



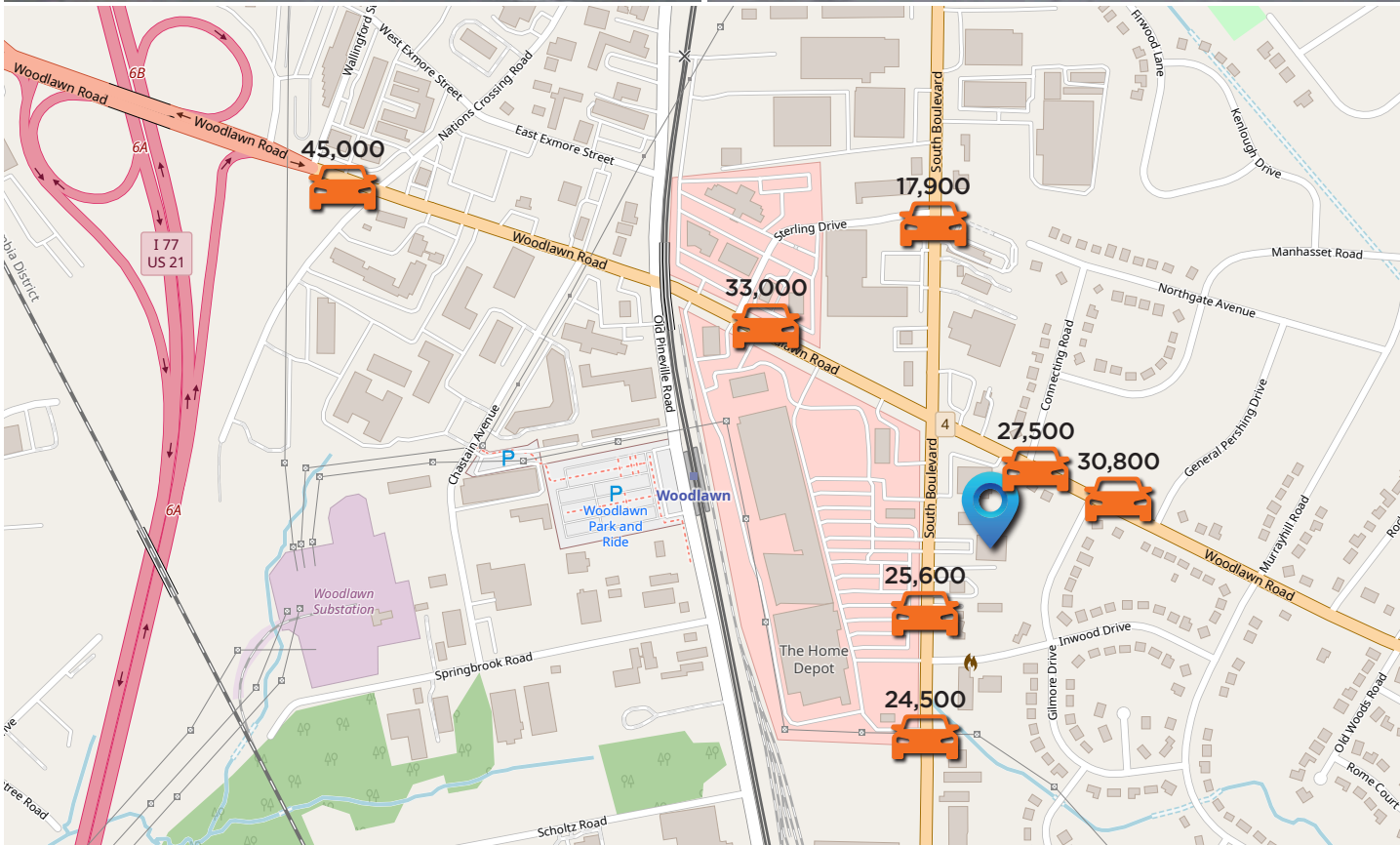
**RETAIL | FOR LEASE**

**4729 South Boulevard | Charlotte**

12,000 square foot\*, freestanding building for lease in a highly trafficked retail corridor, just south of Uptown Charlotte.

**ROB PRESSLEY**  
c 704 904 4053  
rob.pressley@cbcmecca.com

 **COLDWELL  
BANKER  
COMMERCIAL**  
MECA



\*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.

**PROPERTY INFORMATION**

**SF**  
12,000 SF\*

**ACREAGE**  
0.69 acres\*

**ZONING**  
B-2

**TAX ID**  
171-01-421

- FEATURES**
- 40 free surface spaces
  - One story building
  - Built in 1971, renovated in 1993
  - Fronts the heavily trafficked retail corridor
  - Clear Height: 15'
  - Loading: Front
  - Nearby retailers include: Home Depot, TJ Maxx, Walgreens, CVS Pharmacy and Burlington Coat Factory
  - Minutes from I-77
  - Two blocks from the Light Rail

**LEASE RATE**  
\$20/SF NNN

**ROB PRESSLEY**  
c 704 904 4053  
rob.pressley@cbcmeca.com  
Coldwell Banker Commercial  
MECA  
2320 W. Morehead St. | 2nd Floor  
Charlotte, NC 28208



**CBCMECA.COM**

©2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population (US Census 2010)	7,068	74,141	182,256
Total Population (Current Year)	7,939	92,090	224,882
Total Population (Five Year Projection)	8,240	101,309	246,471
Adult Population (US Census 2010)	5,821	57,881	143,134
Adult Population (Current Year)	6,509	72,452	180,101
Adult Population (Five Year Projection)	6,667	79,087	197,009
% Female Population (US Census 2010)	49.27%	51.4%	51.26%
% Male Population (US Census 2010)	50.73%	48.6%	48.74%
% Female Population (Current Year)	49.49%	51.58%	51.48%
% Male Population (Current Year)	50.51%	48.42%	48.52%
% Female Population (Five Year Projection)	49.42%	51.39%	51.26%
% Male Population (Five Year Projection)	50.58%	48.61%	48.74%
Total Daytime Population	8,408	150,694	467,481
Population aged 16 and under (Children)	1,685	8,843	51,758
Daytime population (Age 16+)	6,723	131,851	415,722
Civilian 16+, at Workplace	5,154	112,920	358,952
Retired population (Age 65+)	711	8,388	21,245
Homemakers (Age 16+)	571	6,474	17,181
<b>INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Per Capita Income (2010 US Census, based on Total Population)	\$27,425	\$34,381	\$37,507
Per Capita Income (Current Year, based on Total Population)	\$38,129	\$46,898	\$52,013
Per Capita Income (Five Year Projection, based on Total Population)	\$43,975	\$53,115	\$59,970
Average (Mean) Household Income (Current Year)	\$79,109	\$107,582	\$116,289
Median Household Income (Current Year)	\$58,094	\$66,971	\$69,999

**HOUSING & HOUSEHOLDS**

**14**

**LAND AREA**

**11,947**

**TOTAL HOUSING UNITS**

**10,851**

**TOTAL HOUSEHOLDS**

**11,918**

**TOTAL HOUSEHOLDS**

(5 year Projection)

**2,581**

**OWNER-OCCUPIED**

Owned with a mortgage or loan

**932**

**OWNER-OCCUPIED**

Owned free and clear

**7,339**

**RENTER-OCCUPIED**

**ROB PRESSLEY**

c 704 904 4053

rob.pressley@cbcmeca.com

Coldwell Banker Commercial

MECA

2320 W. Morehead St. | 2nd Floor

Charlotte, NC 28208

**CBCMECA.COM**

©2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**COLDWELL  
BANKER  
COMMERCIAL**

MECA



**AREA RETAILERS**

**ROB PRESSLEY**

c 704 904 4053

rob.pressley@cbcmeca.com

Coldwell Banker Commercial  
MECA

2320 W. Morehead St. | 2nd Floor  
Charlotte, NC 28208



MECA

**CBCMECA.COM**

©2020 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.