

SOUTHEND MEDICAL PLAZA

4544 SOUTH BOULEVARD, CHARLOTTE, NC

25,000 SF – 45,000 SF

FOR LEASE

BUILD TO SUIT
OPTIONS AVAILABLE

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DETAILS

4544 SOUTH BOULEVARD, CHARLOTTE, NC

BUILDING

- ±48,765 SF MEDICAL OFFICE BUILDING
- UP TO 260 PARKING SPACES
- BUILD TO SUIT OPTIONS AVAILABLE
- GREAT VISIBILITY AND ACCESS FROM SOUTH BLVD AND STERLING DR
- EXTERIOR BUILDING SIGNAGE AVAILABLE
- LOCATED IN POPULAR LOWER SOUTH END (LOSO) NEIGHBORHOOD



LOCATION

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Charlotte's historic South End and LoSo neighborhoods are some of the fastest growing areas in the Southeast with explosive residential, retail, and office growth.

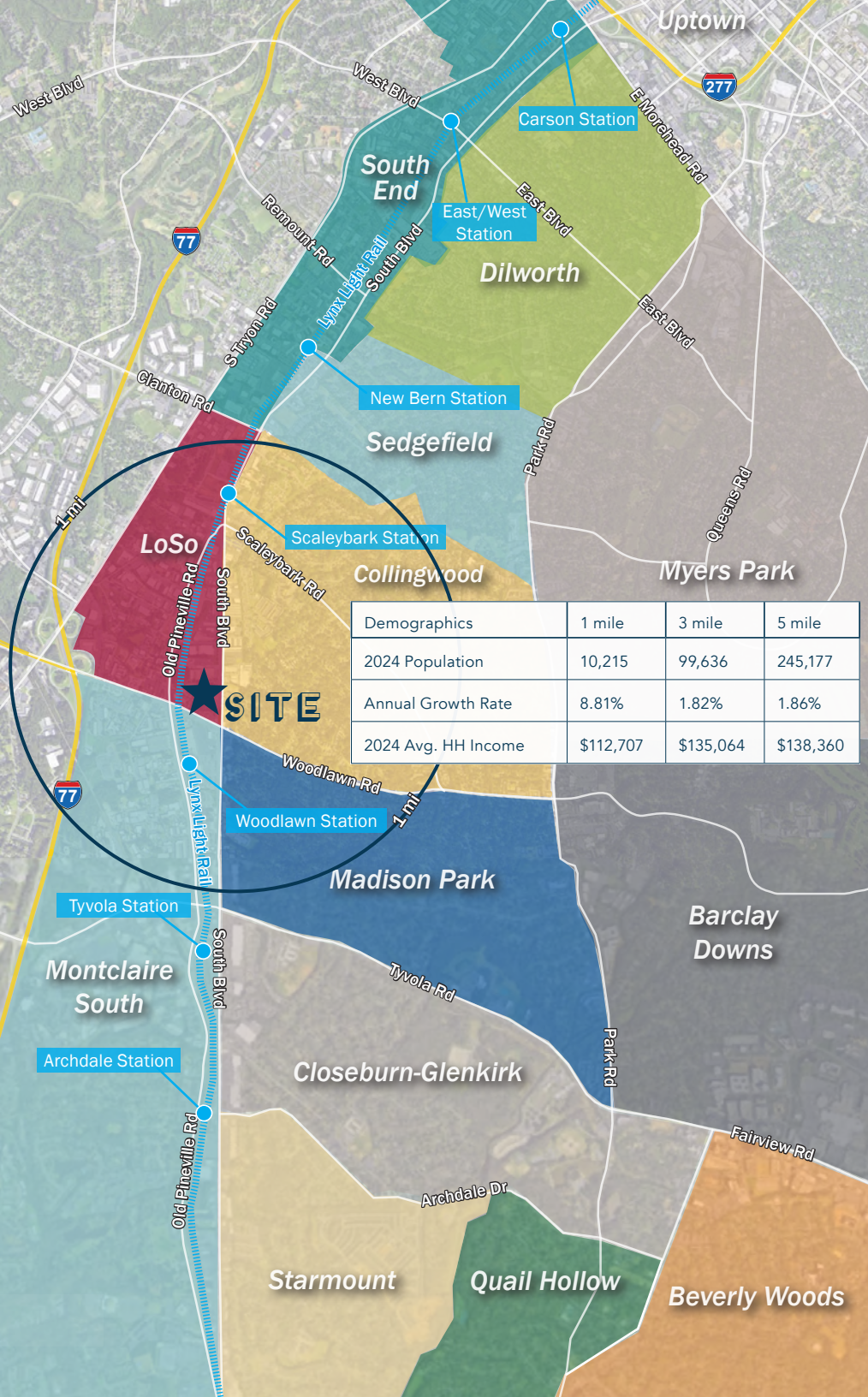
Lower South End (a.k.a. LoSo), which is easily accessible via Charlotte's light rail system and the adjacent roadways, provides a comprehensive Live-Work-Play environment for young professionals.

Great accessibility combined with an extensive list of amenities and constant new residential developments have made South End and LoSo the top area to be located.

LOWER SOUTH END

WIDELY CONSIDERED CHARLOTTE'S ENTERTAINMENT DISTRICT

4544 SOUTH BOULEVARD, CHARLOTTE, NC



Demographics	1 mile	3 mile	5 mile
2024 Population	10,215	99,636	245,177
Annual Growth Rate	8.81%	1.82%	1.86%
2024 Avg. HH Income	\$112,707	\$135,064	\$138,360

4544 SOUTH BOULEVARD, CHARLOTTE, NC

Bank of America Stadium

Spectrum CENTER

Uptown

South End

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
← 4 MILES

CAROLINA GOLF CLUB

2161 Hawkins St
370 units | Delivering 2024

2500 Distribution St
330 units | Delivering 2026

3310 S Tryon St
310 units | Delivering 2025

Solis LoSo 4312 Yancey Rd
310 units | Delivering 2024

Miller & York 235 Verbena St
273 units | Delivering 2024

Elan LoSo 4612 Gilead St
380 units | Delivering 2024

Kingsman 4700 Nations Crossing Rd
350 units | Delivering 2025

Accent Southrail 6026 Sta Xing Ave
304 units | Delivering 2024

Southrail Station 6107 Sta Xing Ave
194 units | Delivering 2024

Tapestry Tyvola 2051 Establishment Way
297 units | Delivering 2024

2025 Cleveland Ave
117 units | Delivering 2024

306 W Tremont Ave
310 units | Delivery TBD

DESIGN CENTER
SHAKE SHACK
BARCELONA WINE BAR
HAWKERS
jenie's
SUPERICA

ATHERTON MILL & NEARBY
Steamer
CAVA
INDACO
THE PAGE
COFFEE
O-KU

3119 South Blvd
415 units | Delivering 2026

EDGEFIELD
Harris Teeter
GREEN SMOOTHIES
Starbucks
CORE 704
The Waterman
MARLBOROUGH

3305 South Blvd
317 units | Delivering 2025

LoSo
★ SITE

WOODLAWN MARKETPLACE
Burlington
TJ-maxx
THE LEADER BRAND
FAMILY DOLLAR
GameStop
NICO CENTER
Arby's

LOSO
LOWER LEFT BREWING CO.
Sugar Creek Distillery
Chef Alyssa
4001 YANCEY
HIVE FITNESS
GOOD ROAD
RALLY (Indoor Pickleball)

Six Twenty 654 E Woodlawn Rd
106 units | Delivering 2024

MYERS PARK HIGH SCHOOL
SELWYN ELEMENTARY SCHOOL
ALEXANDER GRAHAM MIDDLE

25,600 AADT
SENECA SQUARE SHOPPING CENTER
OfficeMax
DUNKIN'
OfficeMax
ROSS DRESS FOR LESS

NEW RESIDENTIAL

Copyright: realmap 2015

4544 SOUTH BOULEVARD, CHARLOTTE, NC



South End

SCALEYBARK STATION

Lower South End

SOUTH BLVD



LIBRARY

THE MINI STORAGE CENTER

LOWER LEFT BREWING COMPANY



OLD PINEVILLE PREMIUM PUB

FOUR POINTS BY SHERATON



SOUTH BLVD

T-Mobile

37,300 AADT

E WOODLAWN RD

MCKOY'S



HONEY BAKED Ham

STERLING DR

E WOODLAWN RD

33,000 AADT

CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT
← 5.5 MILES



Burlington coat factory

GameStop

Walgreens

OLD PINEVILLE RD

WOODLAWN STATION
0.4 mi walk
(8 min)

TJ-MAXX

FIREHOUSE SUBS



25,600 AADT

FAMILY DOLLAR



Tricon Innovations

Carolina Bomanite Corporation



CORT



LOWER SOUTH END

PLANS

4544 SOUTH BOULEVARD, CHARLOTTE, NC



25,000 SF - 45,000 SF

AVAILABLE FOR LEASE

BUILD TO SUIT

OPTIONS AVAILABLE

SOUTH END TO

LOWER SOUTH END

“WHERE TRENDY EATERIES & AWARD-WINNING BREWERIES HAVE BOLSTERED A RAPIDLY EXPANDING SOCIAL SCENE”

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

RECENT CORPORATE RELOCATIONS TO SOUTH END



WOODLAWN STATION



SCALEYBARK STATION



NEW BERN STATION



EAST/WEST STATION



THE MARKET

CHARLOTTE MARKET

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.

COMPANIES HEADQUARTERED IN CLT



Charlotte Douglas International Airport is now ranked the 5th busiest airport in the world.

113 #4

People moving to Charlotte daily

Fastest growing city for young professional



Source: Charlotte Regional Business Alliance

Charlotte, North Carolina

- Average home sale price: \$420,000
- Average apartment rent: \$1,500 per month
- Average cost living: 2% lower than the national average
- Unemployment rate: 3.4%, as of June 2023
- Diversity grade: A-plus



DEMOGRAPHICS

4544 SOUTH BOULEVARD, CHARLOTTE, NC

POPULATION

	1 MI	3 MI	5 MI
2010 Population	6,756	73,124	182,806
2020 Population	7,134	92,302	226,729
2024 Population	10,215	99,636	245,177
2029 Population	17,189	119,603	278,263
2010-2020 Annual Rate	0.55%	2.36%	2.18%
2020-2024 Annual Rate	8.81%	1.82%	1.86%
2024-2029 Annual Rate	10.97%	3.72%	2.56%
2020 Male Population	50.4%	48.5%	48.7%
2020 Female Population	49.6%	51.5%	51.3%
2020 Median Age	33.7	32.6	33.2
2024 Male Population	51.1%	49.4%	49.6%
2024 Female Population	48.9%	50.6%	50.4%
2024 Median Age	34.6	33.4	33.8

In the identified area, the current year population is 245,177. In 2020, the Census count in the area was 226,729. The rate of change since 2020 was 1.86% annually. The five-year projection for the population in the area is 278,263 representing a change of 2.56% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 39.3.

Race and Ethnicity

	1 MI	3 MI	5 MI
2024 White Alone	45.5%	53.3%	52.6%
2024 Black Alone	28.5%	21.6%	24.8%
2024 American Indian/Alaska Native Alone	1.7%	1.1%	0.8%
2024 Asian Alone	3.5%	5.3%	5.1%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	12.4%	10.5%	8.8%
2024 Two or More Races	8.3%	8.2%	7.8%
2024 Hispanic Origin (Any Race)	21.4%	18.7%	15.8%

Persons of Hispanic origin represent 15.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.0 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

	1 MI	3 MI	5 MI
2024 Wealth Index	73	95	99
2010 Households	3,129	32,114	79,545
2020 Households	3,420	43,193	106,431
2024 Households	4,757	47,588	117,439
2029 Households	7,859	58,040	135,620
2010-2020 Annual Rate	0.89%	3.01%	2.95%
2020-2024 Annual Rate	8.07%	2.31%	2.34%
2024-2029 Annual Rate	10.56%	4.05%	2.92%
2024 Average Household Size	2.14	2.07	2.05

The household count in this area has changed from 106,431 in 2020 to 117,439 in the current year, a change of 2.34% annually. The five-year projection of households is 135,620, a change of 2.92% annually from the current year total. Average household size is currently 2.05, compared to 2.09 in the year 2020. The number of families in the current year is 52,864 in the specified area.

33.8 MEDIAN AGE

INCOME

	1 MI	3 MI	5 MI
Median Household Income			
2024 Median Household Income	\$76,677	\$88,362	\$89,544
2029 Median Household Income	\$86,347	\$101,880	\$103,508
2024-2029 Annual Rate	2.40%	2.89%	2.94%
Average Household Income			
2024 Average Household Income	\$112,707	\$135,064	\$138,360
2029 Average Household Income	\$128,754	\$150,829	\$155,052
2024-2029 Annual Rate	2.70%	2.23%	2.30%
Per Capita Income			
2024 Per Capita Income	\$53,597	\$64,834	\$66,199
2029 Per Capita Income	\$60,159	\$73,536	\$75,485
2024-2029 Annual Rate	2.34%	2.55%	2.66%

GINI Index

	1 MI	3 MI	5 MI
2024 Gini Index	39.0	39.1	39.4

Households by Income

Current median household income is \$89,544 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$103,508 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$138,360 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$155,052 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$66,199 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$75,485 in five years, compared to \$51,203 for all U.S. households.

Housing

	1 MI	3 MI	5 MI
2024 Housing Affordability Index	70	67	67
2010 Total Housing Units	3,401	36,708	90,671
2010 Owner Occupied Housing Units	1,314	15,571	38,562
2010 Renter Occupied Housing Units	1,815	16,543	40,983
2010 Vacant Housing Units	272	4,594	11,126
2020 Total Housing Units	3,651	47,039	116,116
2020 Owner Occupied Housing Units	1,359	17,613	42,866
2020 Renter Occupied Housing Units	2,061	25,580	63,565
2020 Vacant Housing Units	220	3,839	9,694
2024 Total Housing Units	5,440	52,316	128,999
2024 Owner Occupied Housing Units	1,646	18,893	45,741
2024 Renter Occupied Housing Units	3,111	28,695	71,698
2024 Vacant Housing Units	683	4,728	11,560
2029 Total Housing Units	8,419	62,687	147,479
2029 Owner Occupied Housing Units	1,691	19,359	47,114
2029 Renter Occupied Housing Units	6,168	38,681	88,506
2029 Vacant Housing Units	560	4,647	11,859

Socioeconomic Status Index

	1 MI	3 MI	5 MI
2024 Socioeconomic Status Index	56.6	51.5	51.9

Currently, 35.5% of the 128,999 housing units in the area are owner occupied; 55.6%, renter occupied; and 9.0% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 116,116 housing units in the area and 8.3% vacant housing units. The annual rate of change in housing units since 2020 is 2.51%. Median home value in the area is \$534,255, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 2.88% annually to \$615,699.

4,757 HOUSEHOLDS WITHIN 1 MI

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