



THE AVENUES AT ATHERTON

2041 SOUTH BLVD, CHARLOTTE, NC 28203




PROPERTY DESCRIPTION


- ±2,515 SF – 5,639 SF Retail or Restaurant Space for Lease
- Located in the bustling sub-market of South End across the street from Atherton Mill and Novel Atherton (346 residential units)
- Walkable location only 0.1 miles from light rail stop
- Unique outdoor space for dining and hospitality services
- Key retailers include: Snooze AM Eatery, Silverlake Ramen, Rockbox Fitness, Atrium Health

BUILDING FEATURES		TRAFFIC	
PROPERTY SIZE	±31,000 SF	SOUTH BLVD	28,367 VPD
SF AVAILABLE	±2,515 SF – 5,639 SF		


1 MILE RADIUS




20,192
ESTIMATED POPULATION 2023



34.0
AVERAGE AGE




\$511,078
MEDIAN HOME VALUE 2022




\$143,1505
AVG HOUSEHOLD INCOME


3 MILE RADIUS




119,315
ESTIMATED POPULATION 2023



34.4
AVERAGE AGE




\$480,989
MEDIAN HOME VALUE 2022




\$144,803
AVG HOUSEHOLD INCOME


5 MILE RADIUS




253,619
ESTIMATED POPULATION 2023



34.9
AVERAGE AGE



\$456,755
MEDIAN HOME VALUE 2022



\$135,416
AVG HOUSEHOLD INCOME

FOR MORE INFORMATION, PLEASE CONTACT:

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RENDERINGS

- Exposed brick interior
- Existing roll-up door
- Balcony opportunity for additional outdoor seating



CURRENT LOOK



FUTURE LOOK



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THE NEIGHBORHOOD

When we say we’re in the heart of South End, we mean it. Avenues at Atherton sits directly across from Atherton Mill and Novel Atherton (346 residential units), and is walking distance to the East/West Light Rail Station. Within a few blocks of the property, there are 7,881 apartment units, 4.5 million SF of office space, 99 restuarants, 8 craft breweries, 126 shops, and the neighborhood is still growing. Avenues at Atherton adds 31,000 SF of retail space to the rapidly growing community.



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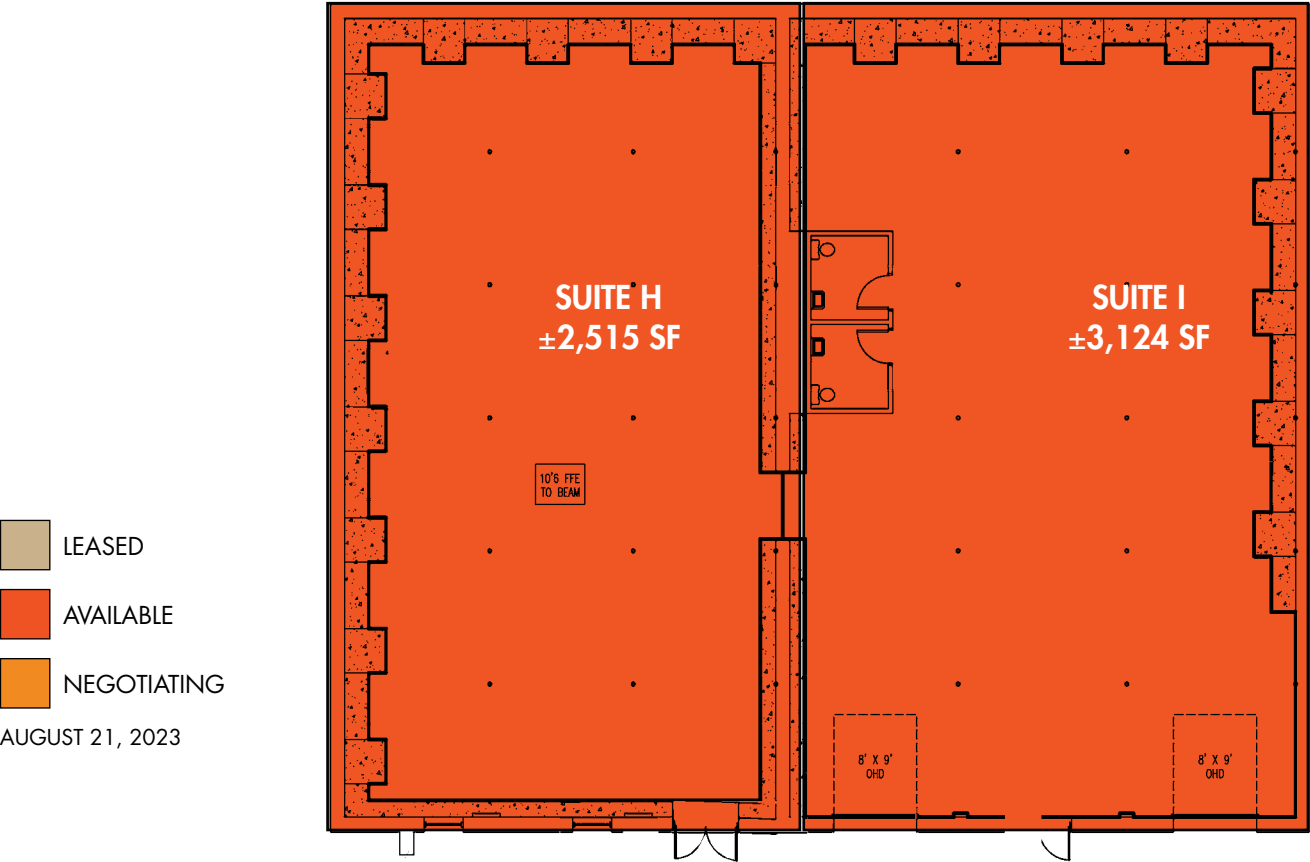
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SITE PLAN



FLOOR PLAN



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DEVELOPMENT

\$4 BILLION new development is already planned in the surrounding Charlotte area for 2022

PLANNED CLT DEVELOPMENT

- 5.5+ MILLION SF Office
- 437,000+ SF Retail
- 5,600+ New Apartment Homes
- 750+ New Hotel Rooms

SUITE	TENANT	SF
A	SILVERLAKE RAMEN	1,867
B	SNOOZE	4,425
C1	TOUS LES JOUR	2,838
C2	FRIENDLY DENTAL GROUP	2,883
D	CAPSULE	1,816
E	POLISHED NAIL BAR	4,216
F	ROCKBOX FITNESS	3,606
G	ATRIUM HEALTH	2,388
H	AVAILABLE	2,515
I	AVAILABLE	3,124

SOUTH END



11,323

Residents in South End



17,000+

Workers in South End



85%

of workers viewed having a South End Location as a benefit of their job (2020)



THE AVENUES AT ATHERTON

Snooze AM Eatery

Silverlake Ramen

Rockbox Fitness

Polished Nail Bar

Capsule

dental studio

Atrium Health

Urgent Care

ADDITIONAL
PARKING

Snooze
AN A.M. EATERY

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