

LoSo Retail

4544 SOUTH BOULEVARD, CHARLOTTE, NC 28209



Retail

FOR

| Lease

SIZE

| ±3,790 SF

PRICE

| Call for Pricing



Overview

±3,790 SF second-generation restaurant space available for lease

Highly visible South Boulevard location in the heart of LoSo

Existing restaurant location offering potential buildout cost and time savings

17,900 VPD on South Boulevard; 33,000 VPD on E. Woodlawn Road

Surrounded by LoSo and South End's thriving restaurant, brewery and entertainment scene

Highly Desirable, Lower South End Retail Space Available For Lease



Robbie Adams
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Property Overview

Demographics

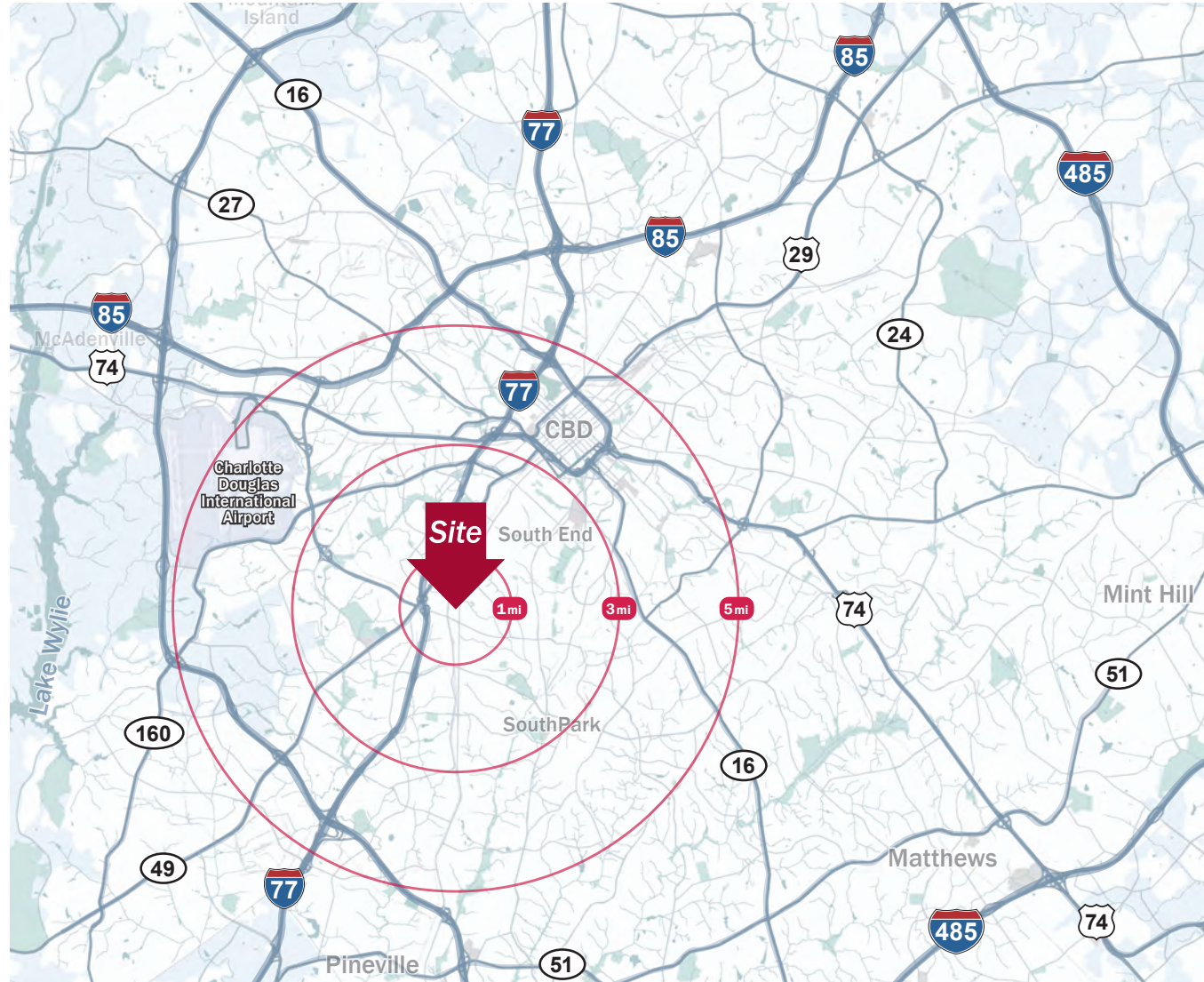
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	15,127	108,795	263,315
Growth Rate	11.92%	2.70%	2.44%
Avg. HH Income	\$128,921	\$156,787	\$163,563

Traffic Count

Source: NCDOT

	AADT
South Boulevard	17,900 (2026)
E Woodlawn Road	33,000 (2026)



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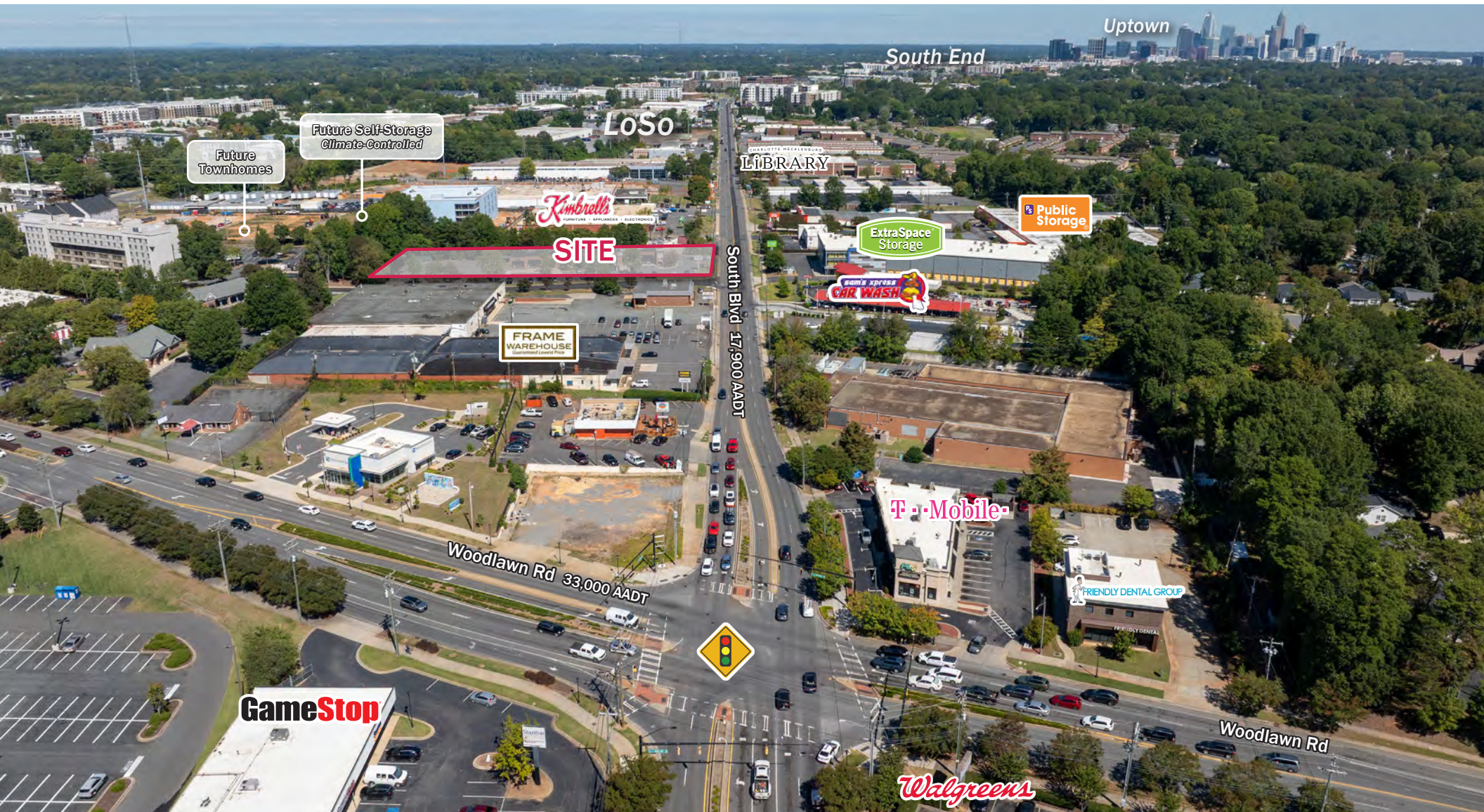
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Site Aerial



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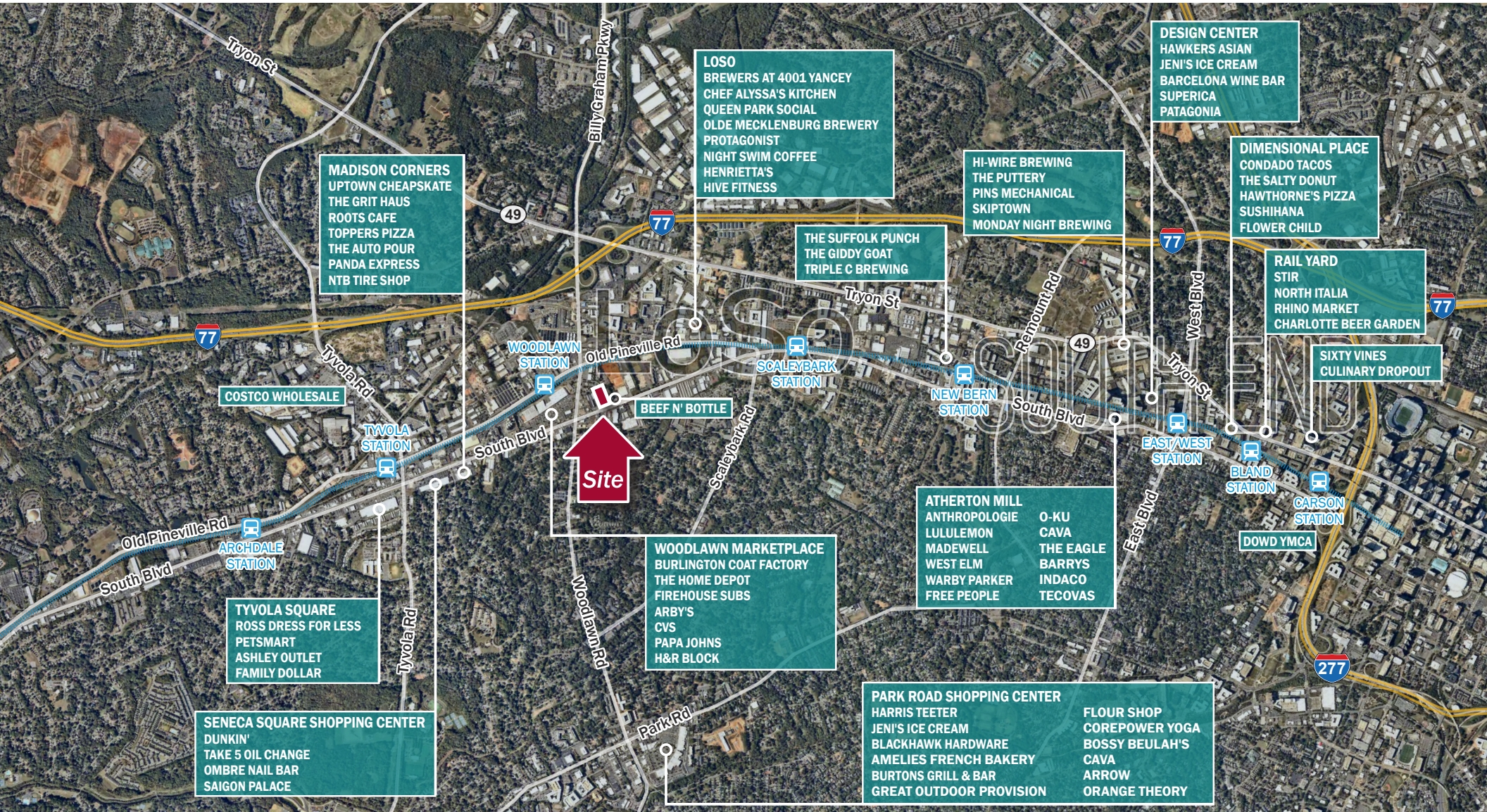
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Market Aerial



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Property Photos



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contact

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