



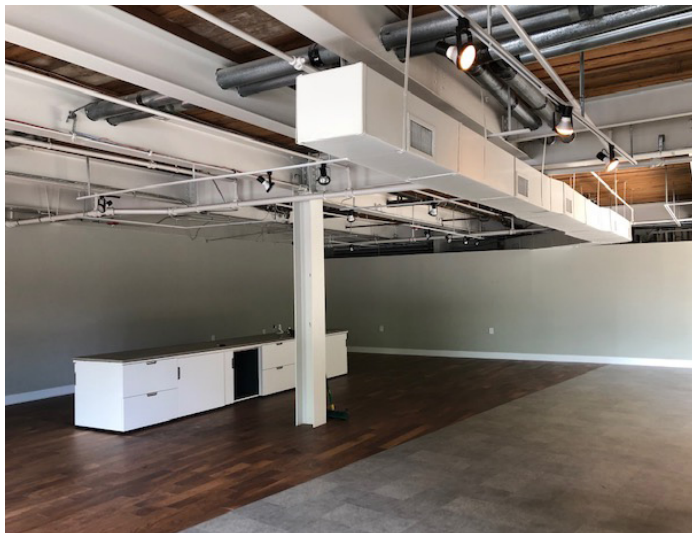
**OFFICE
SHOWROOM
RETAIL** **FOR LEASE**

1300 South Boulevard, Unit 101 A | Charlotte

PRIME commercial corner location, fronting South Boulevard and Arlington Avenue.

PETE FRANDANO
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 **COLDWELL
BANKER
COMMERCIAL**
MECA



PROPERTY INFORMATION

SF

+/- 2,072 SF*

FEATURES

- Prime Commercial corner location
- Great visibility fronting South Blvd and Arlington Ave.
- Perfect office, showroom or street retail space
- In the heart of Historic Southend and 60 seconds from uptown
- Onsite parking (**rare for South End!**)
- Steps to the BlueLine extension (Bland Street Station)
- Centrally located In the heart of one of the strongest submarkets in southeastern, U.S.
- Easy linkages to major highways

LEASE RATE

\$28/SF NNN

CAM including taxes and HOA funded building insurance: \$4.54/SF

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

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Coldwell Banker Commercial
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2320 W. Morehead St. | 2nd Floor
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MARKET AND DEMOGRAPHIC HIGHLIGHTS

Historic South End, located minutes from Uptown Charlotte, is one of the strongest sub-markets not just in the Charlotte region, but in all of the southeastern, U.S.

With the resurgence of the real estate market and broader economy in general, the extraordinary population growth rate in Charlotte and the diverse & favorable demographic makeup, this property is in a prime location to benefit your selected use.



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