

South End Office

2400 SOUTH BOULEVARD, CHARLOTTE, NC 28203



Medical

FOR

| Lease

SIZE

| ±1,621 SF

PRICE

| \$34/SF NNN



Overview

Fully built out 2nd floor medical/office space

Abundant free parking via surface lot and deck

Excellent visibility with building signage facing South Blvd

Numerous walkable retail amenities nearby including Atherton Mill

Fully Built Out Office
Space Available For Lease
in Highly Desirable
South End



Robbie Adams
Director of Retail

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2400 South Boulevard | Suite 300
Charlotte, NC 28203

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Property Overview

Demographics

Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	17,952	120,121	263,899
Growth Rate	7.88%	4.53%	2.89%
Avg. HH Income	\$151,565	\$143,560	\$131,281

Traffic Count

Source: NCDOT

	AADT
South Blvd	30,500 (2023)
S Tryon St	18,000 (2023)



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Location Aerial



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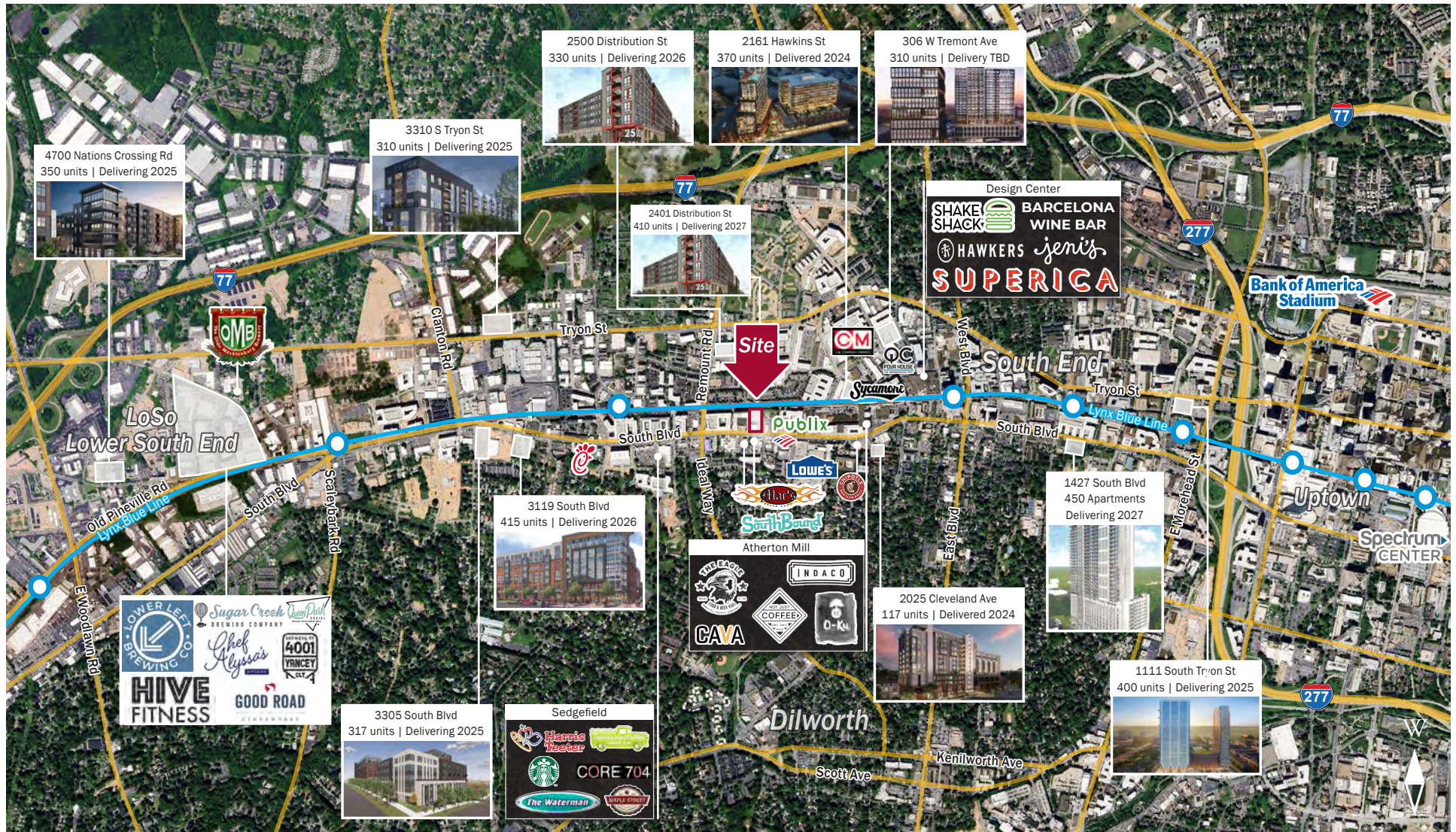
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Market Aerial



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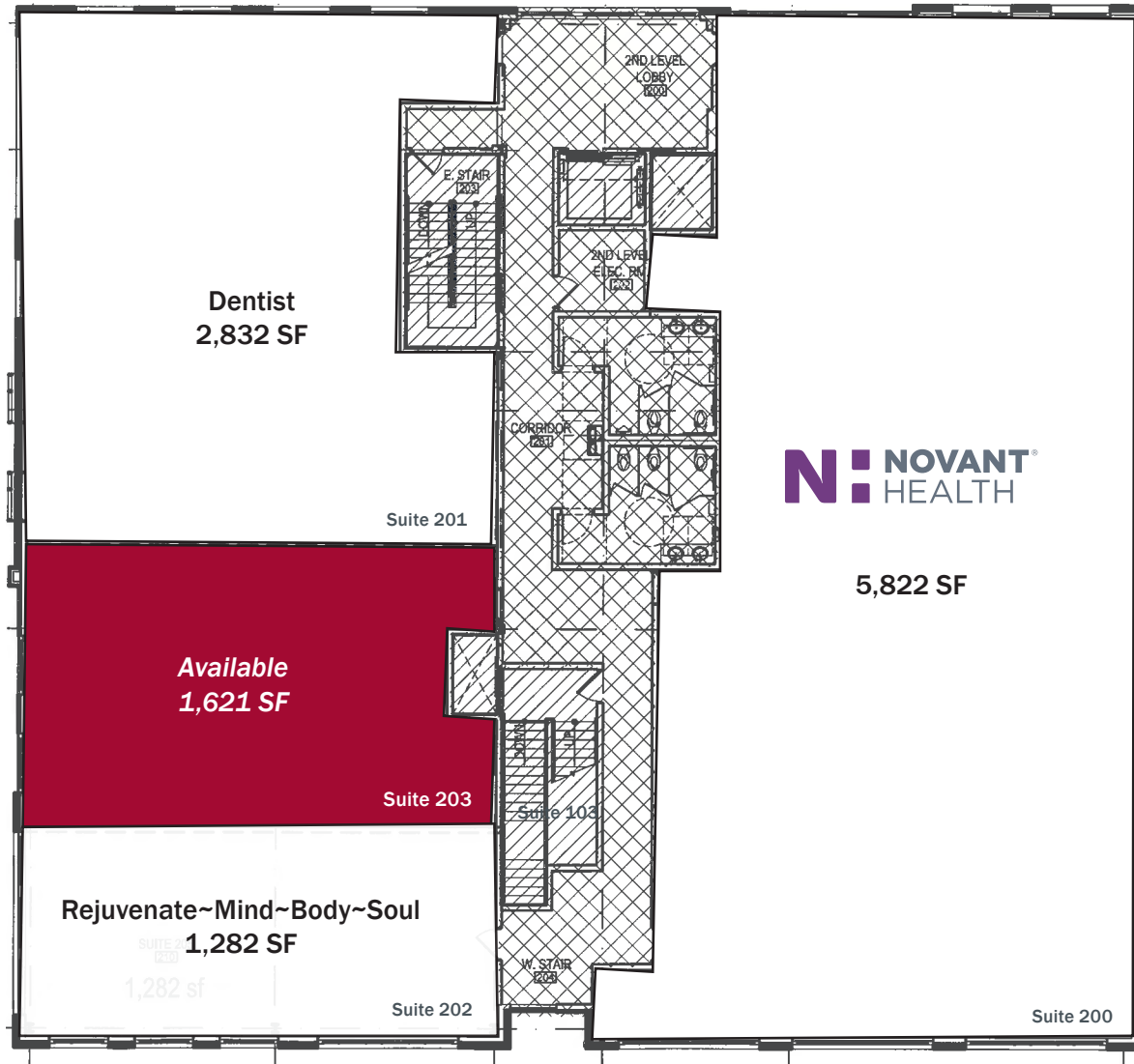
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Floor Plan

Suite 203



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Property Photos



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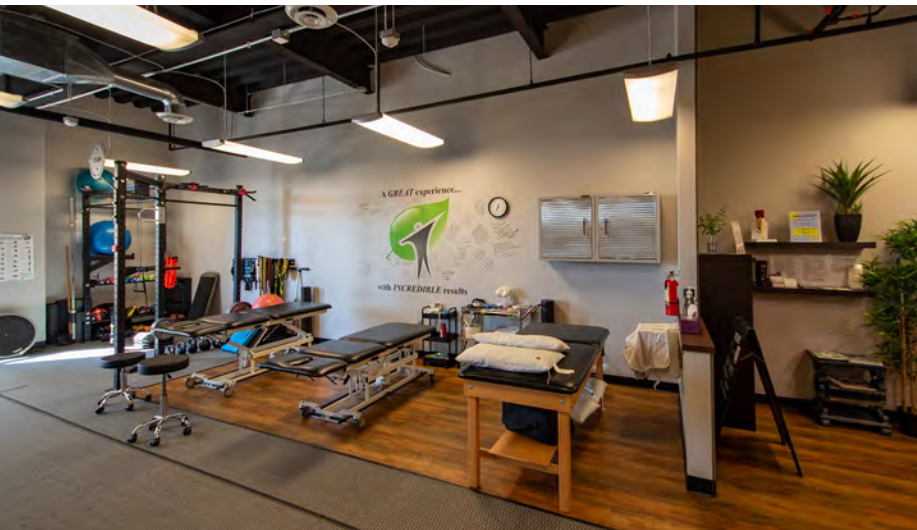
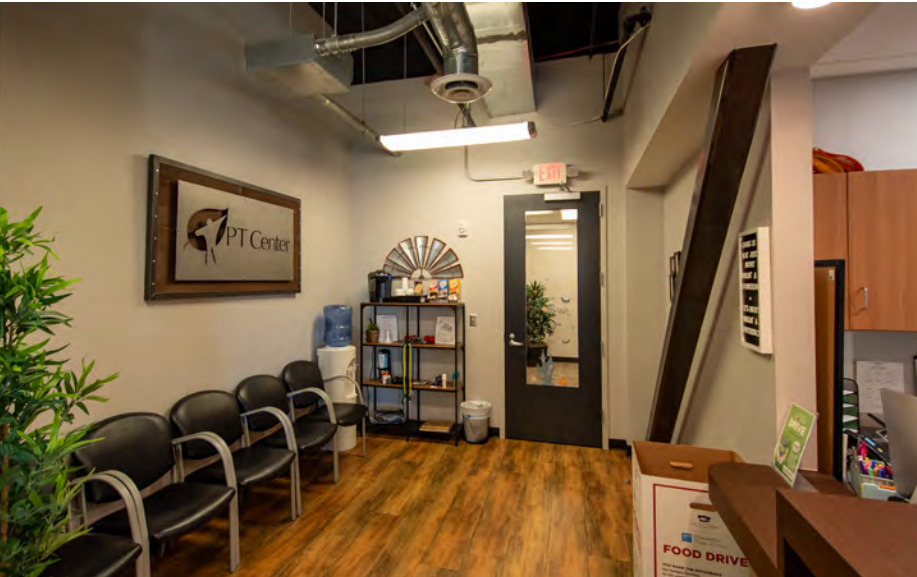
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Medical | Industrial | Retail | Land | Investment | Office

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