

# South Blvd Outparcel

5021 SOUTH BLVD, CHARLOTTE, NC 28217



**Retail**

**FOR**

| Lease

**SIZE**

| 6,570 SF

**PRICE**

| Call for Pricing



## Overview

Outparcel in Madison Corners (former NTB tire store) available for lease

Located in rapidly growing Madison Park neighborhood

High visibility along South Blvd

Abundant parking

Connectivity to Seneca Pl & South Blvd at signalized intersection

Delivers March 2025

Co-Tenants include: The Auto Pour, Uptown Cheapskate, El Puro, and more

## Prime Outparcel on South Blvd



**Robbie Adams**  
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**Josh Suggs**  
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## Demographics

### Demographics

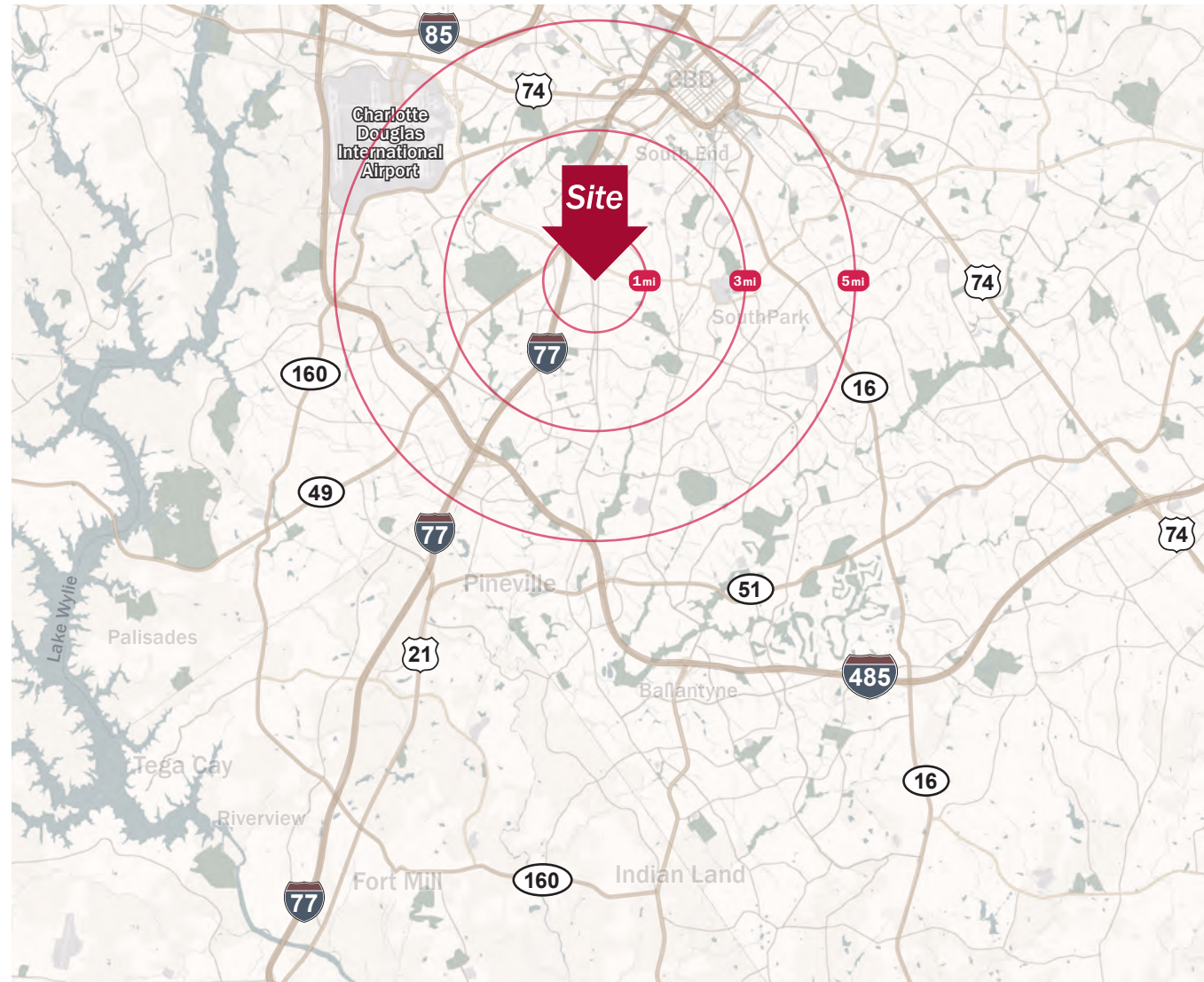
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	8,649	96,254	235,702
Growth Rate	0.74%	1.70%	1.79%
Avg. HH Income	\$92,891	\$124,188	\$134,834

### Traffic Count

Source: NCDOT

	AADT
South Blvd	24,000 (2021)



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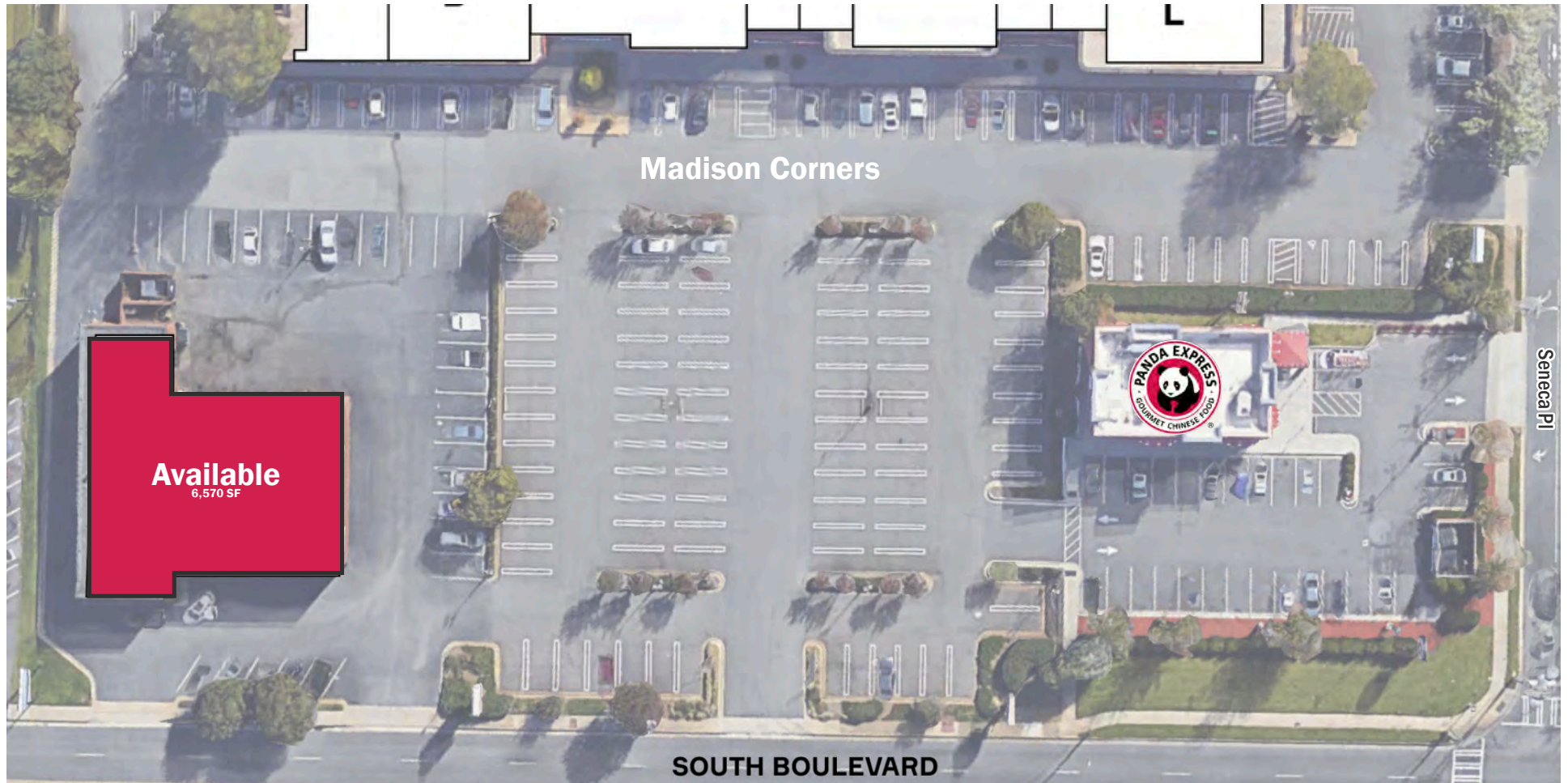
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## Market Aerial



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## LoSo Developments

MARKER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
NAME	SOUTH TRYON FLATS	SOUTH TRYON AT TRYON	MODERA LoSo	PRINCIPAL CAPITAL GROUP	SOUTH VILLAGE	ARRIDGE	CROSLAND GREENS PHASE 1	CROSLAND GREENS OVERALL	LoSo STATION	NOVEL LoSo	LoSo STATION	PROFIT DIXON	RYAN HOMES	KAROL LoSo	KAROL CLANTON	MAINWAY	LoSo TERRACES	THE ARIZONA AT LoSo	EMBLEY	42ND SOUTH	OMB REDEV	SOLIS LoSo	GREYSTAR APARTMENTS	VERENA (LMO)	PRINCIPAL CAPITAL GROUP	RANGE WATER REAL ESTATE	PRINCIPAL CAPITAL GROUP	ASCENT REAL ESTATE	ENTER	FUTURE MULTI FAMILY	FOUR POINTS BY OVERSEAS	CAMERON PROPERTY GROUP	QUEEN CITY TOWNS	CAROLINA CAPITAL PARTNERS	SPEEDWAY TIVOLA	TRI POINTS HOMES	SOUTH END BUSINESS PARK	PRINCIPAL CAPITAL GROUP
UNITS/SF	310	94	350	TBD	96	310	361	TBD	190K SF	344	1M SF	343	80	435 & 82	360 & 45	87	48	350	400	TBD	350	310	383	273	TBD	TBD	TBD	304	194	TBD	119	TBD	106	TBD	297	31	1500	TBD
COMPLETION	Q4 2023	Q2 2022	Q4 2023	TBD	Q2 2022	Q3 2023	Q4 2023	TBD	Q1 2023	Q4 2021	TBD	Q3 2023	Q4 2022	Q4 2024	Q4 2026	Q4 2022	Q3 2022	Q4 2021	Q4 2024	TBD	Q4 2024	Q2 2024	Q4 2023	Q4 2023	TBD	Q3 2024	Q1 2025	Q3 2022	Q3 2023	TBD	TBD	TBD	Q3 2022	TBD	Q1 2023	Q2 2023	TBD	TBD

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Medical | Industrial | Retail | Land | Investment | Office

contact

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