



South End Square

1431, 1437, & 1443 South Blvd | South End | Charlotte, NC 28203



Available for Lease

+/- 5,100 - 6,078 SF Retail, Restaurant, Service, Medical, Office

Property Overview

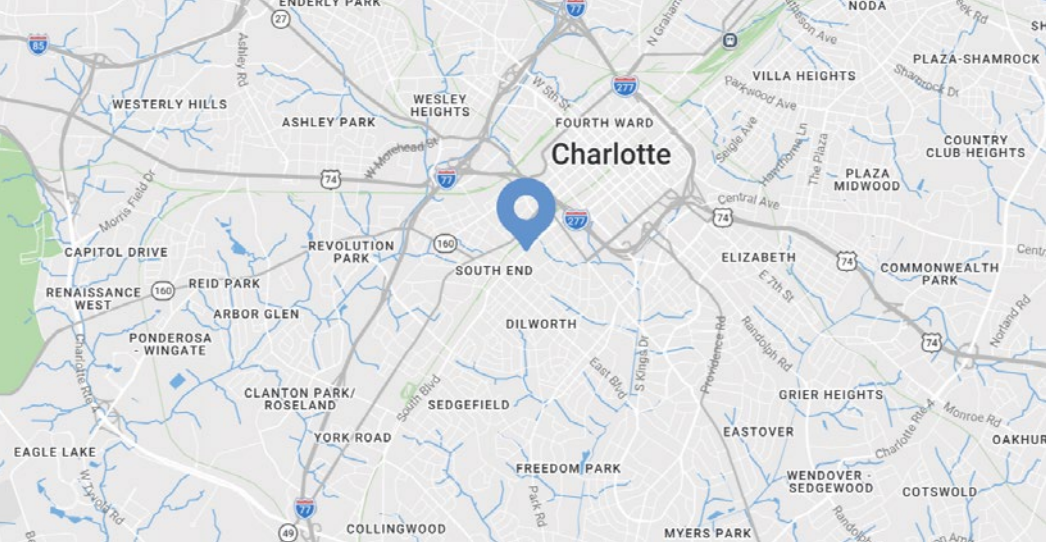
South End Square

Available for Lease

South End Square offers space available for lease at 1431 - 1443 South Blvd in Charlotte's premier South End submarket. Surrounded by prominent mixed-use and multifamily developments, the property is a 3-minute walk to the LYNX Light Rail Bland St Station, 1-mile from Uptown Charlotte, and steps from South End's amenities. The property boasts ample parking for retail, restaurant, service, medical, and office users. With exceptional visibility and access, South End Square is ideally positioned in one of Charlotte's most dynamic retail corridors.

Property Details

Address	1431, 1437, & 1443 South Blvd Charlotte, NC 28203
Availability	+/- 5,100 - 6,078 SF Available for Lease
GLA	+/- 23,372 SF Total
Parcel IDs	12302818, 12302819, 12302801
Use	Retail, Restaurant, Service, Medical, Office
Year Built	1431 South Blvd 1954 1437 South Blvd 1956 1443 South Blvd 1967
Zoning	TOD-UC
Parking	41 parking spaces + additional parking planned
Traffic Counts	South Blvd 30,000 VPD
Additional Notes	Planned improvements per the renderings (see Page 8)
Lease Rate	Call for Leasing Details



 Drone Video

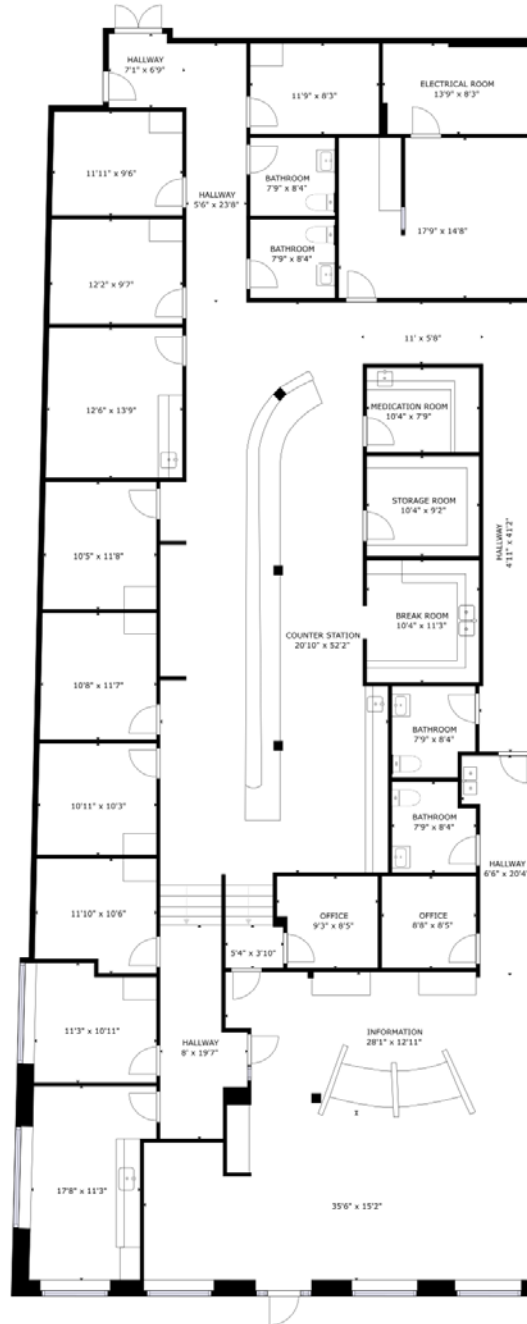
Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	26,719	141,272	280,590
Avg. Household Income	\$173,234	\$163,842	\$152,175
Median Household Income	\$117,822	\$101,761	\$91,158
Households	17,398	76,088	137,905
Daytime Employees	75,680	179,064	286,986

Available

+/- 5,100 SF

 Virtual Tour



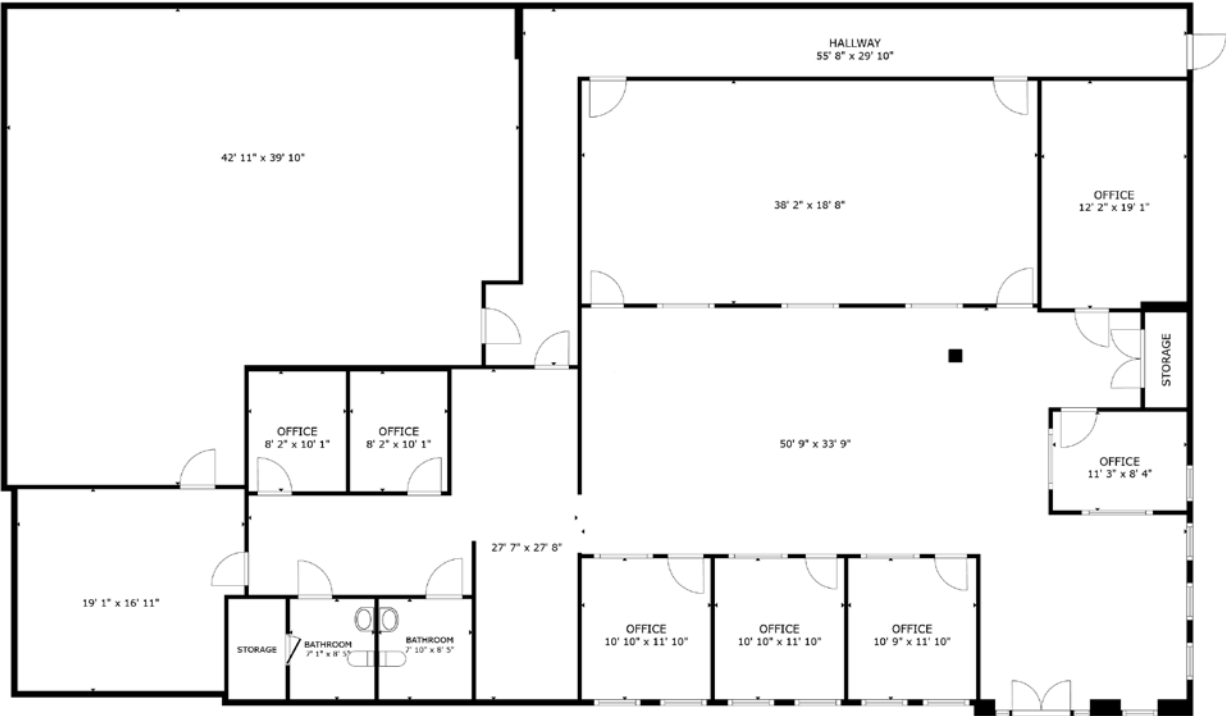
Interior Photos | Unit 1



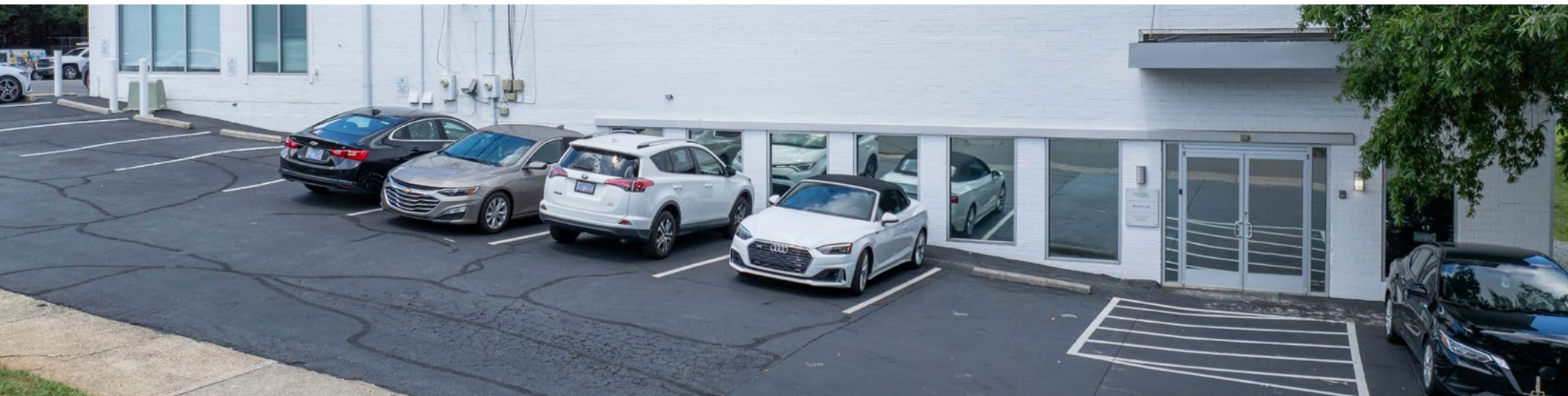
Available

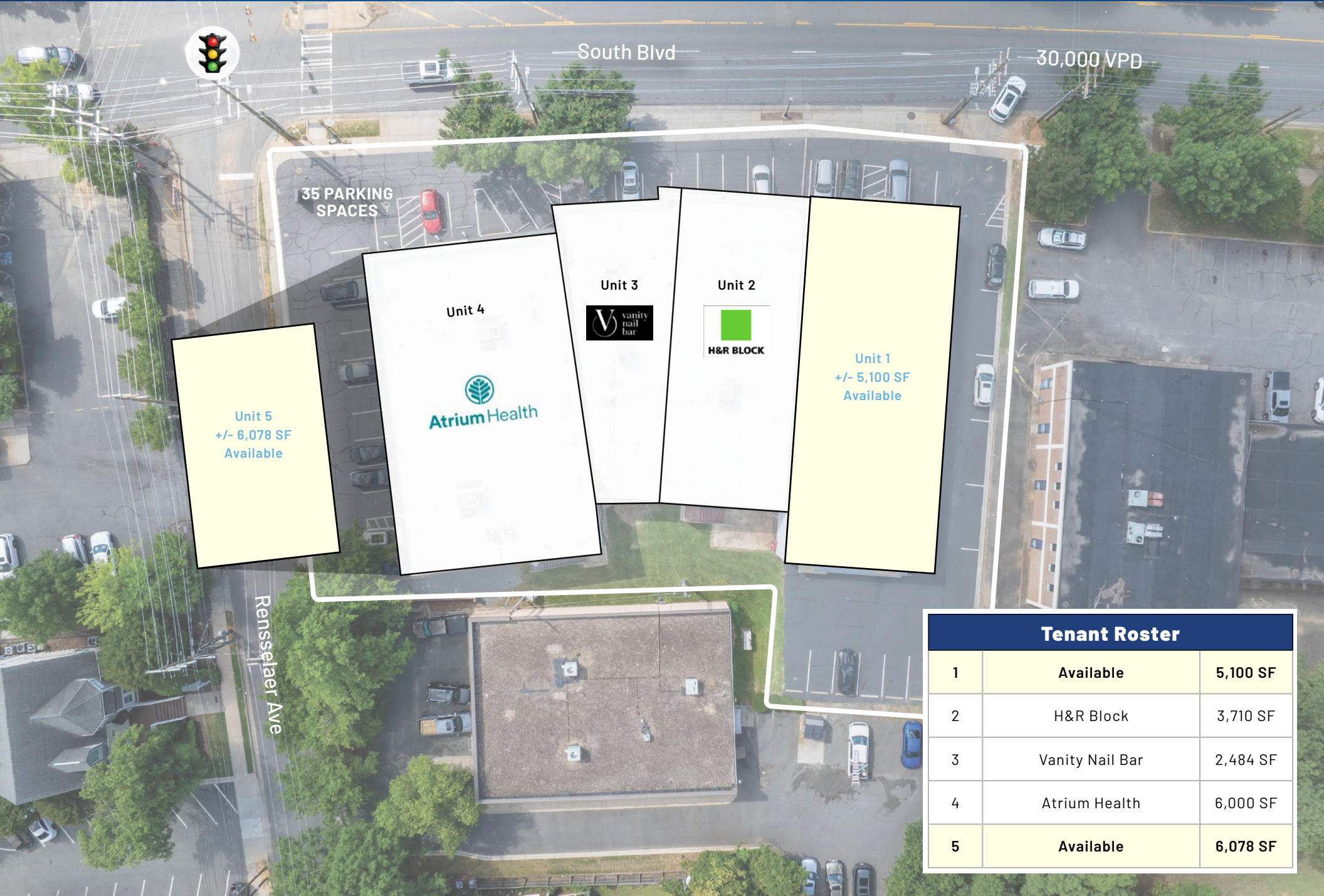
+/- 6,078 SF

 Virtual Tour



Interior Photos | Unit 5





Tenant Roster		
1	Available	5,100 SF
2	H&R Block	3,710 SF
3	Vanity Nail Bar	2,484 SF
4	Atrium Health	6,000 SF
5	Available	6,078 SF

Conceptual Renderings



Market Overview



Market Overview

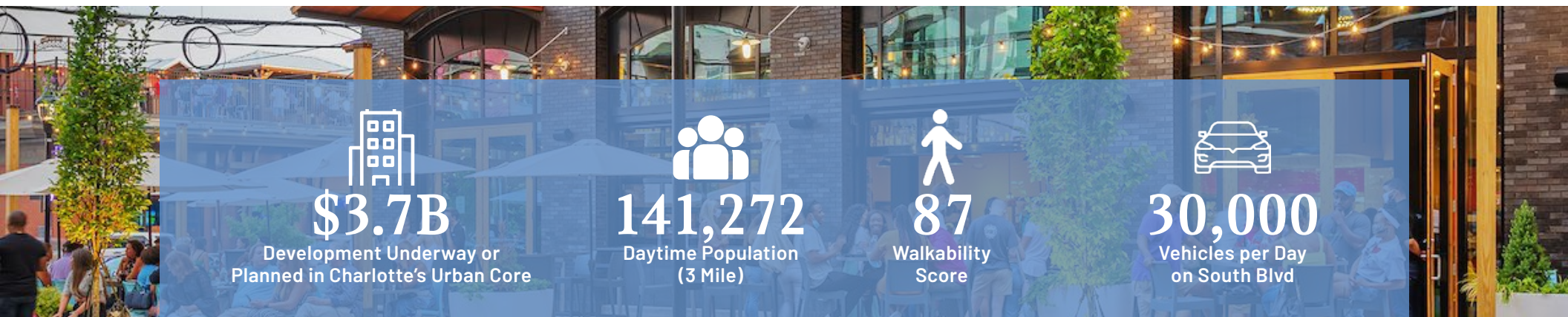
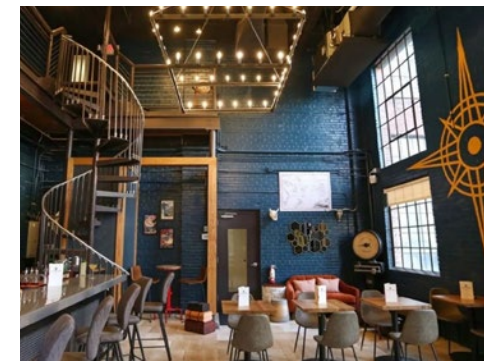




South End

The Pulse of the Queen City

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.





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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.