

332 W Bland St. Charlotte • Gold District of Historic South End





## **Interior Spaces Feature:**

- Exposed Brick
- ◆ 16'-21' Ceilings with Wooden Roof Deck
- Light Well
- Original Arched Windows
- Oldest Building is 1920's Brick Construction





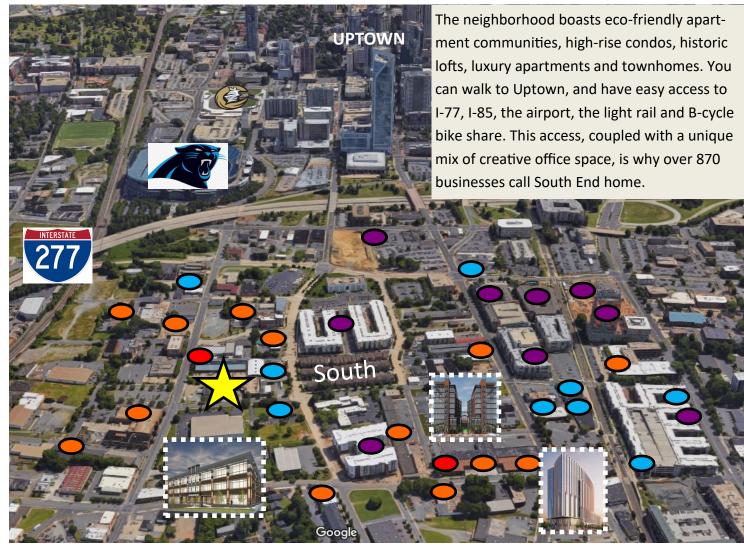
332 W Bland St. is an adaptive reuse project of several buildings totaling 42,000 SF in The Gold District of Historic South End, some of which date back to the 1920's. We are seeking creative office, showroom, retail, and restaurant tenants that appreciate the pedestrian friendly neighborhood and access to the Bland St. Light Rail Station.

For more information please contact:

# **Brooks Whiteside**

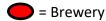
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### Legend:





- = Restaurant /Taproom
- = Apartment/Condo
- = Shops

## South End Facts

- ♦ 8,000 residents
- ♦ 40% of residents between 25-34 years of age
- 82% of shops and restaurants are locally-owned
- ♦ 14,000 average daily light rail riders
- ♦ 4 Charlotte B-cycle bike share stations
- ♦ 4.5 miles of the Charlotte Rail Trail
- ♦ 4 Lynx light rail stations



#### DIMENSIONAL FUND ADVISORS

- ♦ 25,000 SF of Retail
- ♦ 254,000 SF of Office space
- ♦ 300+ jobs



THE RAILYARD SOUTHEND

- ♦ 30,000 SF of Retail; restaurant space & stores or studios
- ♦ 300,000 SF of Office Space
- ♦ Around 100 micro-unit apartments
- ♦ 15,000 SF "Yard", giant patio for community



STILES OFFICE BUILDING

- 2 25,000 square foot plates
- ♦ 1 12,800 square foot plate on ground floor



197 Shops & Restaurants \$25.45 Avg. Rent per SF 1.4 Million SF of retail





3MM SF of office space 16,500 Workers

8,000+ Residents 6,142+ housing units 65K Median household income



427,000 Avg. Blue Line monthly ridership 4 Bike share stations 4 Light rail stops 18.6 Miles of Blue Line light rail

district.

offerings.



4,509 Housing units planned/under construction 1.07MM SF of office planned/under construction 398,000 SF of retail planned/under construction



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Over the next 10 to 20 years, South End will flourish

continue to grow as a dynamic urban neighborhood,

enriching the lives of the entire community through

This Focus Area will continue to be home to a unique shop-

ping experience. Nowhere else in Charlotte can one find a mix of arts, home furnishings, interior and architectural design firms, and consumer goods shops so well-integrated into

residential neighborhoods of single-family homes, town-

homes and apartments. South End will be a regional destination, supported by a wide variety of visitor amenities. As the LYNX light rail system continues to expand, the area will become even more accessible. The growing transit network and

the roads that accompany it will bring more people to the

as the "Creative District of the Carolinas." It will

its many recreational, historical and commercial



8 Craft breweries **5.2MM Regional Visitors** 53 Food trucks 53 Food trucks 450 hotel rooms planned