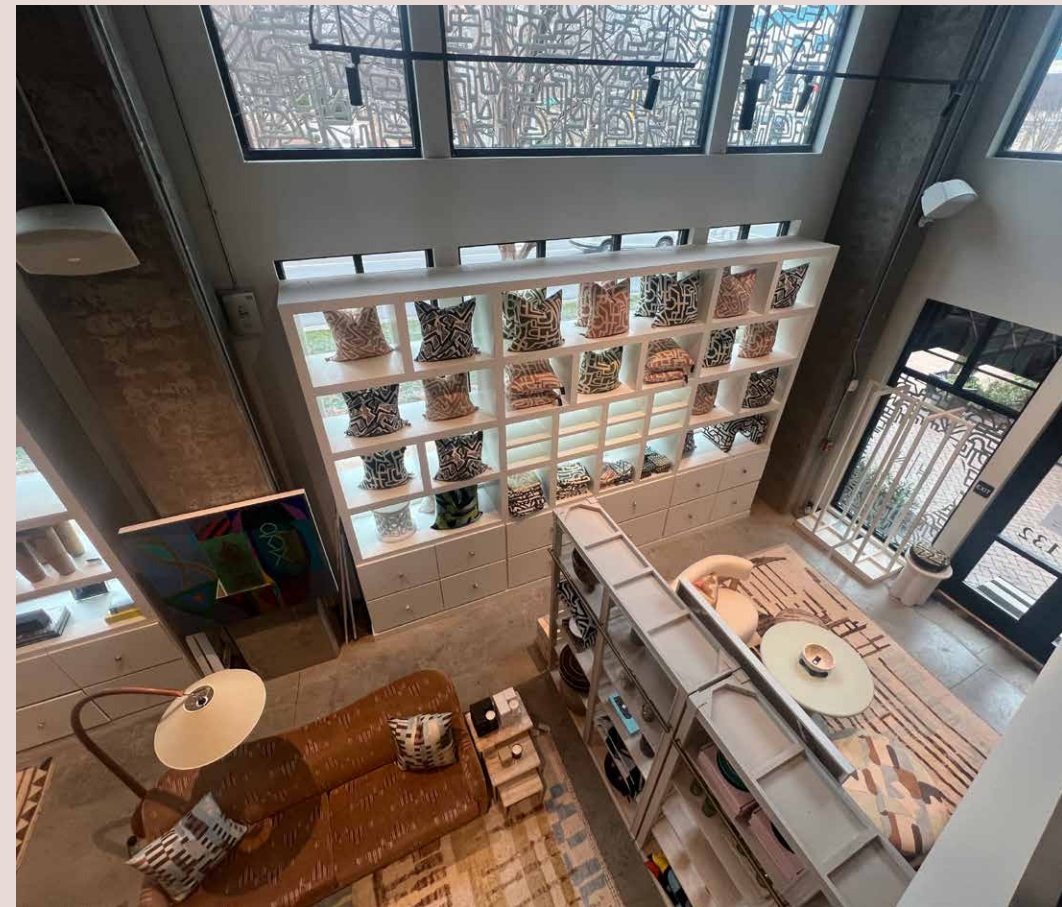


Prime Retail Sublease Opportunity in SouthPark

4401 Barclay Downs Drive | Charlotte, NC 28209



This 2,236 SF ground floor sublease opportunity is part of Hazel SouthPark, a luxury residential community located in Charlotte's affluent SouthPark district. This six-story building offers 203 units, including studio, one-, two-, and three-bedroom apartments, as well as townhomes and penthouses.



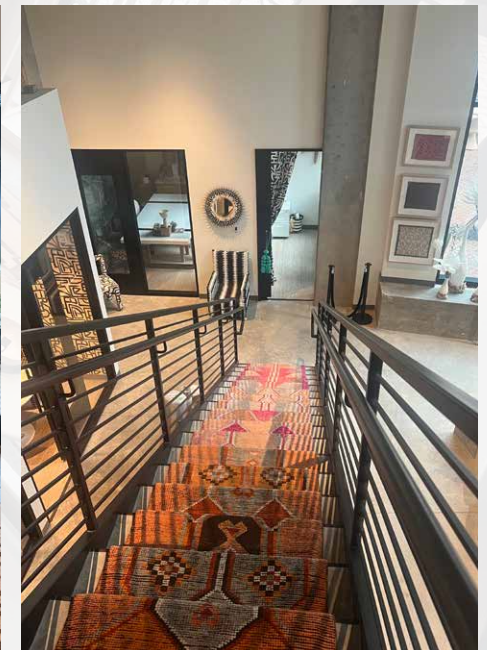
Property Highlights

This **2,236 SF** beautifully designed retail unit is available for sublease in the highly sought-after SouthPark area of Charlotte. The modern, light-filled space offers an upscale and inviting atmosphere, perfect for a boutique, showroom, or specialty retail concept. The space is on the ground floor of Hazel SouthPark. Other tenants include Jinya Ramen, Toska Spa and Facial Bar, and Rockbox Fitness.

- **Stunning Design** – High ceilings, polished concrete floors, and expansive windows create a sleek, open feel with abundant natural light.
- **800 SF Mezzanine** – A versatile space ideal for additional retail displays, a lounge area, or an office.
- **Functional Layout** – Two breakout rooms and additional office spaces provide flexibility for storage, workspace, or private client meetings.
- **Prime Location** – Situated in the vibrant SouthPark district, surrounded by high-end shopping, dining, and affluent clientele.

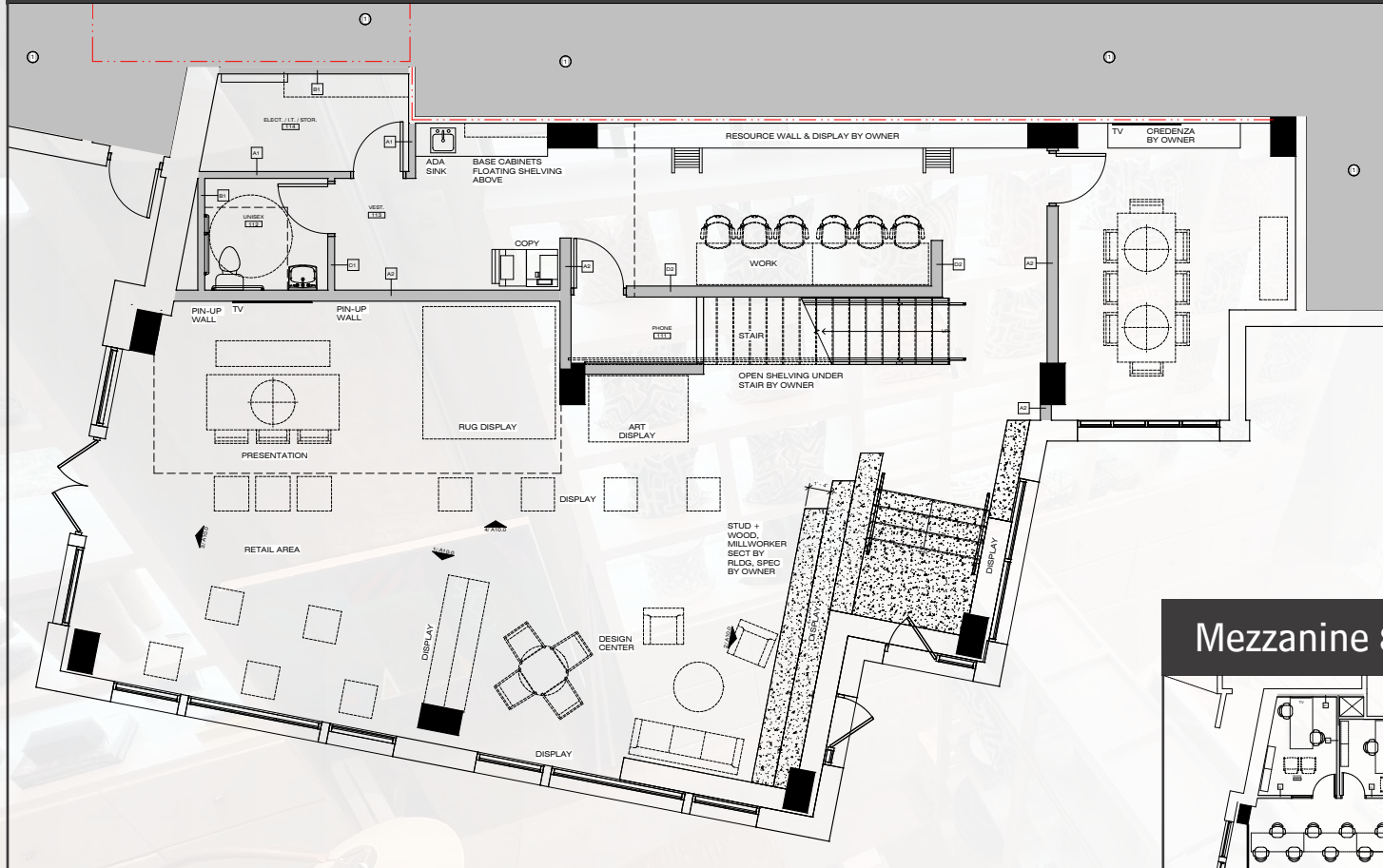
This **turnkey retail space** is an exceptional opportunity for brands looking to establish a presence in one of Charlotte’s most sought-after retail corridors.

	1 Mile	3 Miles	5 Miles
Population (2024)	12,580	96,854	264,727
Households	6,565	43,367	123,449
Average HH Income	\$223,492	\$219,453	\$171,336
Daytime Population	30,805	64,108	194,303

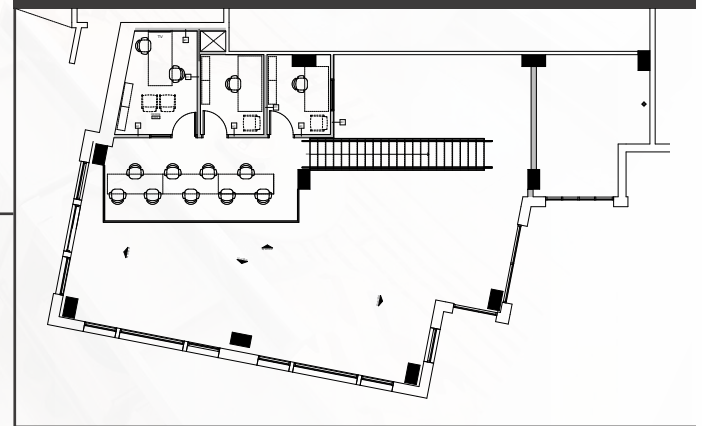


Floor Plan

Ground Floor Retail Space 2,236 SF



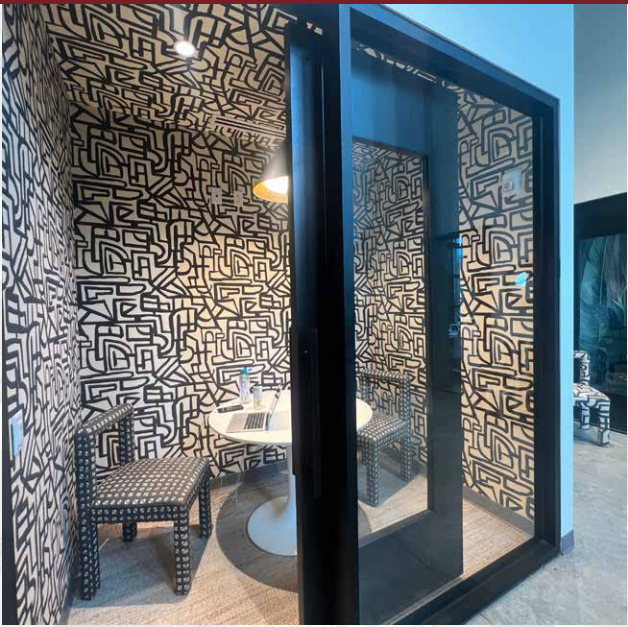
Mezzanine 800 SF



Surrounding Area Coveted SouthPark District



Interior Photos





4401 Barclay Downs Drive | Charlotte, NC 28209

Contact Us



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

Lauren Faulkenberry
lfaulkenberry@providencegroup.com
704.315.6594