

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



Josh Suggs
Broker

(704) 248 2140
jsuggs@mpvre.com

2400 South Boulevard | Suite 300
Charlotte, NC 28203

mpvre.com

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Property Overview

Demographics

Source: Esri® 2023

| | 1 mile | 3 mile | 5 mile |
|----------------|-----------|-----------|-----------|
| Population | 17,955 | 116,679 | 257,699 |
| Growth Rate | 5.36% | 3.80% | 2.51% |
| Avg. HH Income | \$138,311 | \$134,099 | \$122,814 |

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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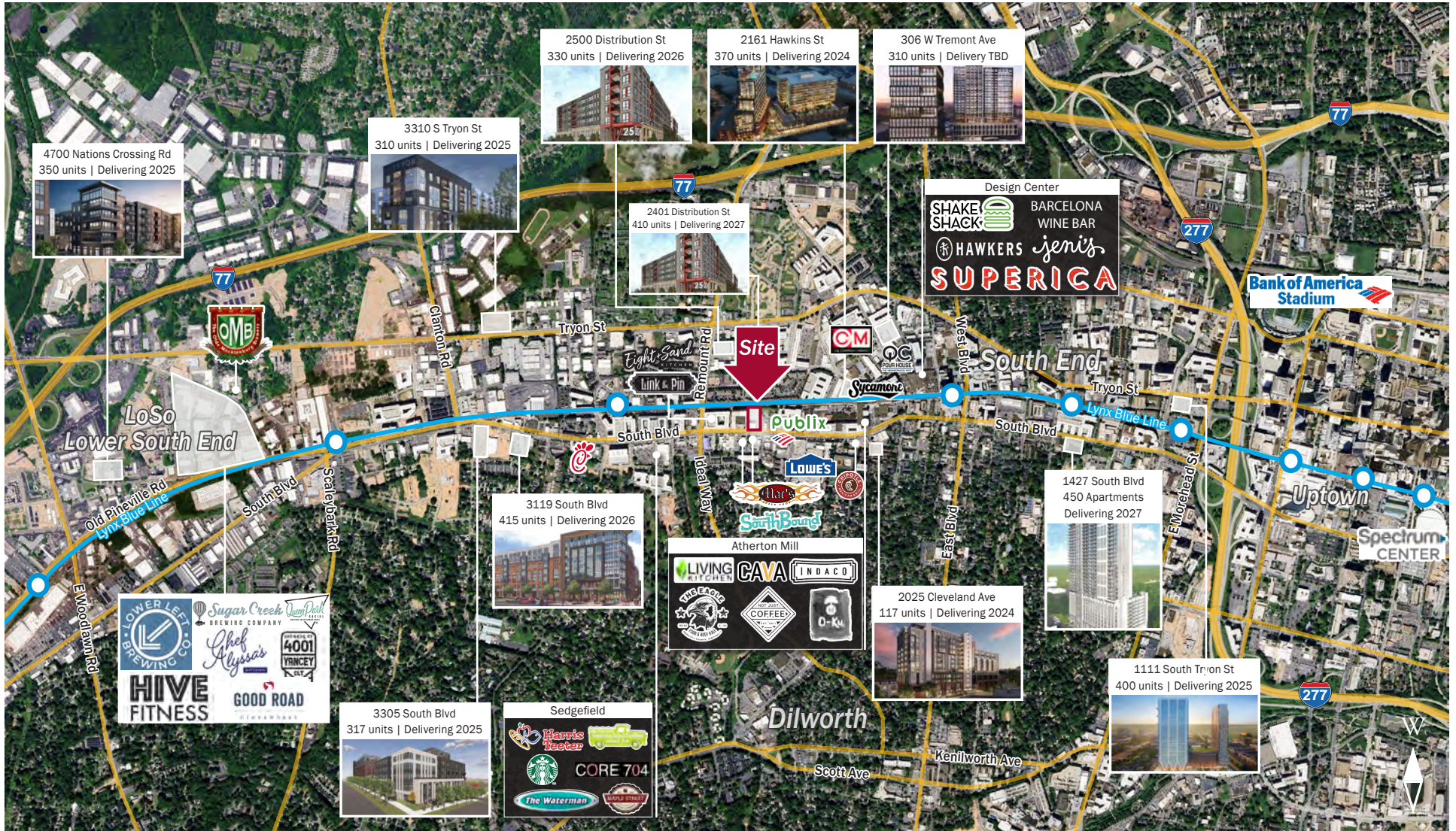
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Market Aerial



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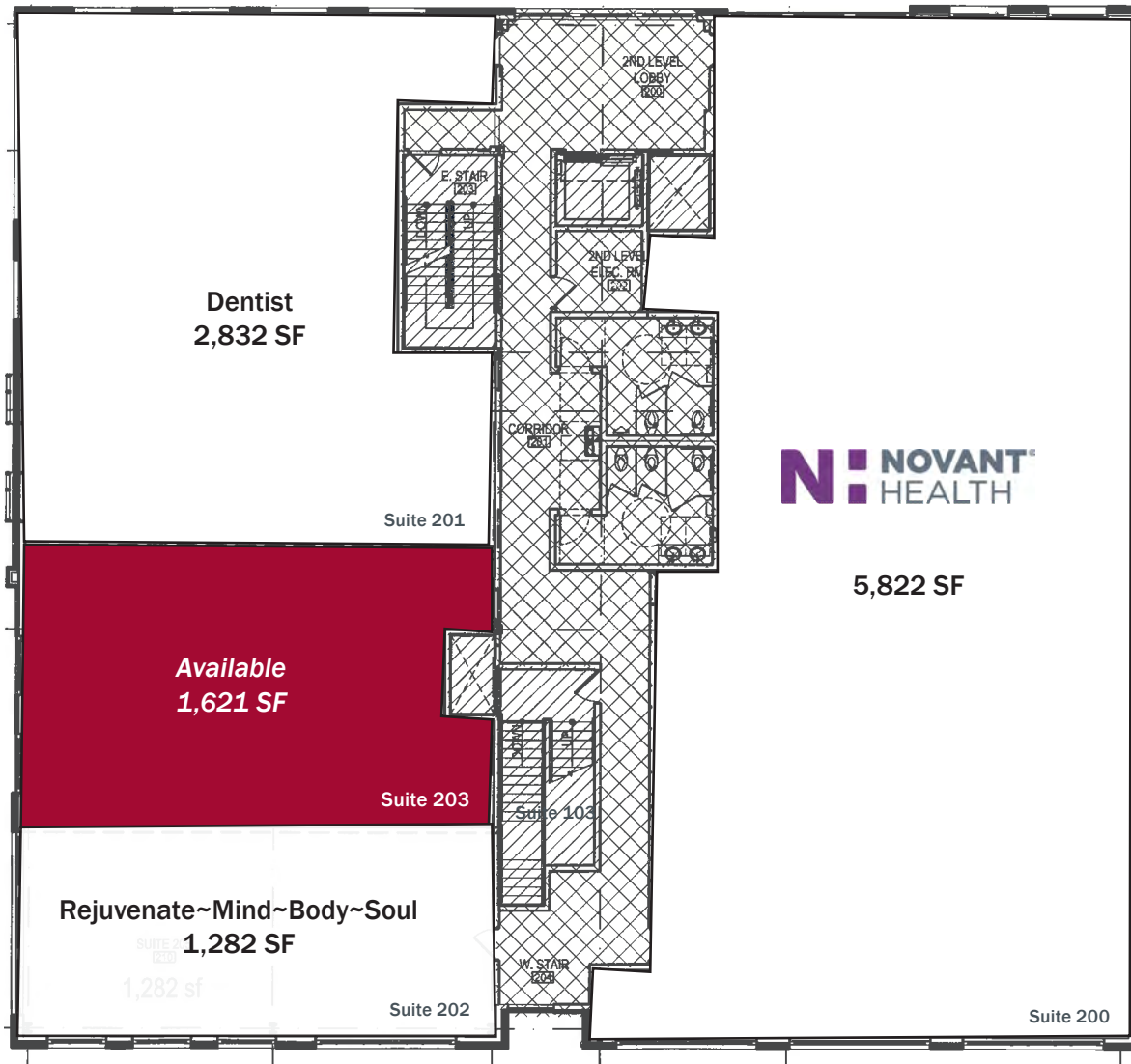
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Floor Plan

Suite 203



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Property Photos



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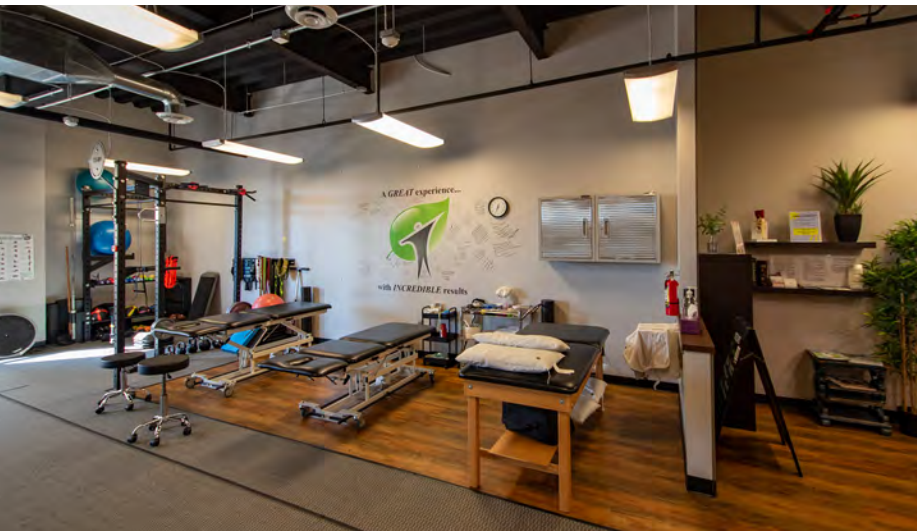
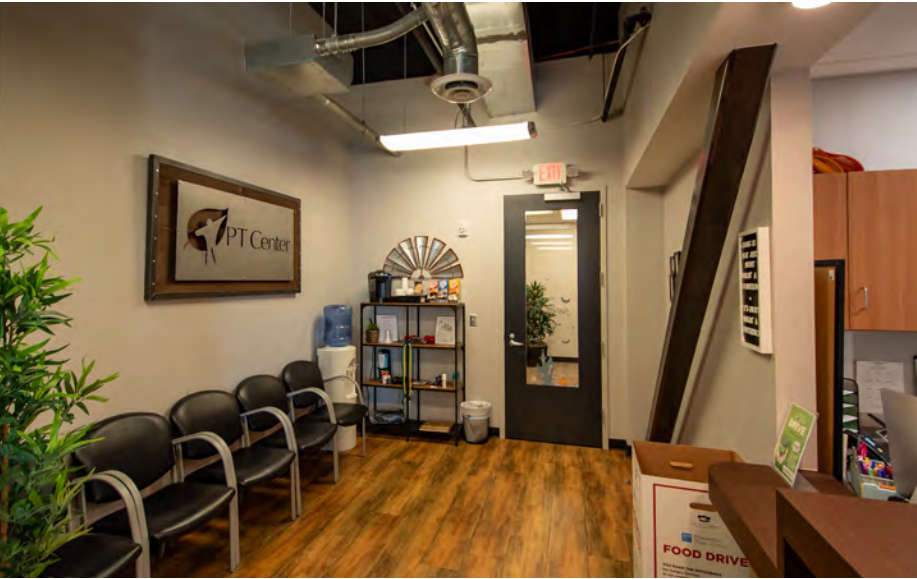
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Medical | Industrial | Retail | Land | Investment | Office

contact

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