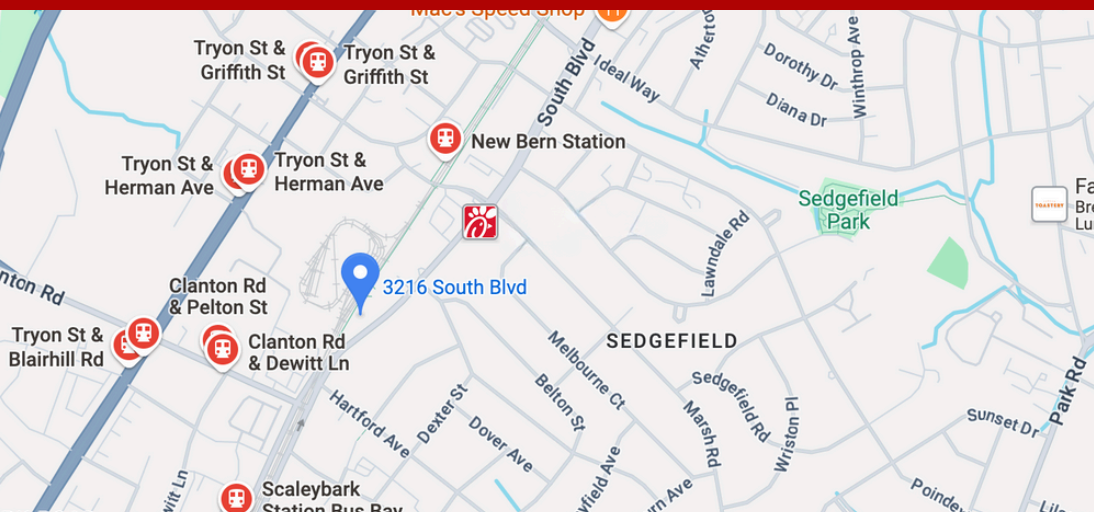


3216 SOUTH BLVD
CHARLOTTE, NC 28209



SECOND GENERATION FITNESS SPACE FOR LEASE



MARIKA SWART
704-685-6879
marika.s@kwcommercial.com

JOHN VICKERS
704-575-0667
jv@kwcommercial.com

KW COMMERCIAL
5925 Carnegie Blvd, Ste.250
Charlotte, NC 28209
704 602 0400
www.kwcommercial.com

PROPERTY HIGHLIGHTS

- **Prime South End Location:** Positioned directly on South Blvd.
- **Second-Generation Fitness Space**
- **High Visibility & Traffic:** Excellent street presence and signage opportunity along South Blvd, with over 29,000 vehicles per day (VPD).
- **Surrounded by Density:** Thousands of residential units within a one-mile radius and walking distance to two light rail stations.
- **Connected to the Rail Trail:** 5 min walk from New Bern and Scaleybark station, tapping into daily foot and bike traffic from locals and visitors.
- **Part of a Vibrant Mixed-Use Hub:** Join other strong retail and fitness tenants at The Platform, a curated destination in one of Charlotte's most dynamic neighborhoods.

UNIT SIZE:

2554 SF

USE:

RETAIL/ FITNESS

ZONING:

TOD-UC

RATE:

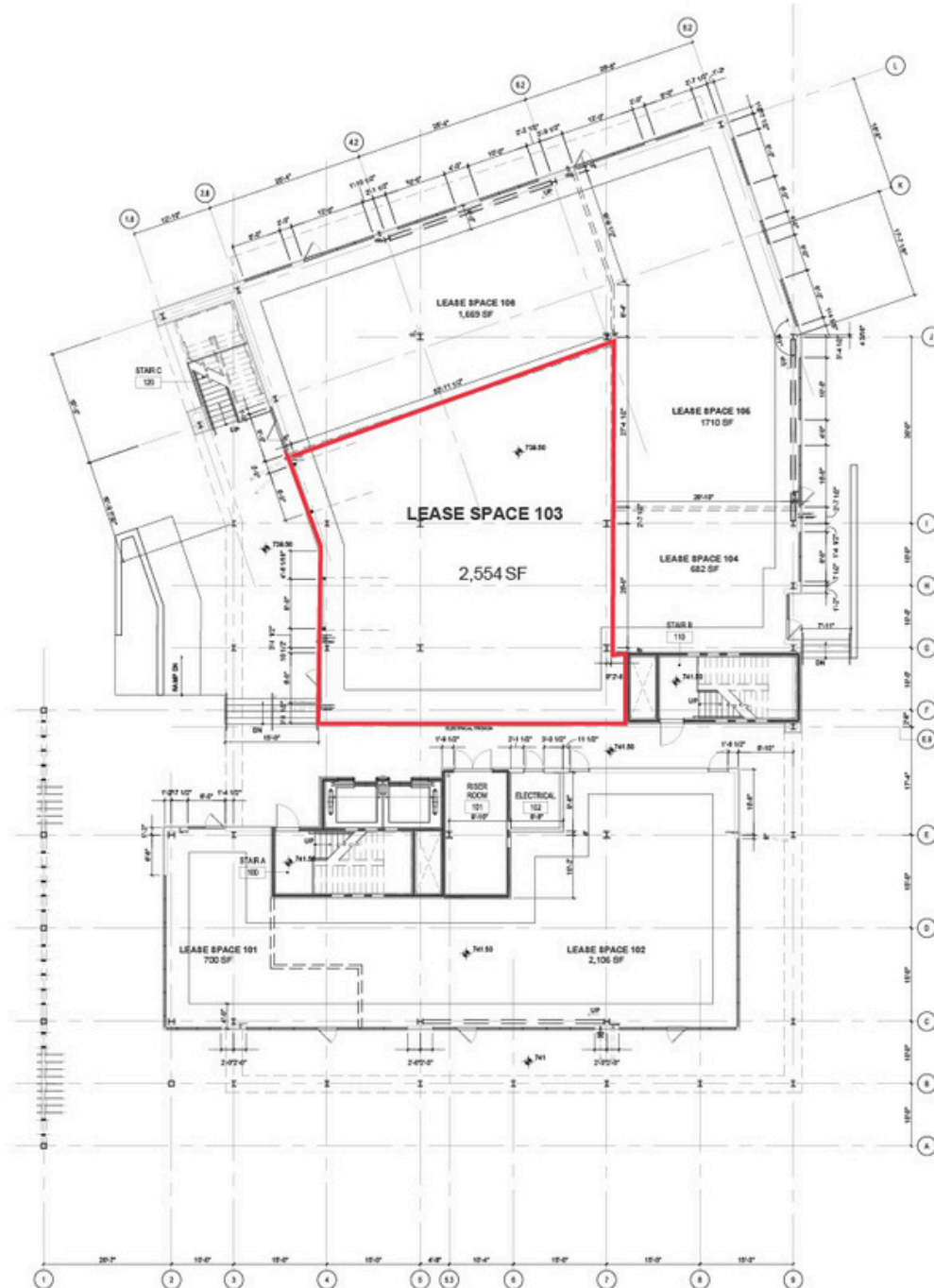
\$49.50 SF NNN

TICAM:

\$10.17 SF



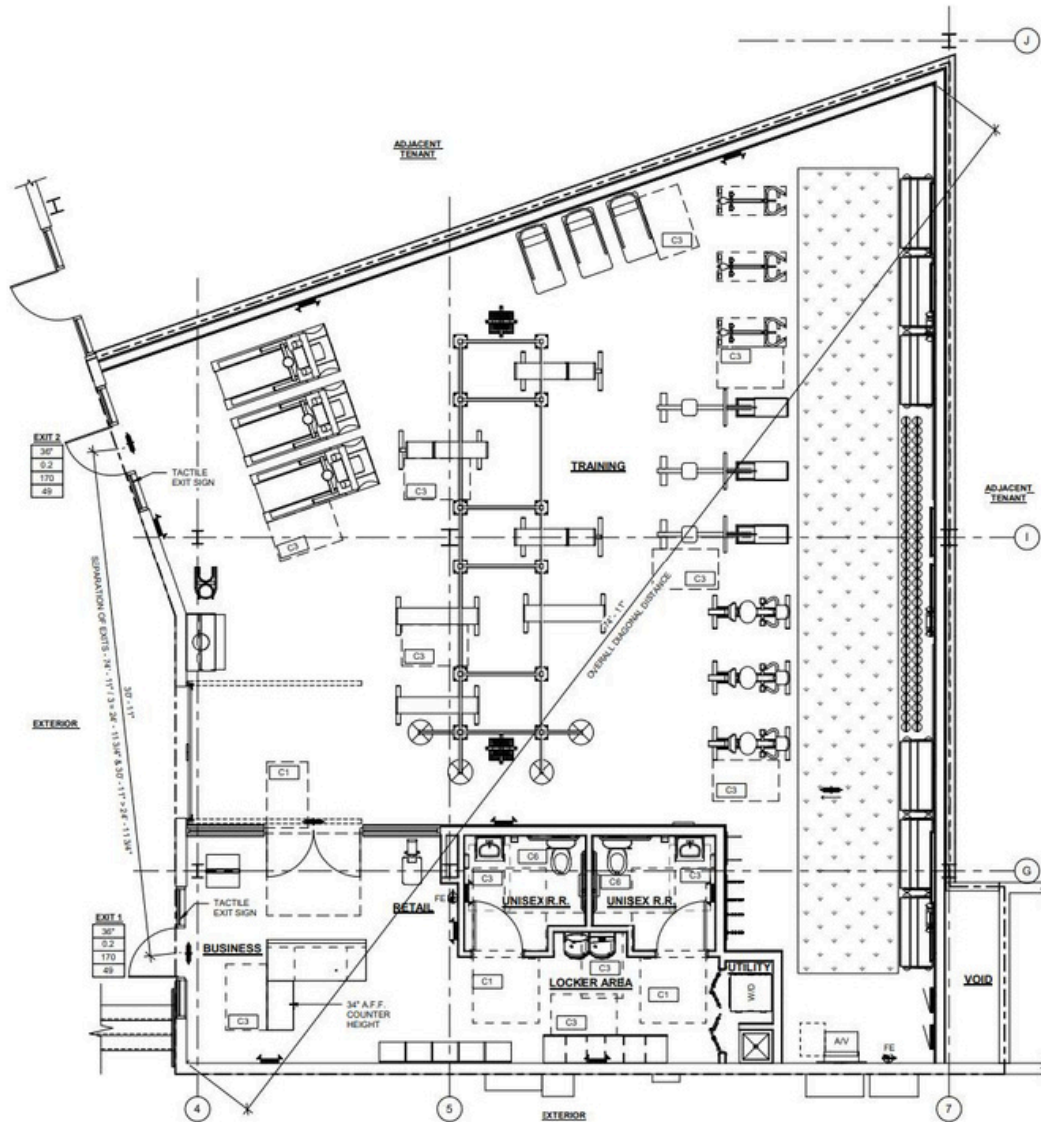
Each Office Independently Owned and Operated



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

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CONTACT

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