

# 1520 SOUTH

1520 SOUTH BOULEVARD | SUITE 107 | CHARLOTTE, NC 28203

## OFFICE + RETAIL SPACE IN SOUTH END

± 1,282 SF

- Three story, Class A retail/office building
- First floor retail suite with frontage along South Blvd for prominent visibility and signage opportunity
- Private patio at no additional charge attached to the space
- Located on the Lynx Light Rail Blue Line at the Bland Street Station
- Validated parking for customers or employees available in adjacent parking deck at 3 per 1,000 SF
- Less than a mile from access to I-77, I-277 and Uptown Charlotte



FOR MORE INFORMATION, CONTACT:

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**KRISTY VENNING**

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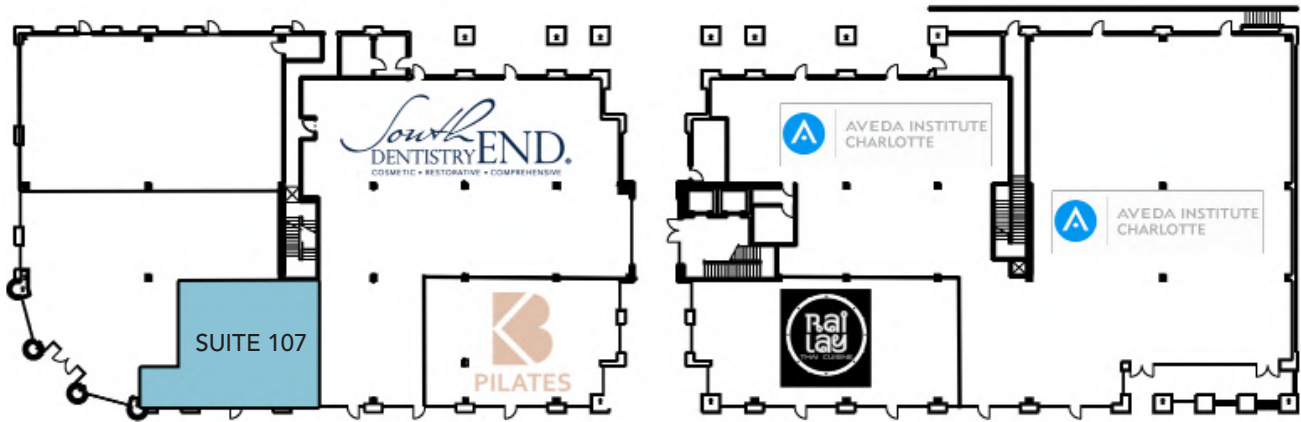
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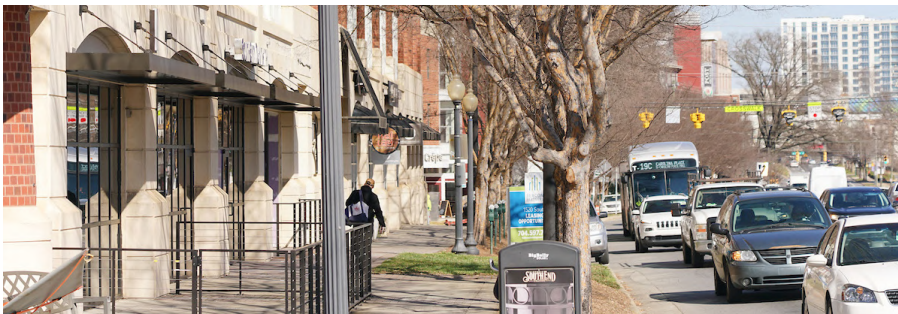
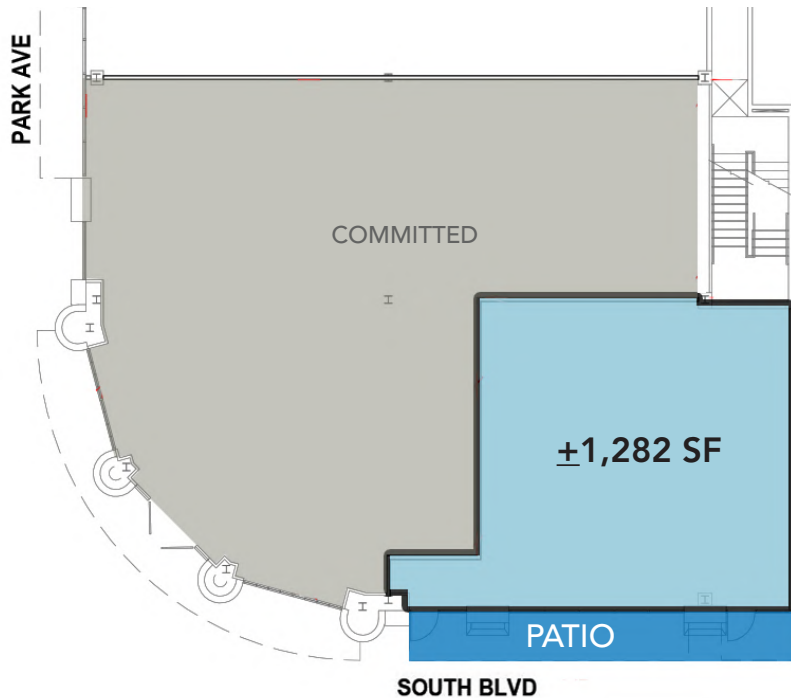


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FLOOR PLAN:



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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

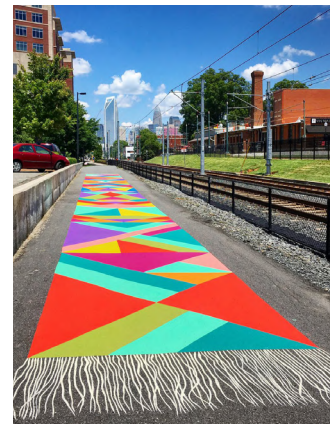
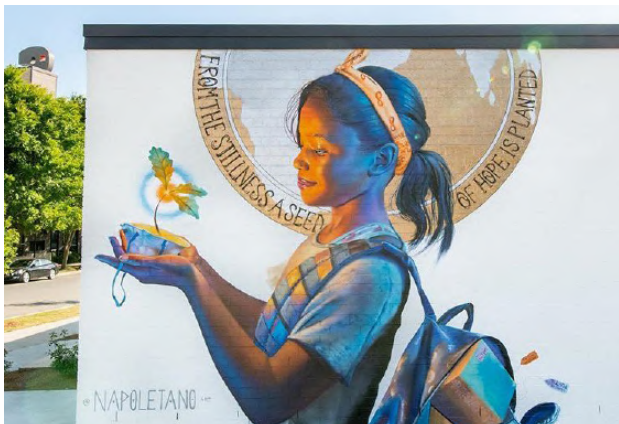
- Immediate access to the Millennial workforce in South End via the LYNX light-rail's Bland Station, affording tenants a reduced commute time, and enhancing the work-life balance for employees.
- 14,000 average daily light rail riders
- 4 Charlotte B-cycle bike share stations

### 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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