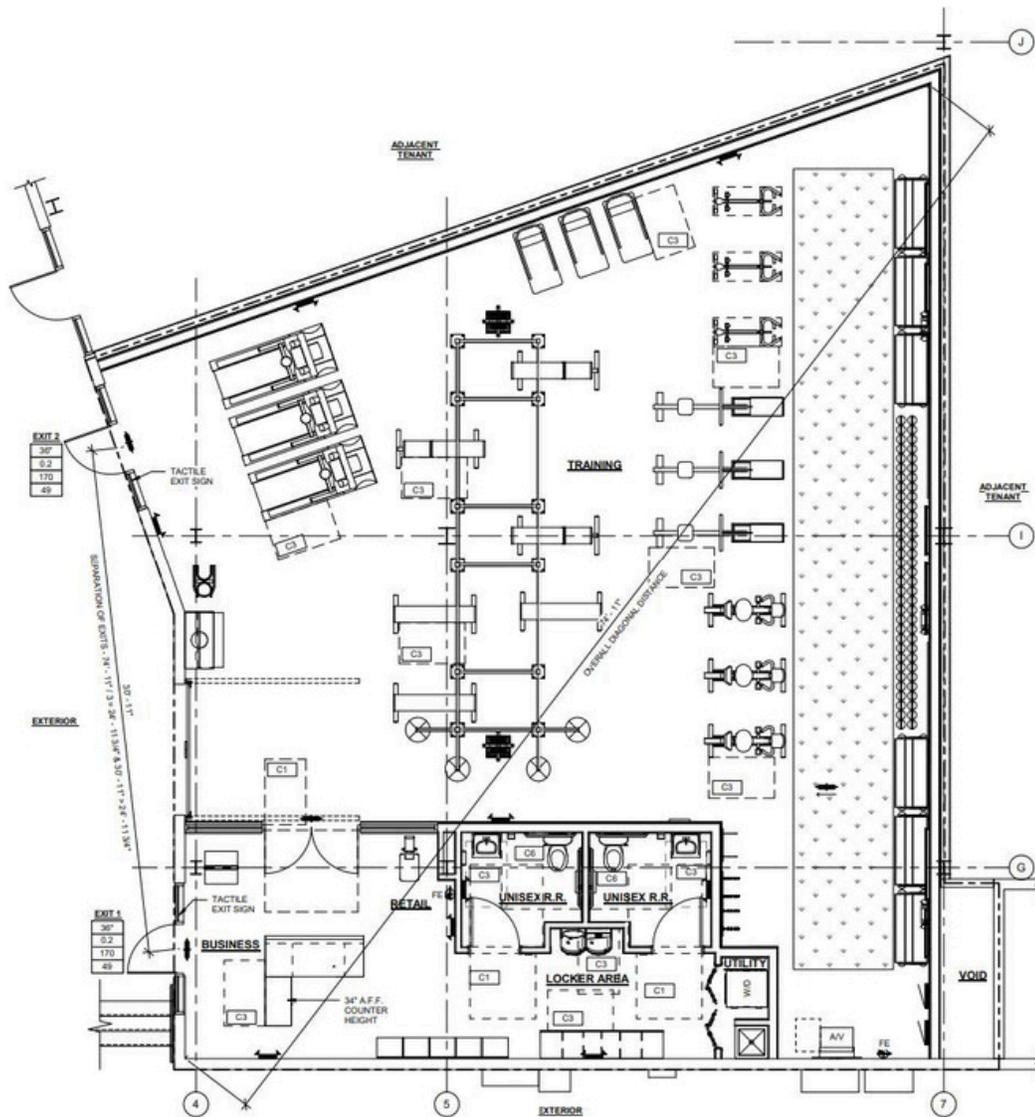
Each Office Independently Owned and Operated



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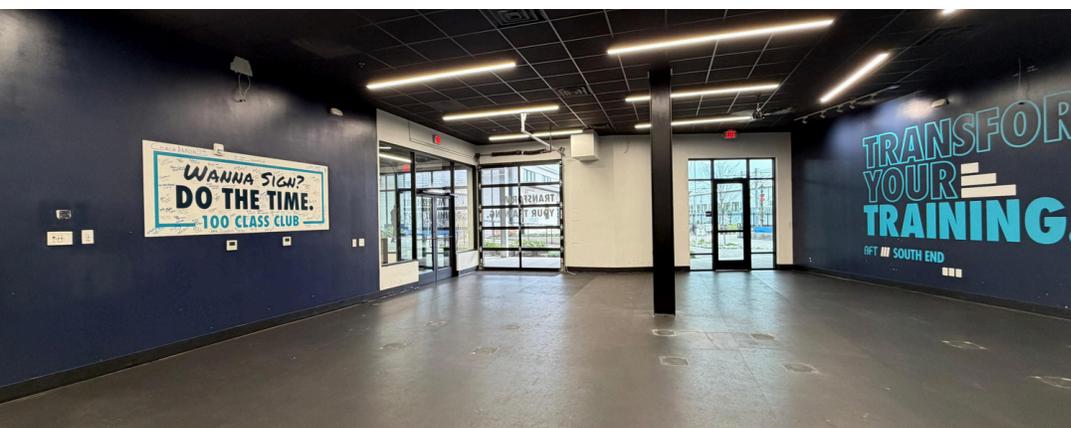
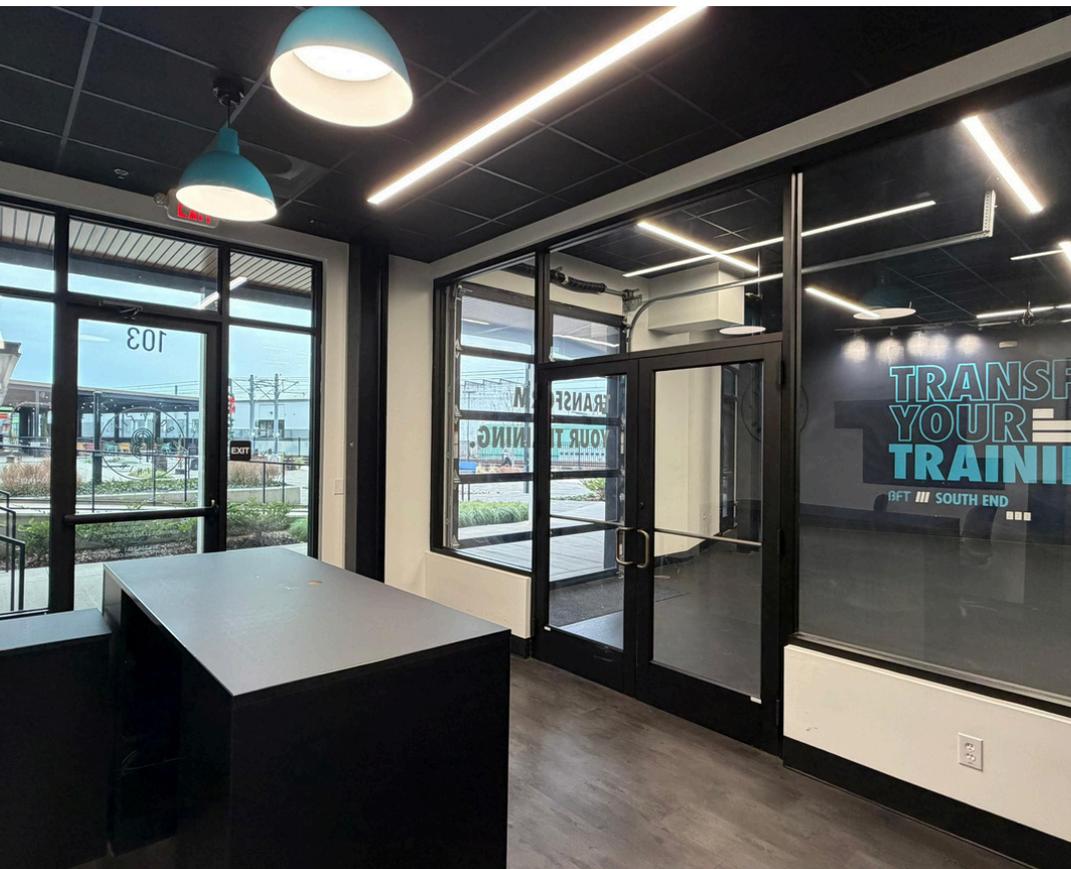


1 LIFE SAFETY PLAN
SCALE: 1/4" = 1'-0"

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