



# south end

CHARLOTTE





Effortlessly embracing a live-work-play lifestyle, South End combines Southern hospitality and commerce by mixing hip breweries, eateries, and event venues with local businesses, top-tier retailers, and Fortune 500 companies.

- South End's historic Design Center, marked by its landmark water tower, is a hub for the 2K+ daily users of the 3.5-mile pedestrian Rail Trail that connects its users to highly trafficked areas along its path
- 54% of South End residents are between 20-39, making the neighborhood's 200+ shops, 16+ public art displays, and 11-mile walking path highly desirable for its young population
- With 20 miles of light rail connectivity and 27K+ riders per day, the LYNX Blue Line connects South End's 17K+ employees to four Fortune 500 companies and has a \$3.4B impact on the neighborhood
- As a leading destination for leading corporations and premier creative office users and the #1 market for tech talent since 2015, South End is scheduled to deliver over 18K new jobs in the coming years
- South End's recent ability to attract a multitude of institutional investors is due to its affluent demographics, growing population, and the existence of ample mixed-use, multi-family, and office development opportunities (1.4M SF under construction)
- With over 4.2M square feet of office space and a quick 15-minute ride to Charlotte Douglas International Airport, South End is ideally located for business travelers



### By the Numbers



**88**  
WALK SCORE



**54**  
TRANSIT SCORE



**35**  
MEDIAN AGE



**76%**  
EDUCATIONAL ATTAINMENT\*



**\$139,082**  
AVG HOUSEHOLD INCOME\*



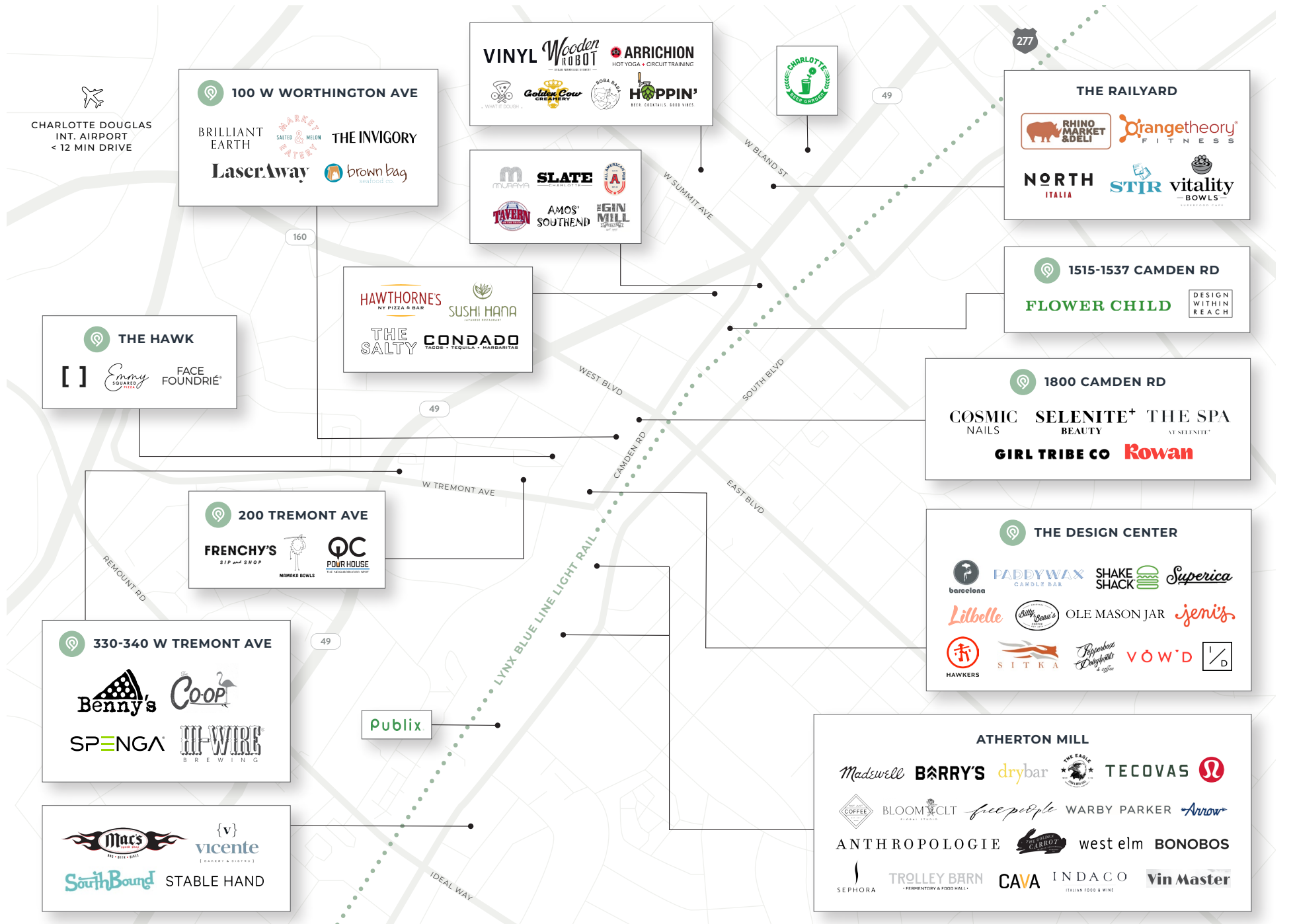
**20,795**  
POPULATION\*



**294,213 SF**  
TOTAL NEIGHBORHOOD GLA OWNED

\*(1-MILE)

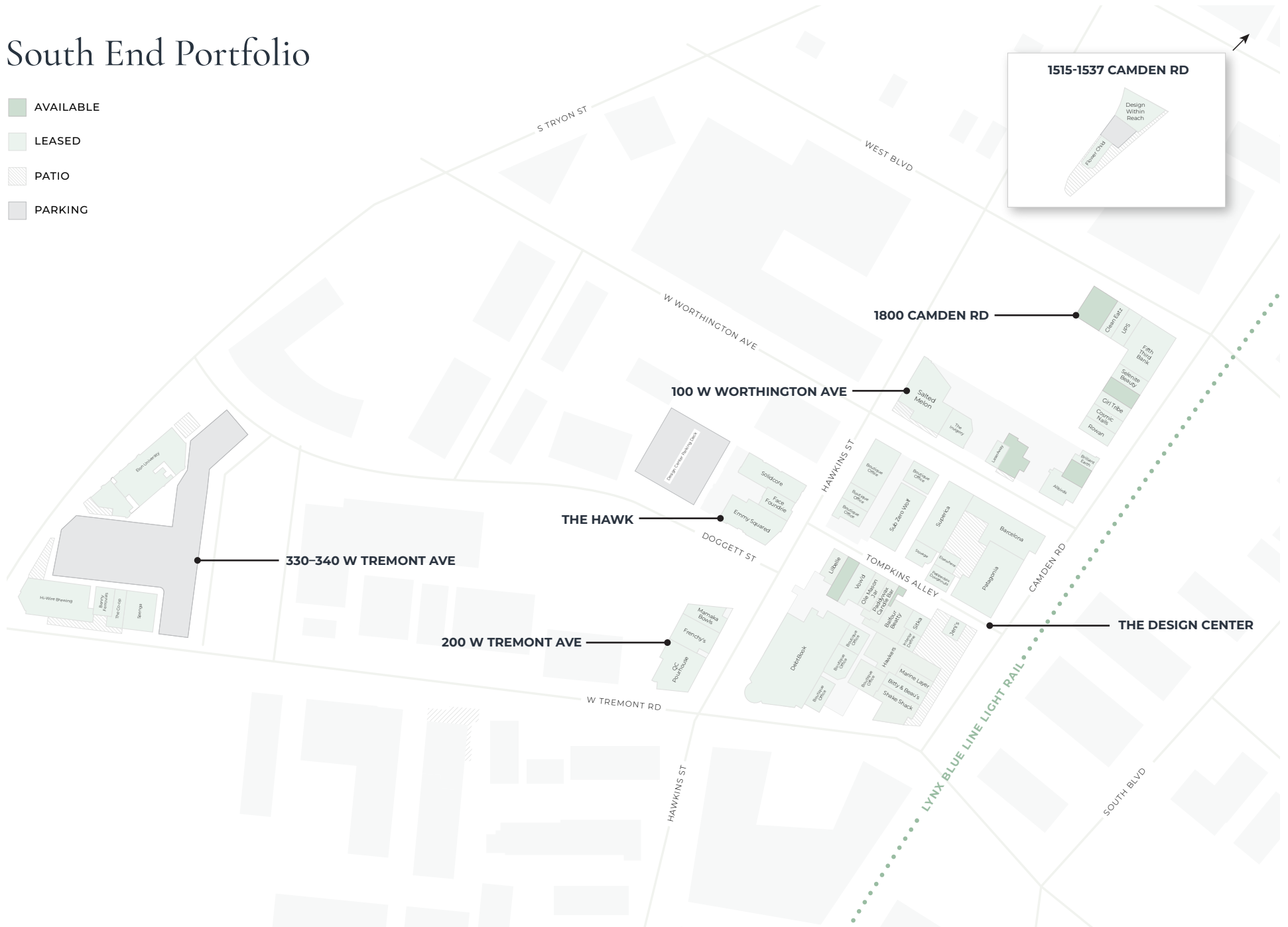






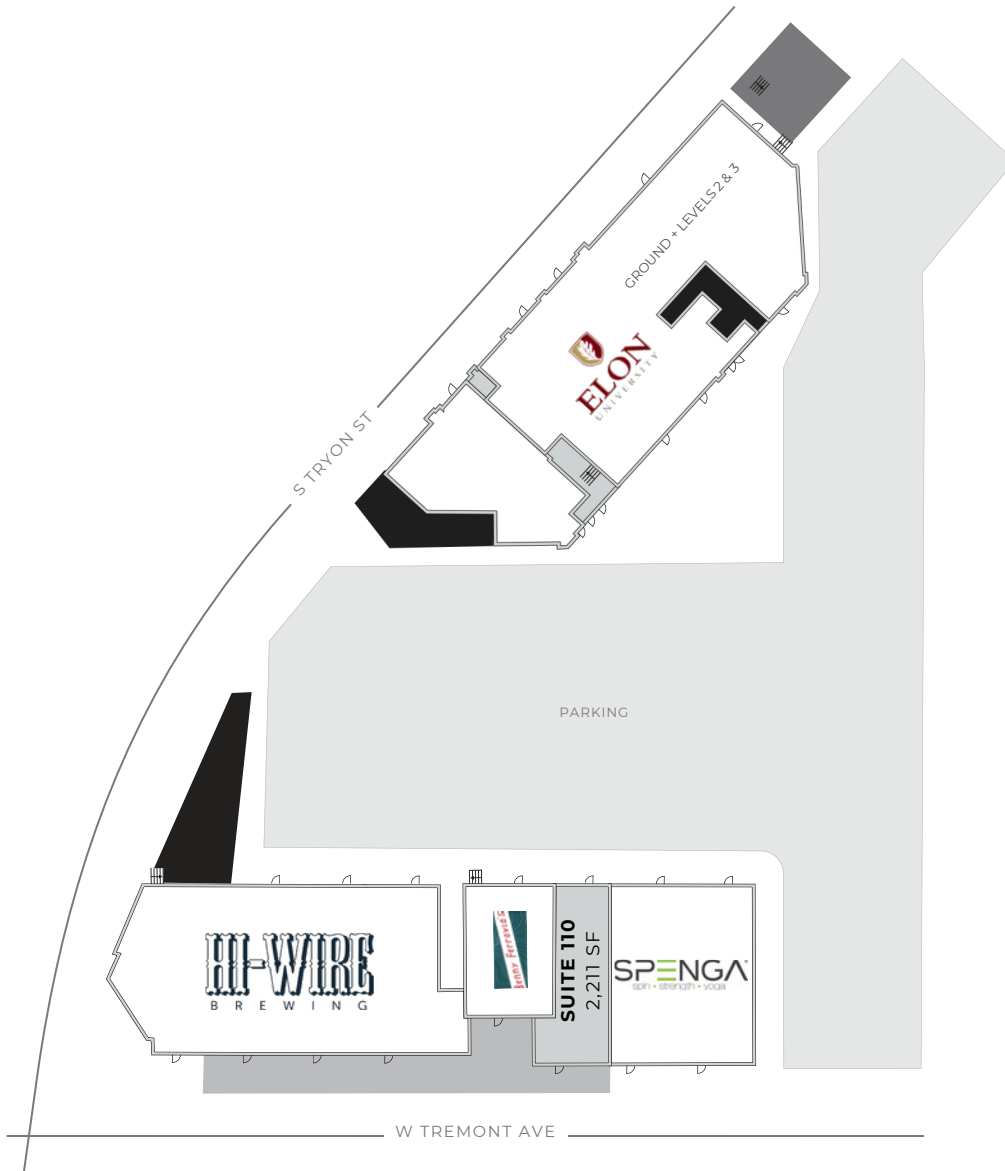
# South End Portfolio

- AVAILABLE
- LEASED
- PATIO
- PARKING



# 330-340 W Tremont Ave

■ AVAILABLE    □ LEASED    ■ PATIO



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