



Lower SouthEnd Infill For Sale

4300 South Boulevard - Charlotte, NC

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► Executive Summary

Infill - Lower SouthEnd

Property Summary

Owner	Address	PIN#	Acres	Building SF	Zoning
Carolina Foods, Inc	4300 South Boulevard	14906202	12.357±	110,500± SF	TOD-M

Location

The 12+ acre site is located in Lower South End, and it is one of the few remaining tracts that can support a large mixed-use development. A wide variety of businesses, housing, and retail options have thrived in the area over the past decade, and the catalyst for South End's success has been the LYNX Blue Line. The LYNX runs directly through the heart of South End, and there are 15 walk-up transit stops strategically placed along the South Boulevard corridor. The subject property is located within a .25 mile walk of the Scaleybark stop, and Lynx riders also conveniently have the ability to park and ride from this station. If commuting via the light rail isn't an option, access to I-77 is just over 1 mile away from the site, making jobs along the I-77 corridor easy and efficient to get to.

A 110,500 SF warehouse is currently on the property and is leased on a year-to-year basis. TOD-M zoning is already in place. Major developments planned to the immediate north include Scaleybark Station, redevelopment of the Crosland Centre, and a new Lidl supermarket.

Infrastructure

The Property will be conveyed in its as-is condition. The Property is currently served with municipal wastewater and water, Duke Power electricity, Piedmont Natural Gas and Time Warner Cable.

Demographics

	1 mile	3 miles
2016 Est. Population	8,516	82,595
2016 Est. Housing Units	4,154	36,575
2016 Est. Average HH Income	\$59,279	\$83,876

► **Tax Map Aerial**
Southend, Charlotte, NC

South Blvd



Sources: Esri, HERE, DeLorme, USGS, Intermap, Increment P Corp., NRCAN, Esri Japan, contributors, and the GIS User Community, Copyright nearmap 2015

► Lower Southend

Location Overview

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The Charlotte Observer affectionately names lower Southend, “LoSo” in their article covering the booming nightlife of the area.

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FOOD & DRINK JANUARY 13, 2016 5:49 PM

Is ‘LoSo’ the new Charlotte drinking district?

HIGHLIGHTS
Lookout NoDa, distilleries and breweries rolling into ‘Lower South End’



Don't look now, NoDa and South End, but this formerly industrial area might offer the most diverse selection of locally produced beverages in Charlotte. And it's got its own hip name, too: LoSo, short for “Lower Southend.” *Justin Sullivan - Getty Images*

BY DANIEL HARTIS
Correspondent

If you wanted a local beer a few years ago in Charlotte, you didn't go to NoDa or South End. No, you drove past South End and into a section of town filled with large brick warehouses, some of them surrounded by barbed-wire fences.

And then you looked for The Olde Mecklenburg Brewery's sign. You had to look, because the building itself wasn't so different from those surrounding it.

Things have changed. When OMB left its original home for a much larger brewery and



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