



DELIVERING 2023



4544

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SOUTH

NEW 64,000 SF BUILDING IN LOSO

FOR LEASE

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SOUTH

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PROPERTY OVERVIEW

- 64,000 SF office building
- 5 parking spaces per 1,000 SF
- Exterior building signage available
- Great visibility and access from South Blvd and Sterling Dr
- Spaces available from 2,000 SF
- Located in popular Lower South End (LoSo) neighborhood

Total Acreage	±1.88 acres
Parcel ID#	17304166
Existing Zoning	UR-2 (CD)
Price	TBD by market



Demographics	1 mile	3 mile	5 mile
2021 Population	7,502	96,540	235,404
2021 Daytime Population	9,890	113,502	292,682
2021 Avg. HH Income	\$84,339	\$106,916	\$110,915



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WHAT?

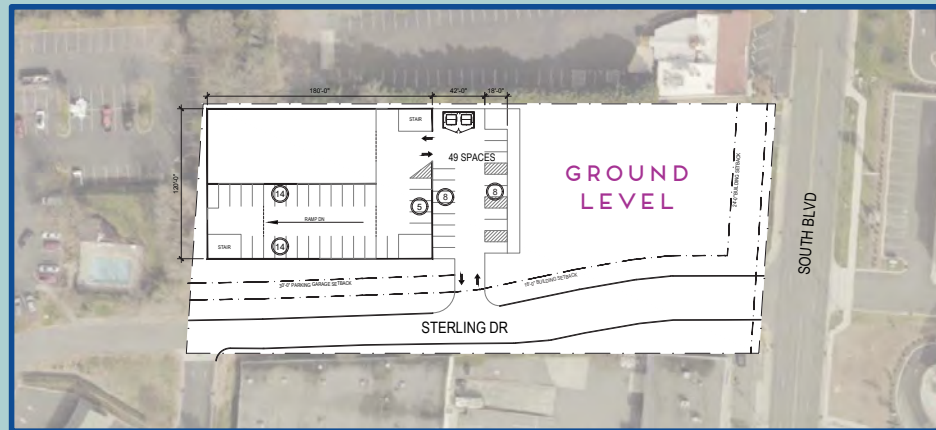
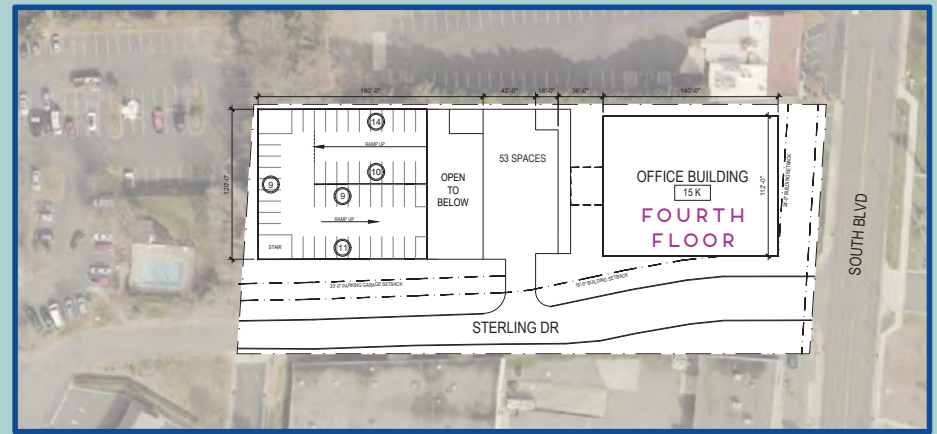
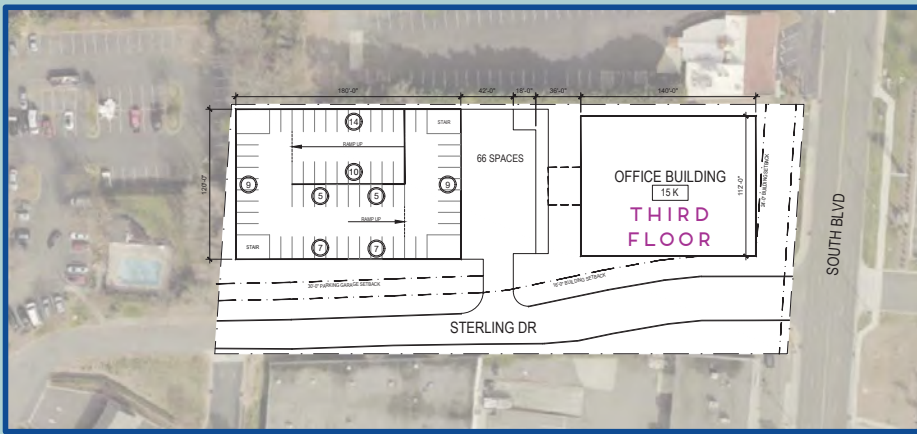
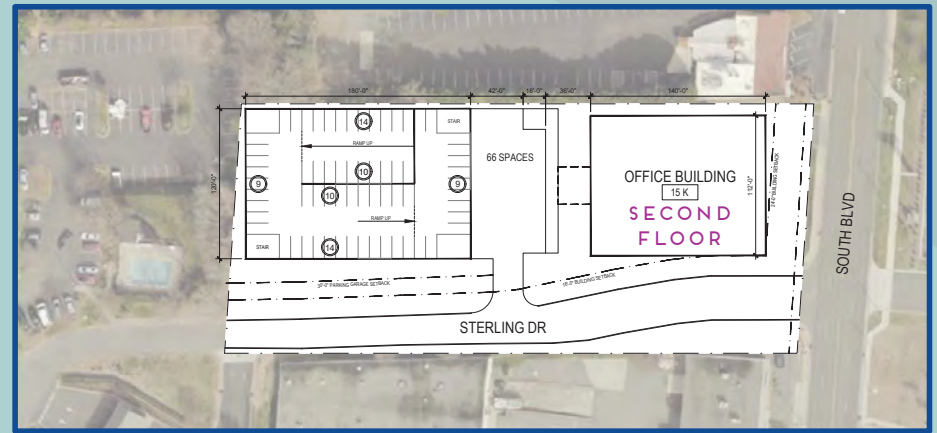
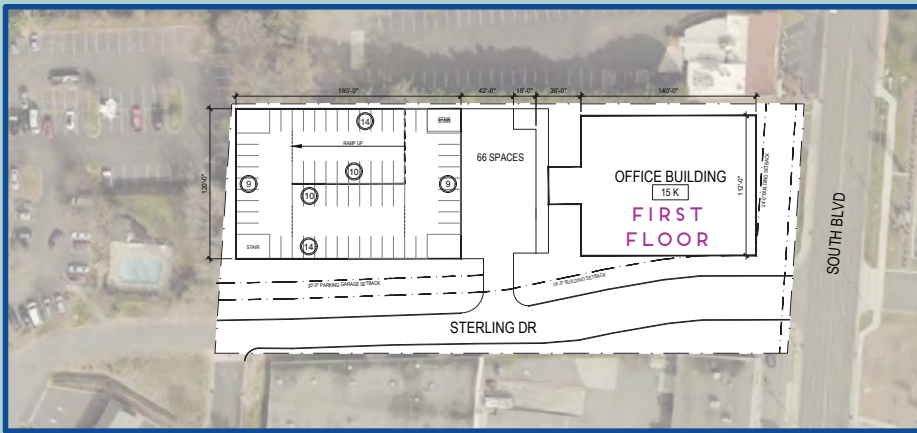
64,000 SF office building in popular LoSo neighborhood

WHEN?

Delivering 2023

WHERE?

Lower South End, Charlotte, North Carolina



PLAY

CHEF ALYSSA'S KITCHEN
ESCAPE TACTIC
INNER PEAKS

EAT & DRINK

MUGSHOTS COFFEE + TEA
OLDE MECKLENBURG BREWERY
PROTAGONIST
QUEEN PARK SOCIAL
BREWERS AT 4001 YANCEY

SHOP

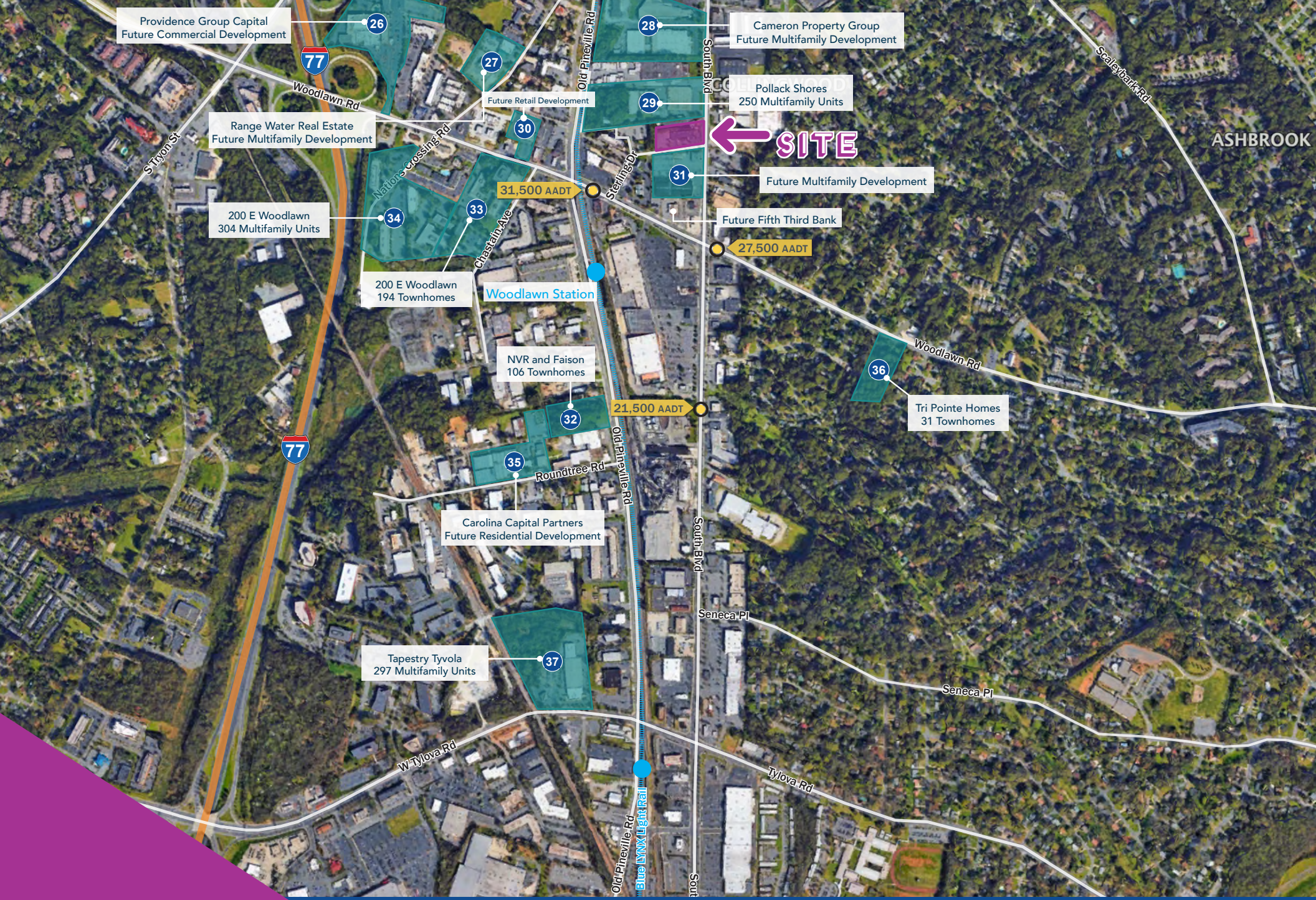
SLEEPY POET
GW BOUTIQUE



← SITE | MI

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Providence Group Capital
Future Commercial Development

Cameron Property Group
Future Multifamily Development

Range Water Real Estate
Future Multifamily Development

Pollack Shores
250 Multifamily Units

200 E Woodlawn
304 Multifamily Units

Future Multifamily Development

200 E Woodlawn
194 Townhomes

Woodlawn Station

Future Fifth Third Bank

NVR and Faison
106 Townhomes

21,500 AADT

Tri Pointe Homes
31 Townhomes

Carolina Capital Partners
Future Residential Development

Tapestry Tyvola
297 Multifamily Units

FUTURE DEVELOPMENT

4544 SOUTH BLVD



WALKABLE

ECLECTIC

INDUSTRIAL

LAIID-BACK

ENTERTAINING

LOWER SOUTH END OVERVIEW

"You are likely already familiar with Charlotte's historic South End neighborhood. But what you may not know is that just a few blocks further down Tryon Street, you'll arrive in a whole new area called "LoSo," also known as "Lower South End." Easily accessible by light rail at the Scaleybark Station, this entertainment district is home to a growing number of watering holes, crafting all sorts of alcoholic beverages (including beer, cider, liquor and even mead) — along with neighboring restaurants, coffee shops and fitness studios."

Source: <https://www.charlottesgotalot.com/neighborhoods/lower-south-end>

WIDELY CONSIDERED CHARLOTTE'S ENTERTAINMENT DISTRICT



DESTINATIONS IN LOSO



ENTERTAINMENT

4544 SOUTH BLVD



#3

REAL ESTATE MARKET TO WATCH
- PWC & Urban Land Institute

#4

HOTTEST HOUSING MARKET IN
2018
- Zillow

#5

BEST CITIES FOR JOBS
- Forbes

#6

BEST PLACES TO LIVE
- U.S. News & World Report

CHARLOTTE OVERVIEW

People keep coming to the Charlotte Region. Nearly 100 people a day, in fact. Why do they come here? They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors, and a tech talent pool growing twice as fast as the national average. They come to start and grow businesses in a region with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They come for lower cost of living and affordable real estate in neighborhoods fit for any lifestyle - from vibrant urban centers, to suburban cul-de-sac to quaint small towns and rural areas. And 226 days of sunshine a year doesn't hurt either.

- Charlotte is located in Mecklenburg County, the most populous county in the state of North Carolina.
- Charlotte's population is 874,579 (2020), a nearly 20% increase since April 2010.
- The Charlotte-Concord-Gastonia MSA is the 22nd largest MSA in the country, with a population of 2,636,883 as of 2019.
- Charlotte's cost of living is 98.1% of the national average. That's lower than 30 of the 40 largest cities in the US.
- Charlotte is home to Charlotte Douglas International Airport, the 6th busiest airport in the world.

TOP NEW & EXPANDING JOBS

Amazon - 1,500

Ernst & Young - 375

Corvid Technologies - 267

Metyx Group - 200

Cheney Brothers - 105

New York Air Brake - 100

Prysmian Cables & Services - 100

Yokohama Tire Corporation - 56

Southern States Machinery - 35

Meritor Inc. - 26

Sources: Charlotte Regional Business Alliance <http://www.charlotteregion.com> & <http://www.census.gov>



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