

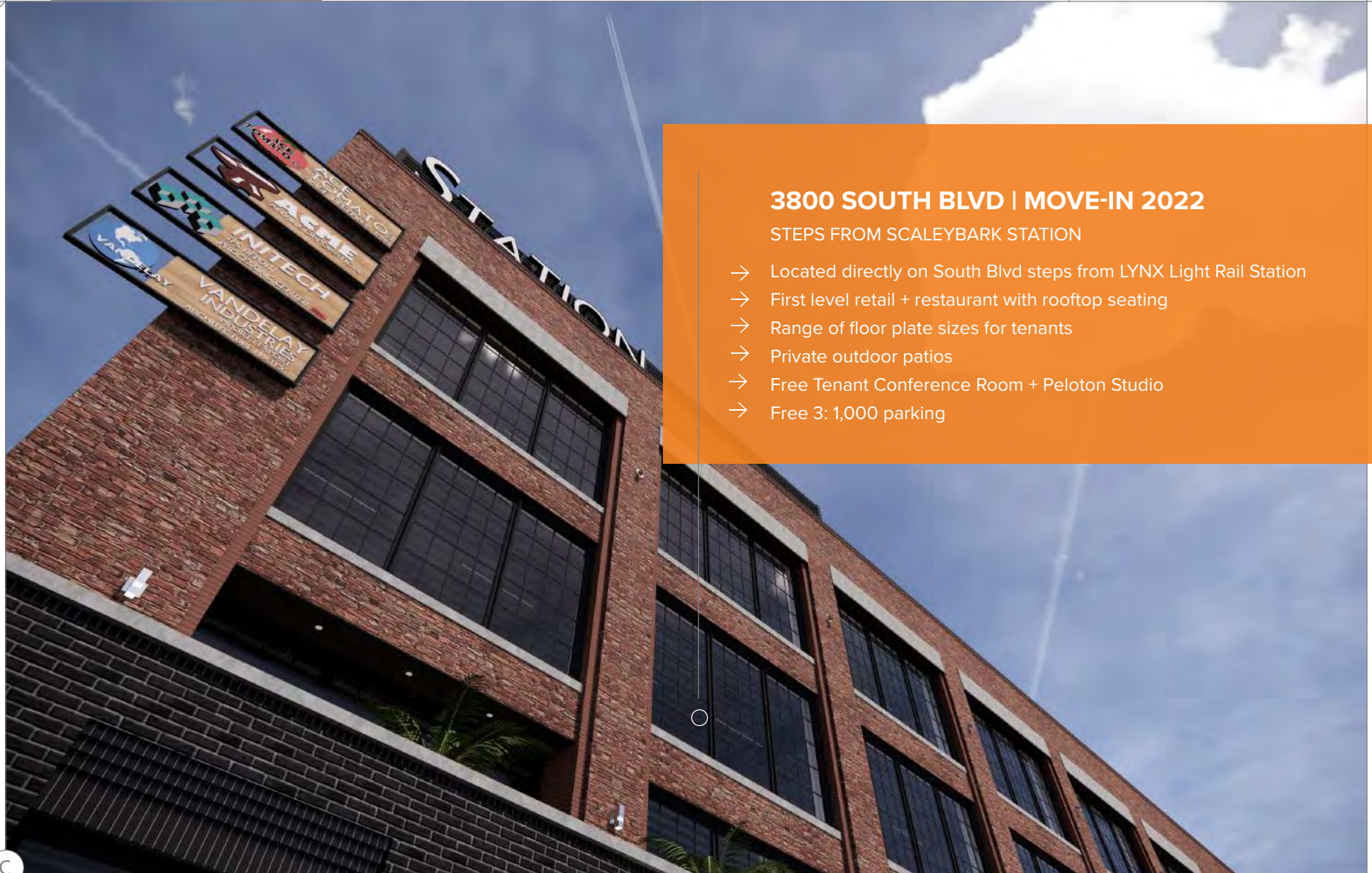


## A CREATIVE MIXED-USE EXPERIENCE AT THE SCALEYBARK LIGHT RAIL STOP

±20,000 - 80,000 SF OFFICE & RETAIL

→ MOVE-IN SUMMER 2021



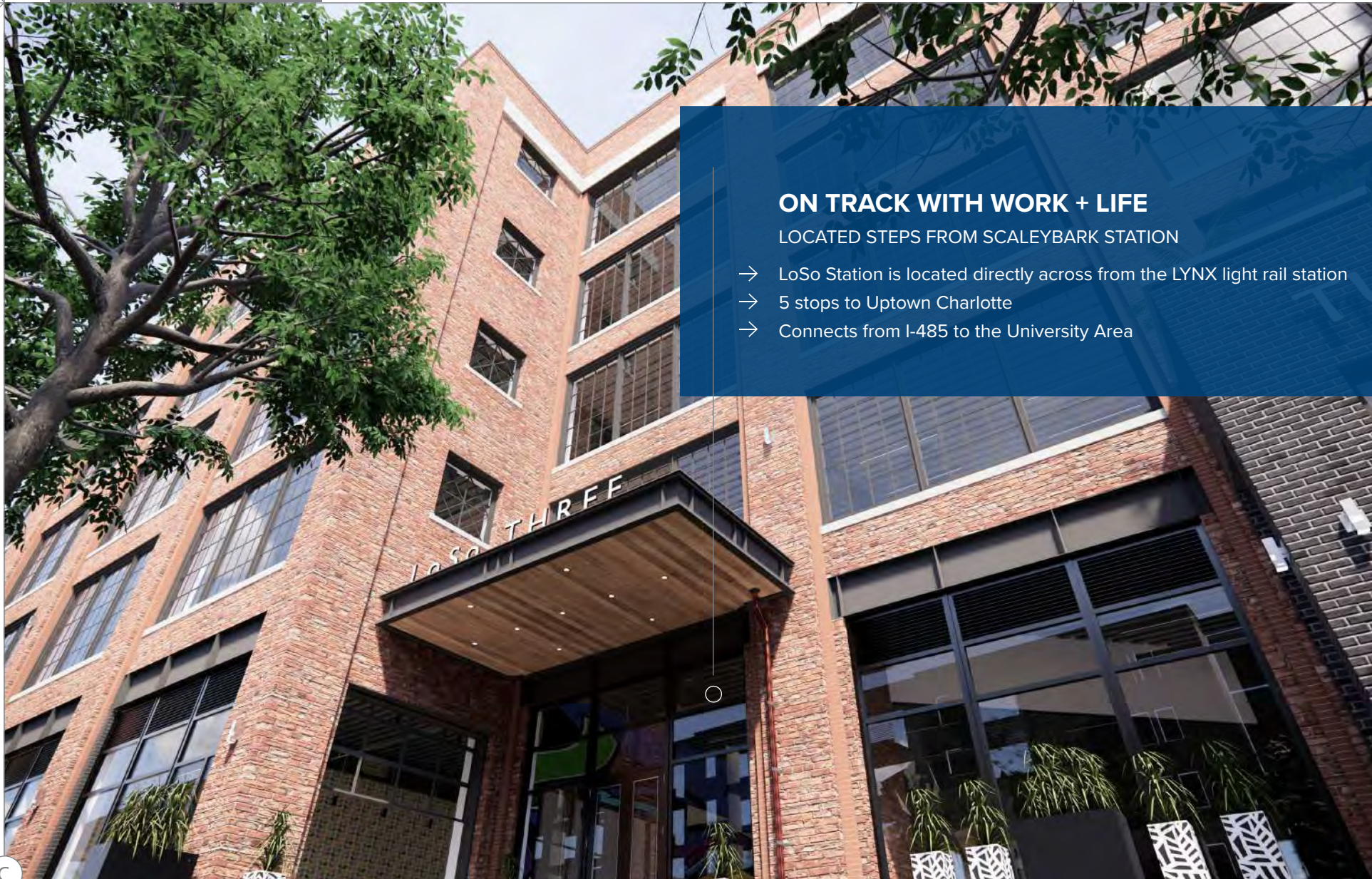


### 3800 SOUTH BLVD | MOVE-IN 2022

#### STEPS FROM SCALEYBARK STATION

- Located directly on South Blvd steps from LYNX Light Rail Station
- First level retail + restaurant with rooftop seating
- Range of floor plate sizes for tenants
- Private outdoor patios
- Free Tenant Conference Room + Peloton Studio
- Free 3: 1,000 parking





## ON TRACK WITH WORK + LIFE

LOCATED STEPS FROM SCALEYBARK STATION

- LoSo Station is located directly across from the LYNX light rail station
- 5 stops to Uptown Charlotte
- Connects from I-485 to the University Area







# LoSo STATION

## ENTERTAINMENT DISTRICT

**10**  
Nearby Breweries



**197+**  
Shops/Restaurants




**16,500**  
Employees



**9,000+**  
Residents



LYNX Blue Line has  
+26,000 riders per day




CONTACT



For leasing opportunities, contact:  
Erin Shaw | 704.926.1414 | [erin@beacondevelopment.com](mailto:erin@beacondevelopment.com)







**Restaurants**

1. Brewers at 4001 Yancey
2. Bedder Bedder and Moore
3. Link & Pin
4. The Olde Mecklenburg Brewery
5. Seoul Poke Bowl
6. Sugar Creek Brewing
7. Suffolk Punch
8. Tony's Pizza
9. The Waterman Fish Bar
10. Zack's Hamburgers

**Coffee/Breakfast**

1. Eight + Sand Kitchen
2. Harris Teeter – Starbucks
3. Maple Street Biscuits
4. Mugshots – Coffee & Tea
5. Nekter Juice Bar

**Fitness**

1. Crossfit Mecklenburg
2. HIVE Fitness
3. Infinity Ballroom Charlotte
4. Ride or Die Spin Studio
5. Urban Mvmnt

**Breweries/Drinks**

1. Protagonists Brewery
2. Doc Porter's Distillery
3. GoodRoad CiderWorks
4. Lenny Boy Brewing Co.
5. Lower Left Brewing Company
6. RedClay Ciderworks
7. Triple C Brewing Co.

**Entertainment**

1. Axe Club of America
2. Chef Alyssa's Kitchen
3. Escape Tactic / Escape Room
4. Queen Park Social





\*Future developments in planning or currently underconstruction.\*





**OUTDOOR  
SPACE**

A retail court and plazas throughout as well as the Rail Trail

**+/- 350 MULTI-  
FAMILY UNITS**

Residential units that wrap around a park deck facing Dewitt Lane and Tryclan Avenue

**BOUTIQUE  
HOTEL**

Plans call for 150 room boutique hotel to be built on a rare .63 acre site along South Boulevard

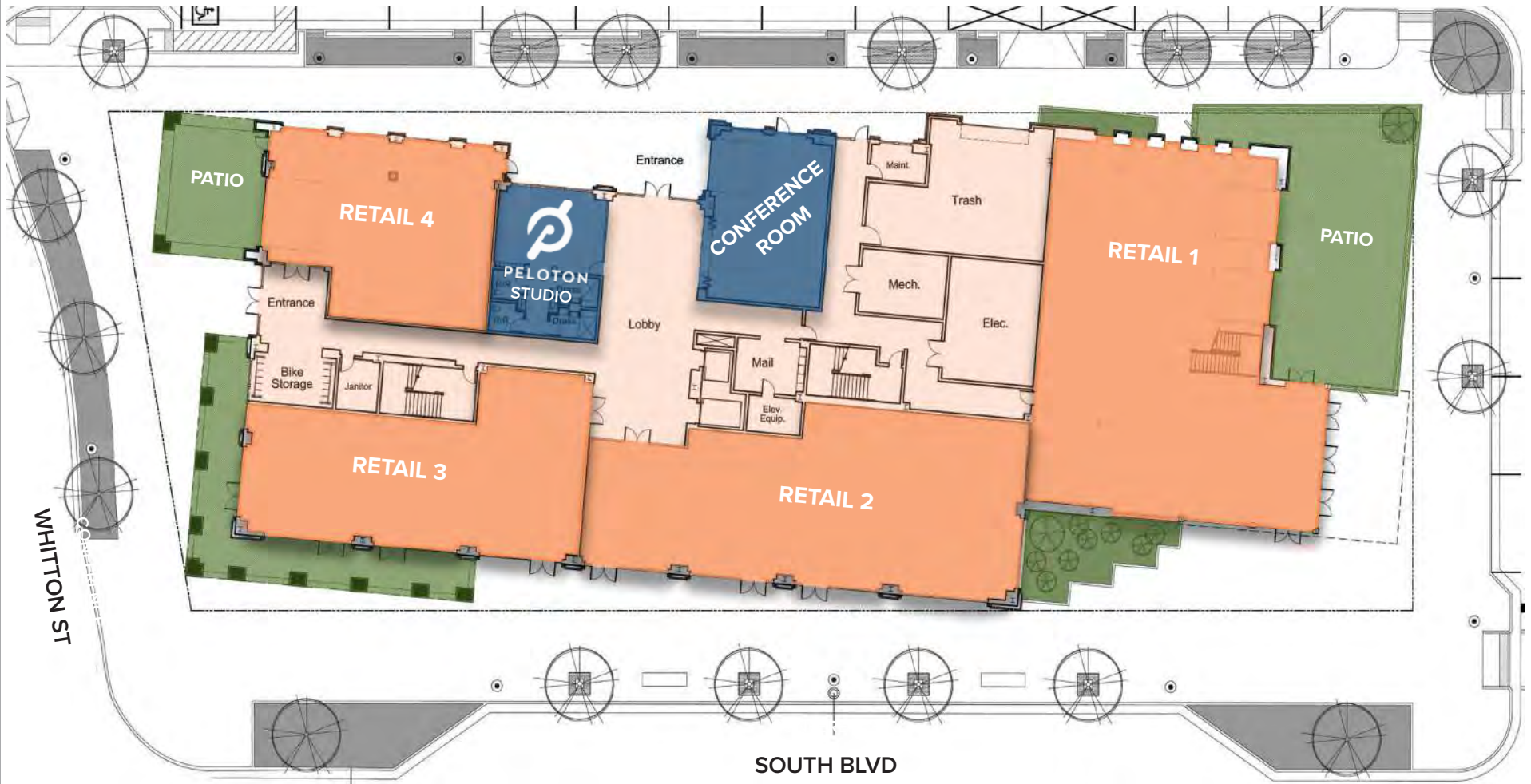
**50,000 SF**

Restaurant and retail space throughout the project





















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