

FORMER MEDICAL SPACE AVAILABLE FOR LEASE

1431 SOUTH BLVD | CHARLOTTE, NORTH CAROLINA | 28203



CONTACT

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**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

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WWW.PROVIDENCEGROUP.COM

AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS

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LEASE INFORMATION

ASKING RATE:Please call

NNN's:Please call

PROPERTY INFORMATION

- Former Better Med Medical office available for lease in SouthEnd
- Approximately ±5,100 SF
- 17 dedicated parking spaces

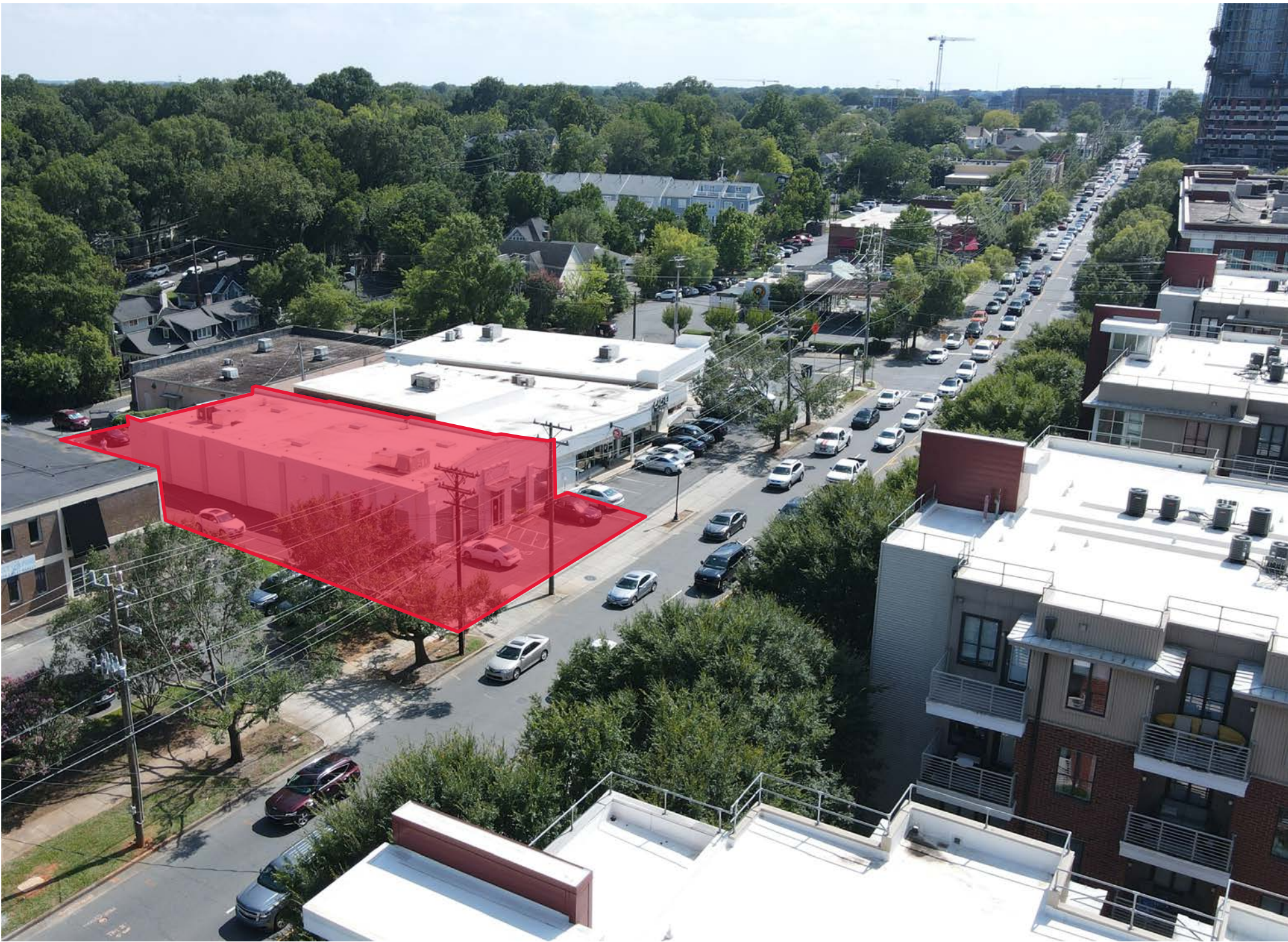
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2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	18,363	121,858	250,065
AVERAGE HH INCOME	\$157,647	\$148,306	\$133,454
MEDIAN HH INCOME	\$111,141	\$100,038	\$91,337
BUSINESS ESTABLISHMENTS	3,821	12,149	22,297
DAYTIME EMPLOYMENT	44,050	124,114	240,426

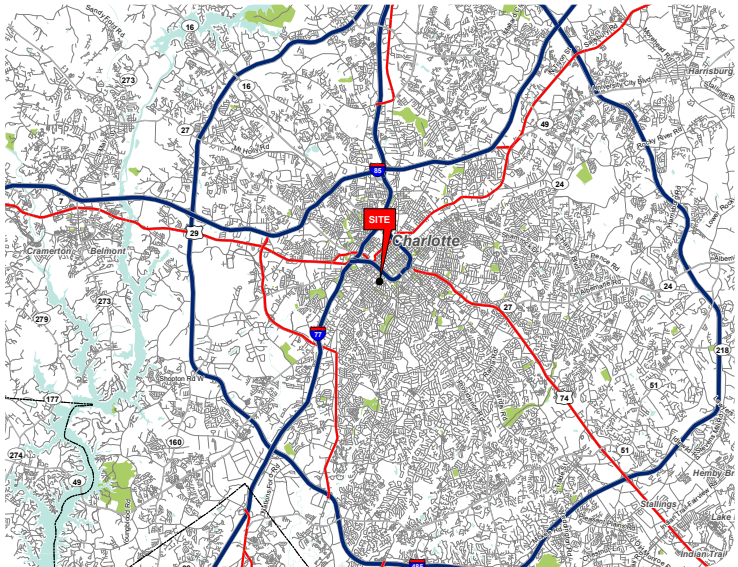
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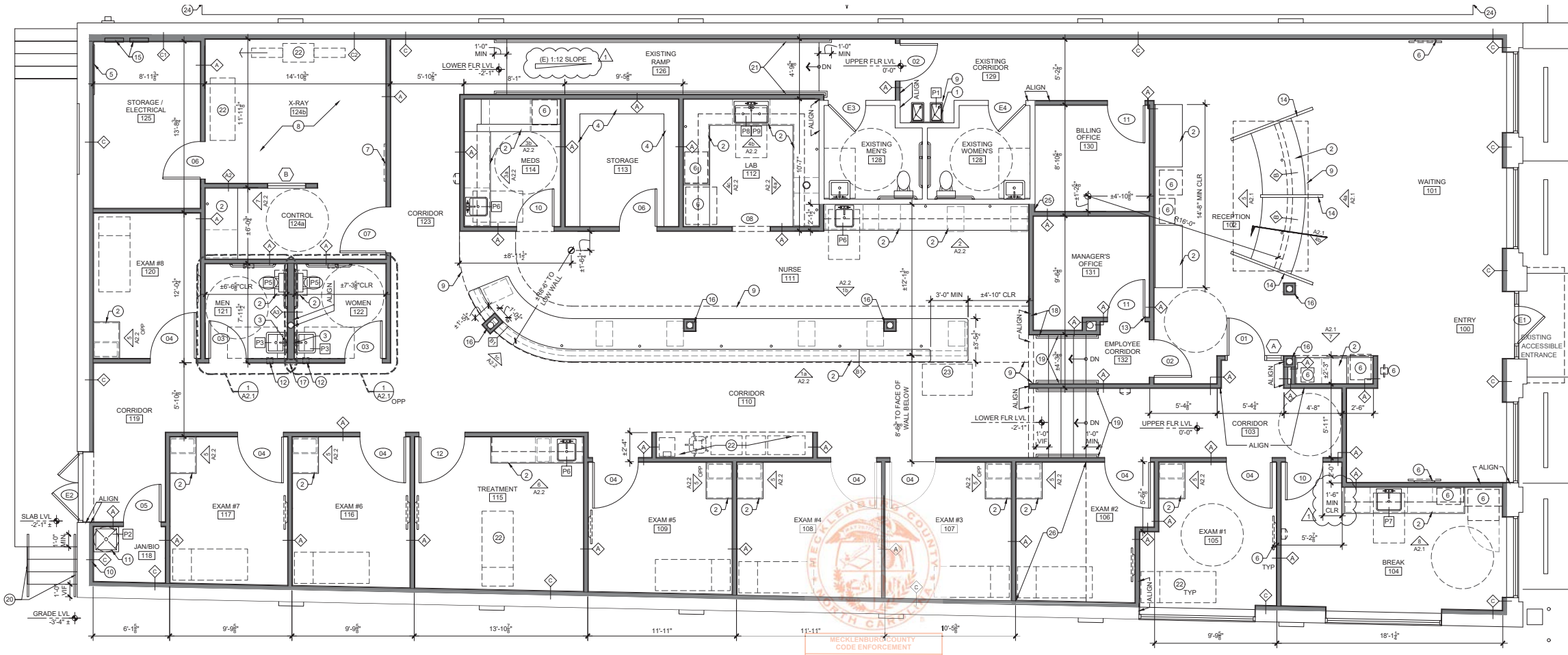


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FLOOR PLAN



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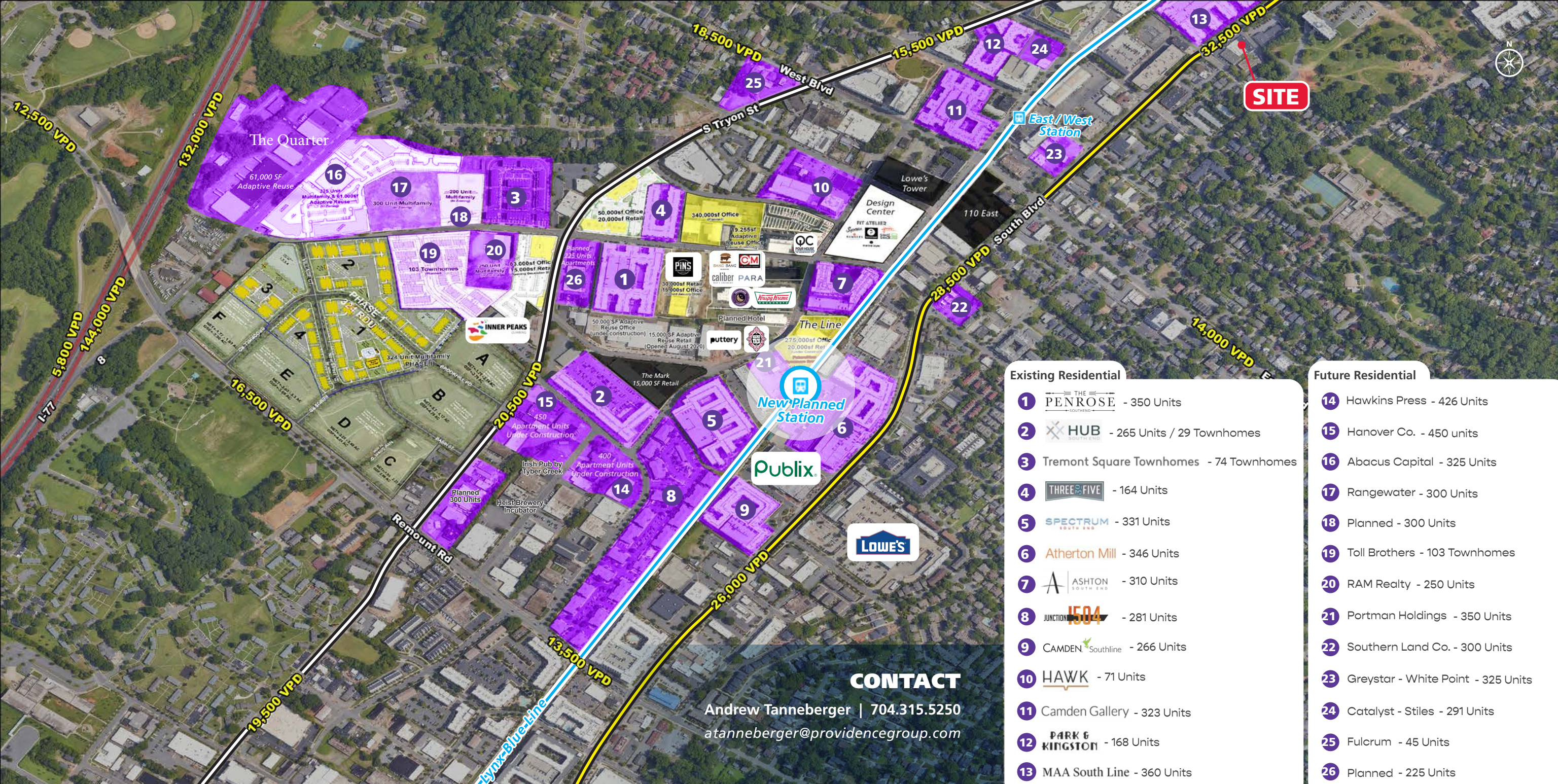
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SITE

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SITE

Existing Residential

- 1 THE PENROSE - 350 Units
- 2 HUB - 265 Units / 29 Townhomes
- 3 Tremont Square Townhomes - 74 Townhomes
- 4 THREE FIVE - 164 Units
- 5 SPECTRUM - 331 Units
- 6 Atherton Mill - 346 Units
- 7 ASHTON - 310 Units
- 8 JUNCTION 1504 - 281 Units
- 9 CAMDEN Southline - 266 Units
- 10 HAWK - 71 Units
- 11 Camden Gallery - 323 Units
- 12 PARK & KINGSTON - 168 Units
- 13 MAA South Line - 360 Units

Future Residential

- 14 Hawkins Press - 426 Units
- 15 Hanover Co. - 450 units
- 16 Abacus Capital - 325 Units
- 17 Rangewater - 300 Units
- 18 Planned - 300 Units
- 19 Toll Brothers - 103 Townhomes
- 20 RAM Realty - 250 Units
- 21 Portman Holdings - 350 Units
- 22 Southern Land Co. - 300 Units
- 23 Greystar - White Point - 325 Units
- 24 Catalyst - Stiles - 291 Units
- 25 Fulcrum - 45 Units
- 26 Planned - 225 Units

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