

1520 SOUTH

1520 SOUTH BOULEVARD | FIRST FLOOR | CHARLOTTE, NC 28203

OFFICE + RETAIL SPACE IN SOUTH END

±2,392 – 9,690 SF

- Three story, Class A retail/office building
- Space can be subdivided into 2 – 3 spaces
- Located on the light rail at Bland Street Station
- Less than 2 minutes from I-77, I-277 and CBD
- Free covered and surface parking: 485 spaces
- Numerous amenities available within walking distance
- Located in one of the most rapidly growing US neighborhoods with highly educated and affluent residents
- Ideal for office/showroom
- Excellent visibility at a prominent intersection, corner space
- Pedestrian-friendly area
- Beacon Partners leases and manages over 1 million SF in Midtown and South End



FOR MORE INFORMATION, CONTACT:

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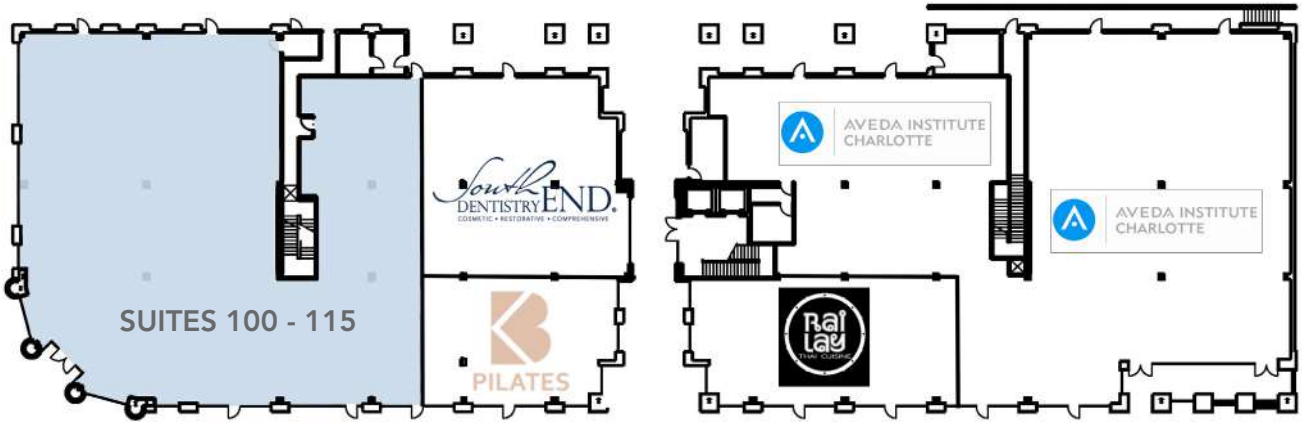
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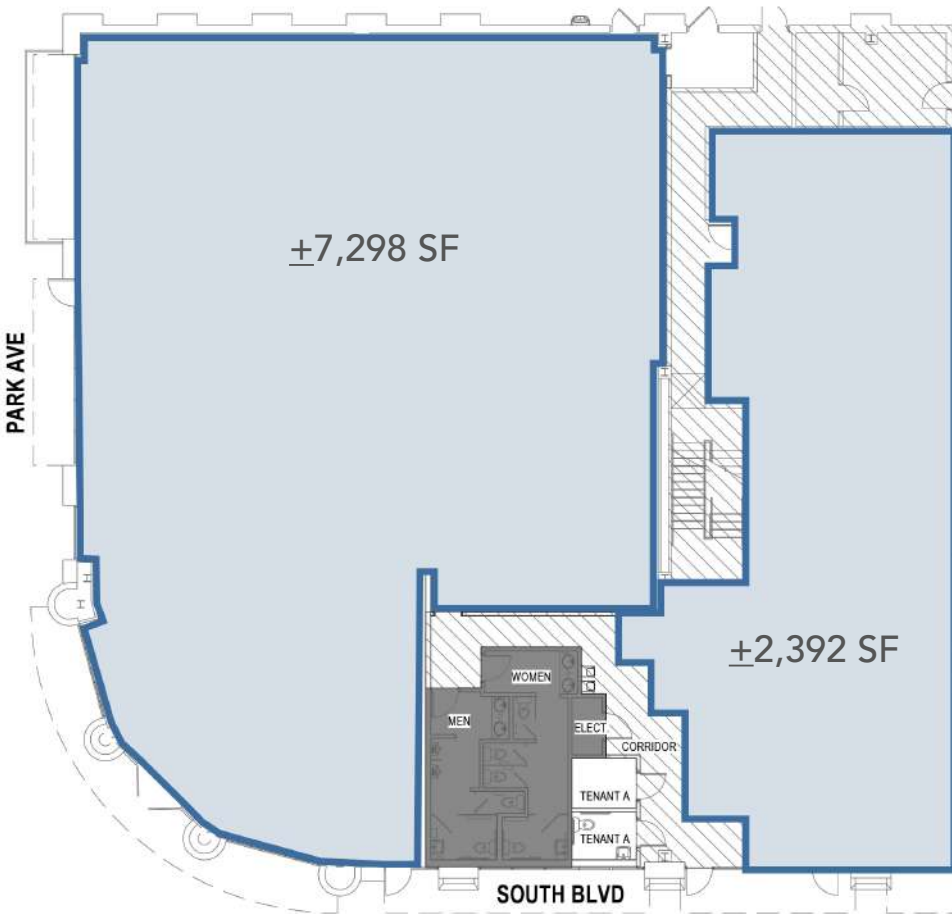


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SPECULATIVE LAYOUT: ±2,392 – 9,690 SF



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1520 SOUTH

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SNAP SHOT OF SOUTH END

RETAIL

- 197 shops and restaurants, 82% locally-owned
- Transformation of Atherton Mill now has 35 retail stores
- 475,000 SF of retail under construction or planned
- 1.2 million SF of retail shops and restaurants

TRANSPORTATION

- Immediate access to the Millennial workforce in South End via the LYNX light-rail's Bland Station, affording tenants a reduced commute time, and enhancing the work-life balance for employees.
- 14,000 average daily light rail riders
- 4 Charlotte B-cycle bike share stations

HOUSING

- 21 highly-density multifamily developments in Historic South End
- Within minutes of some of Charlotte's most prestigious neighborhoods
- 9,000 residents

RECREATION

- 9 locally owned craft breweries in South End
- Charlotte's flagship Dowd YMCA located a half mile from Park Avenue
- Three professional sports venues within a mile
- Two live music venues within a half mile
- 4.5 miles of the Charlotte Rail Trail



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