

Crosland Centre

SCALEYBARK RD & SOUTH BLVD, CHARLOTTE, NC 28209



Office

FOR

Lease

SIZE

±1,200–8,913 SF

PRICE

\$20 PSF Office/\$25 PSF Retail



Overview

3901 & 3907, South Blvd and Suites 125, 127
133, 135, 135-B, 145-A, 145-B Scaleybark Rd

±1,200–8,913 SF of office and retail available
for lease

Convenient to Uptown, I-77, South End,
SouthPark, Park Road & Charlotte Douglas
International Airport

Walking distance to Scaleybark Light Rail Station

Month-to-month leases only

Office & Retail Spaces Available For Lease



Ian Bruce
Director of Association Management

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2400 South Boulevard | Suite 300
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Property Overview

Demographics

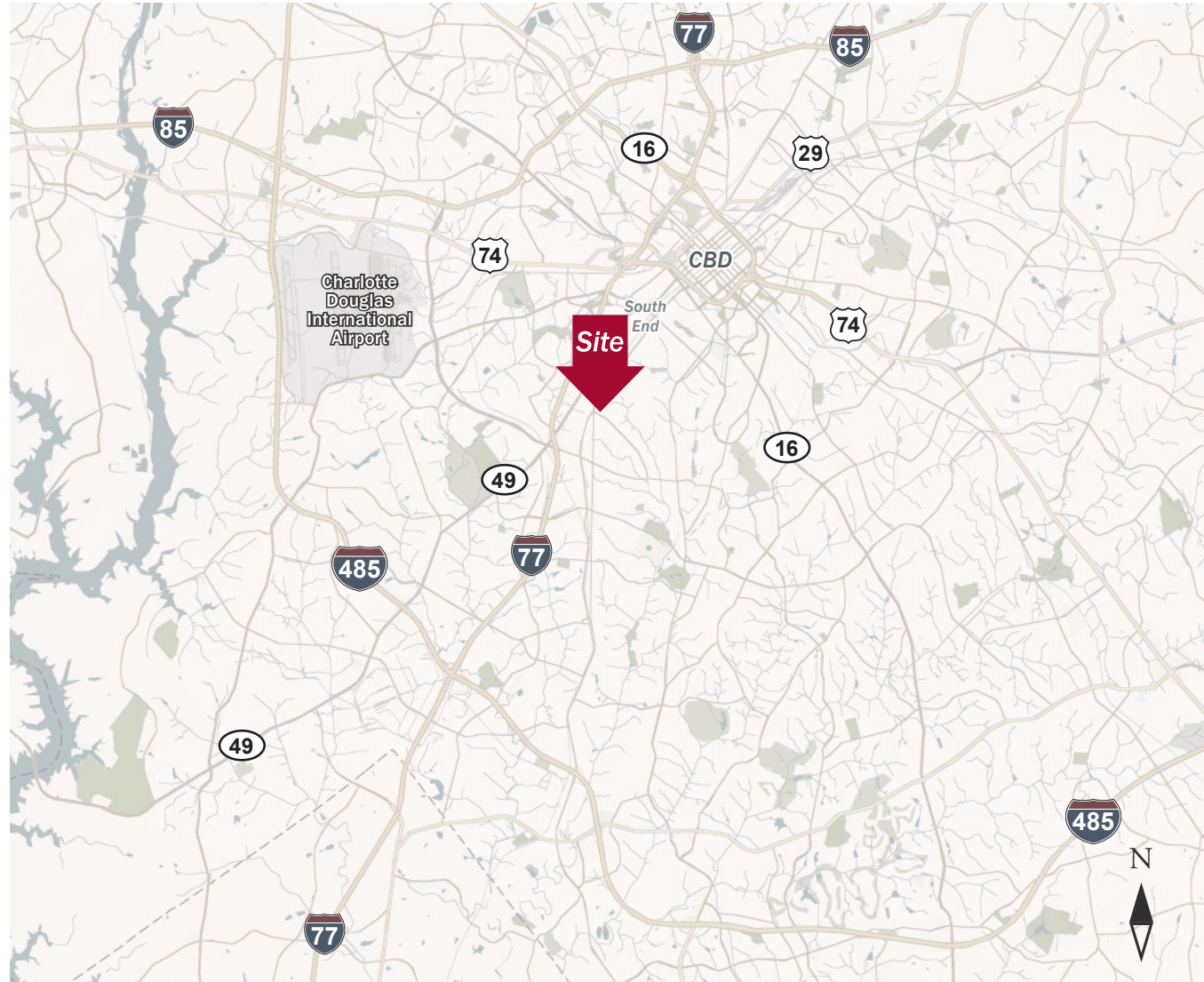
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	10,545	100,635	252,502
Growth Rate	11.87%	4.57%	2.67%
Avg. HH Income	\$128,314	\$138,234	\$135,588

Traffic Count

Source: NCDOT

	AADT
South Boulevard	20,770 (2024)
Scaleybark Road	9,800 (2024)



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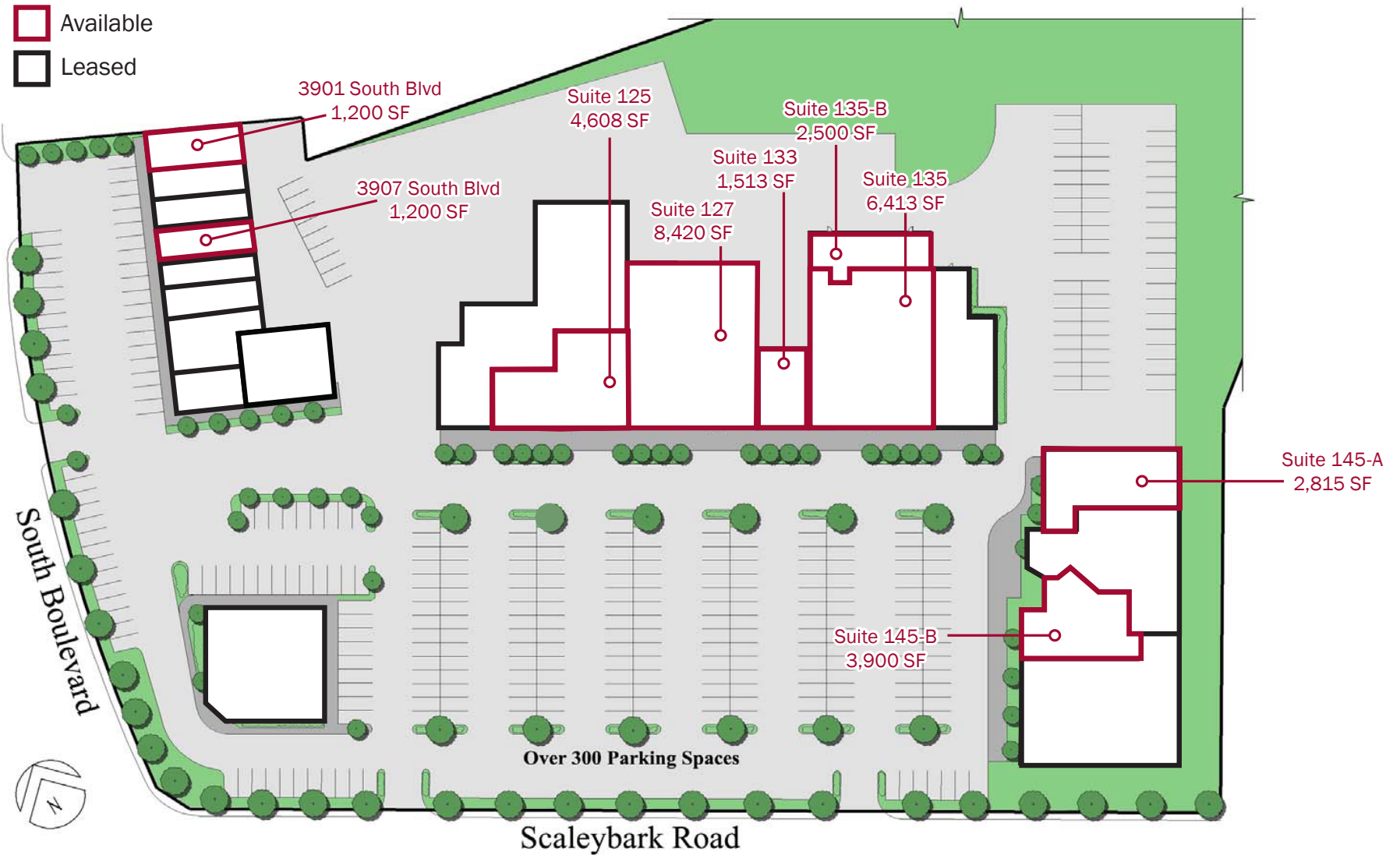
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Site Plan

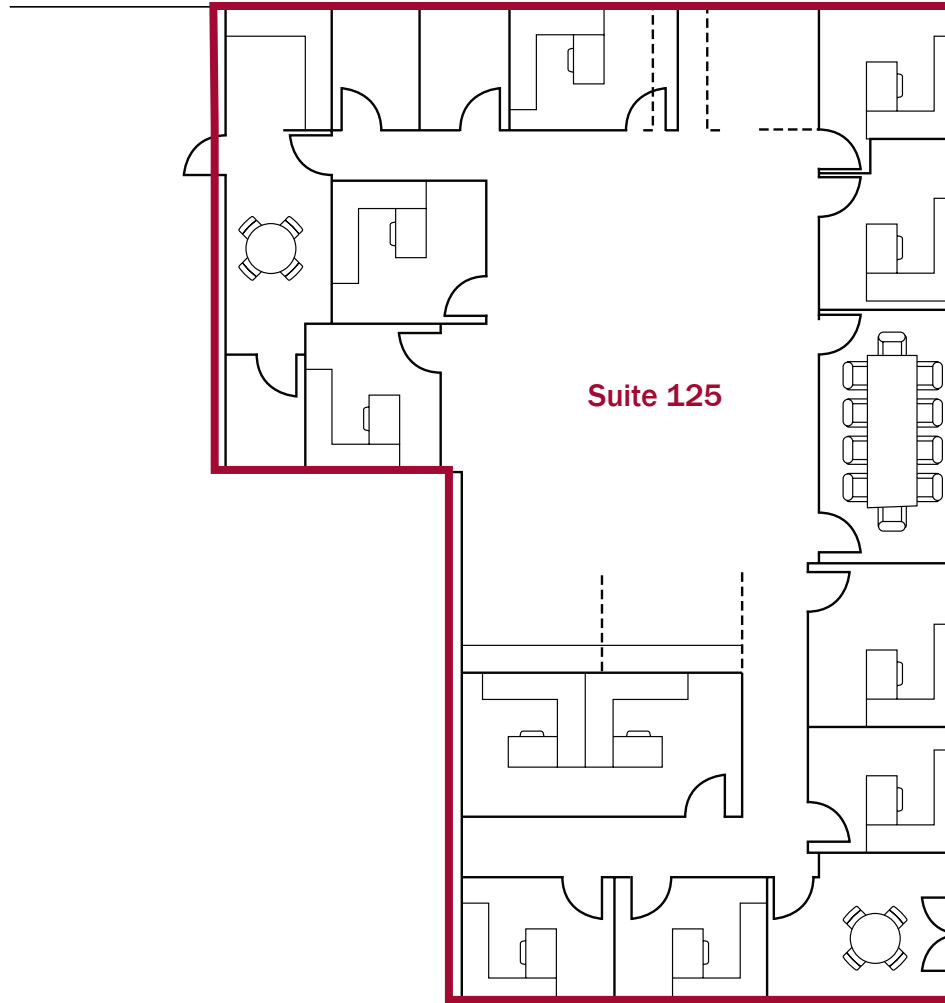


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Suite 125

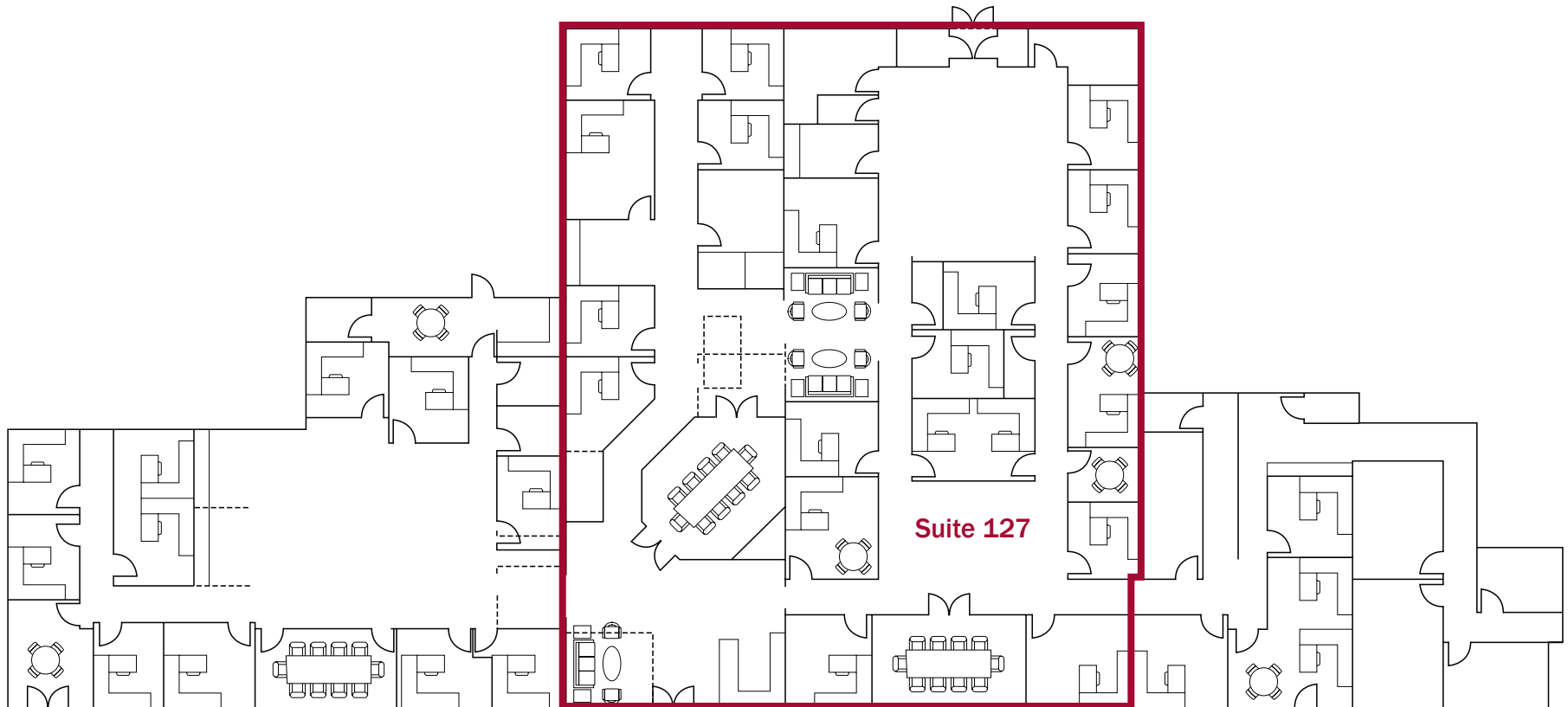


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Floor Plan

Suite 127

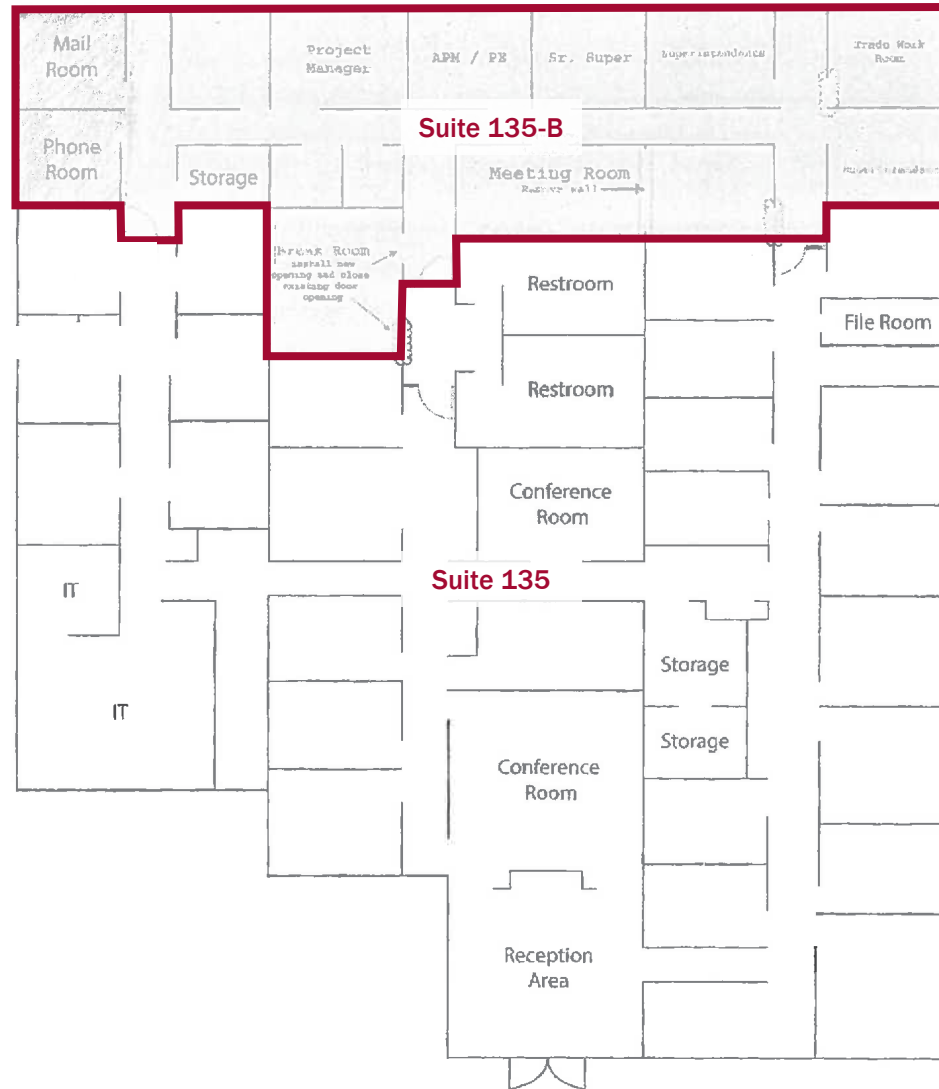


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Suite 135 & 135-B

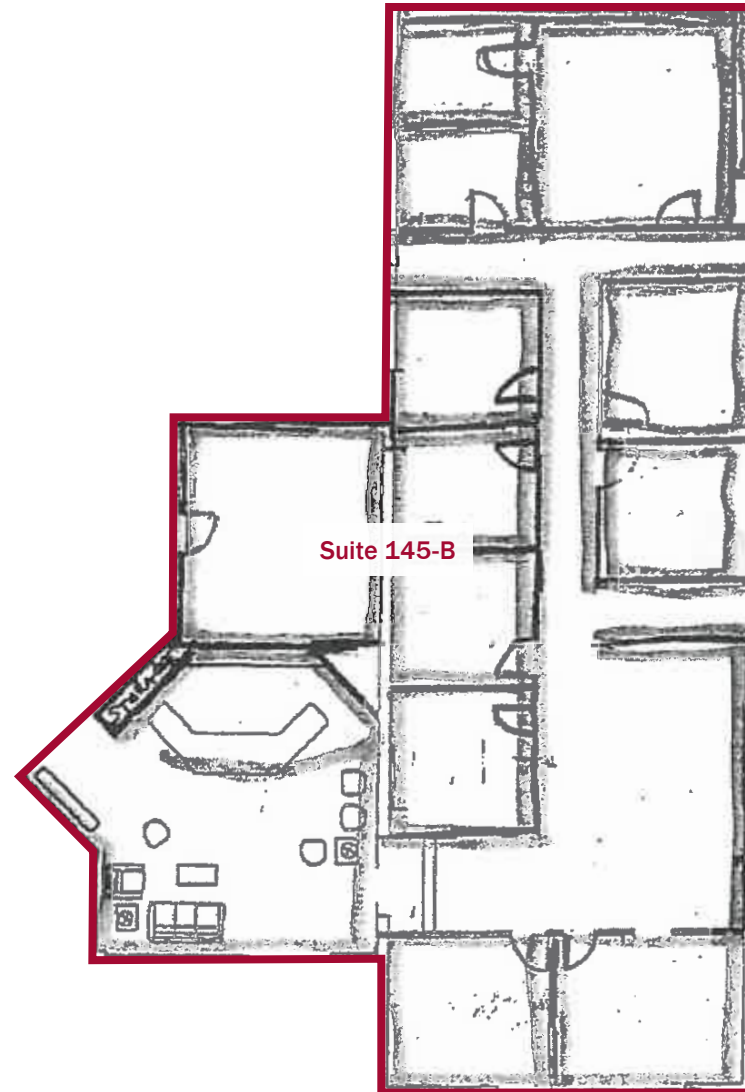


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Floor Plan

Suite 145-B



Suite 145-B



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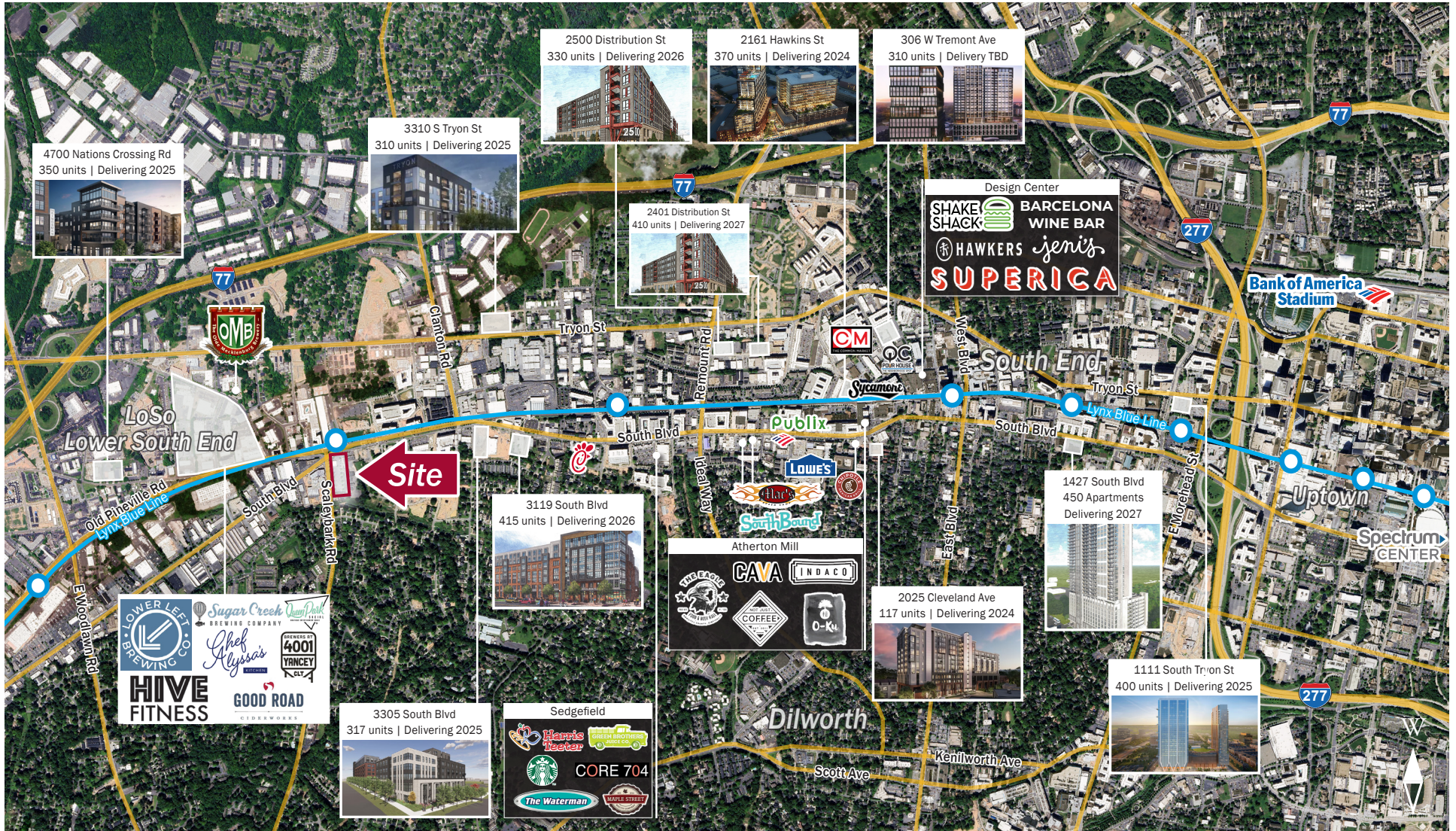
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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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