



# 1212 South Blvd.

South End | Charlotte, North Carolina 28203

## Available for Lease

+/- 4,600 SF Retail Building in South End Charlotte

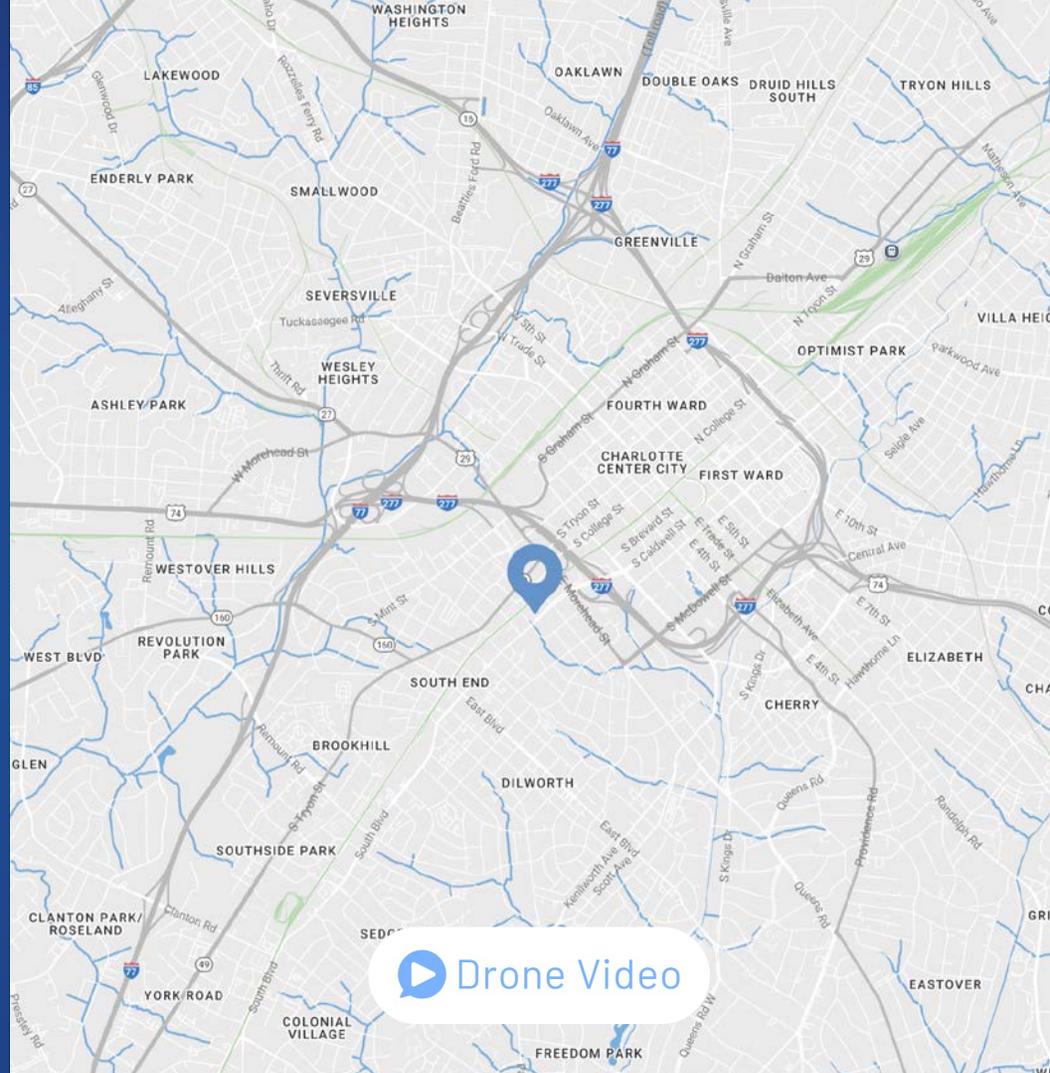
## Property Overview

# 1212 South Blvd. Available for Lease

Unique opportunity to lease historic space in South End, Charlotte. The building is a two-story historic fire station surrounded by walkable retail, restaurants, and multifamily developments. The building has been beautifully repurposed into a Med Spa, currently owner occupied by Rē Salon and Med Spa. It embodies historic charm and modern growth in an area brimming with urban energy just a short walk from several LYNX Light Rail stations.

## Property Details

<b>Address</b>	1212 South Blvd   Charlotte, NC 28203
<b>Availability</b>	+/- 4,600 SF Two-Story Retail Building Available for Lease
<b>Use</b>	Retail, Medical, Office
<b>Zoning</b>	TOD-MO
<b>Parking</b>	23 shared parking spaces 50 spaces in adjacent deck (not controlled by property owner)
<b>Additional Details</b>	<ul style="list-style-type: none"><li>Fully renovated in 2022/2023</li><li>New flooring, painting, furniture, and fixtures</li><li>Exterior building updates, parking stops, street signage</li><li>Existing business is relocating to the adjacent property</li></ul>
<b>Signage</b>	Street and facade signage
<b>Traffic Counts</b>	South Blvd   31,000 VPD
<b>Lease Rate</b>	Call for Leasing Details



## Demographics

RADIUS	1 MILE	3 MILE	5 MILE
<b>2025 Population</b>	24,477	132,669	266,423
<b>Avg. Household Income</b>	\$156,451	\$150,715	\$138,758
<b>Median Household Income</b>	\$114,333	\$96,620	\$84,775
<b>Households</b>	15,747	70,585	129,337
<b>Daytime Employees</b>	67,288	150,208	258,834



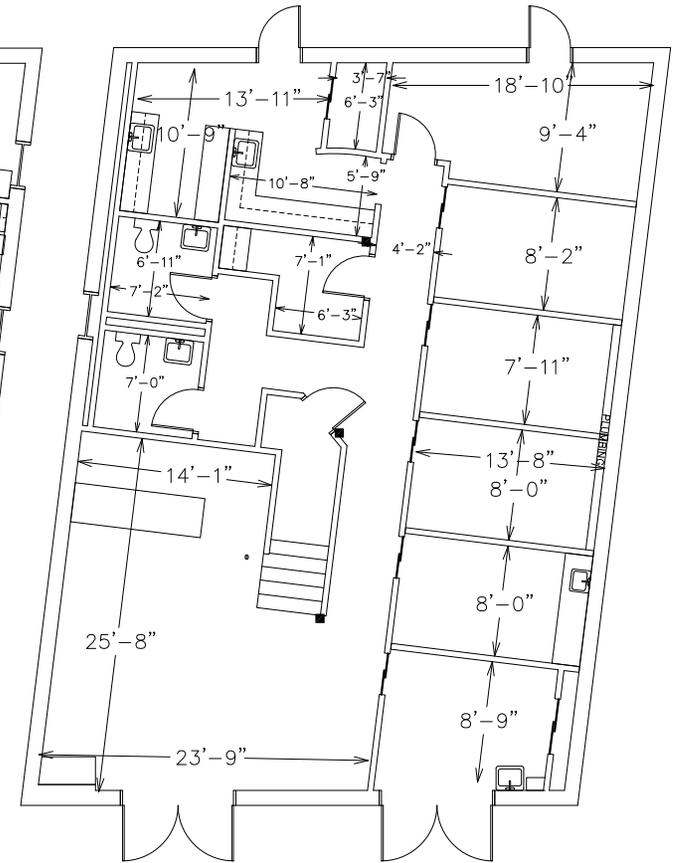
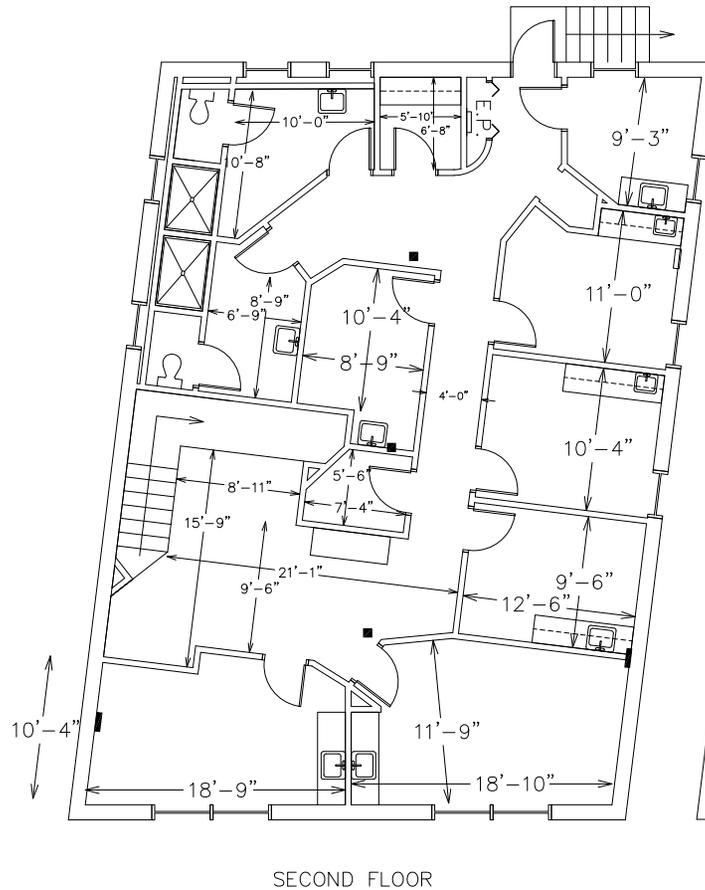
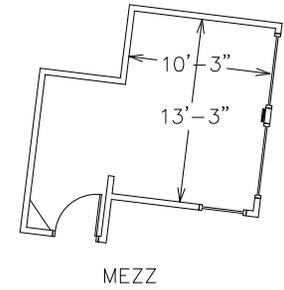
# Available

+/- 4,600 SF

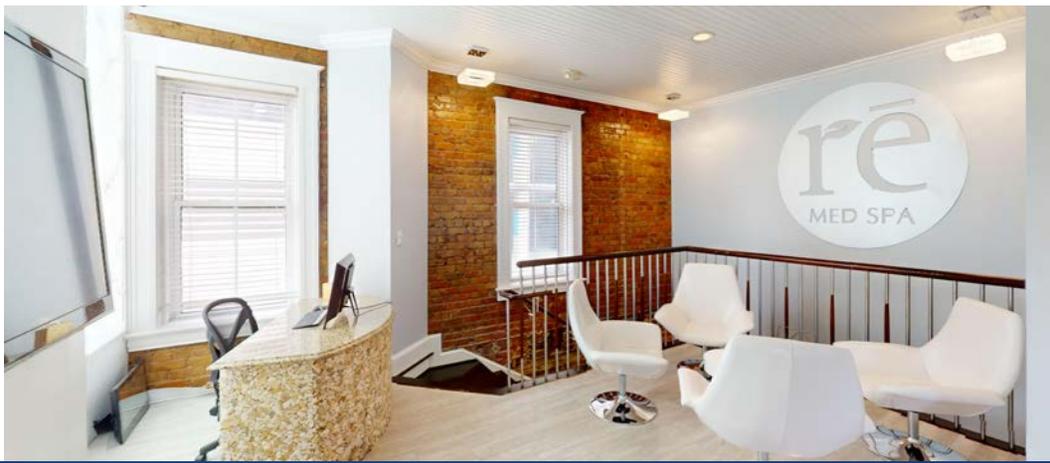
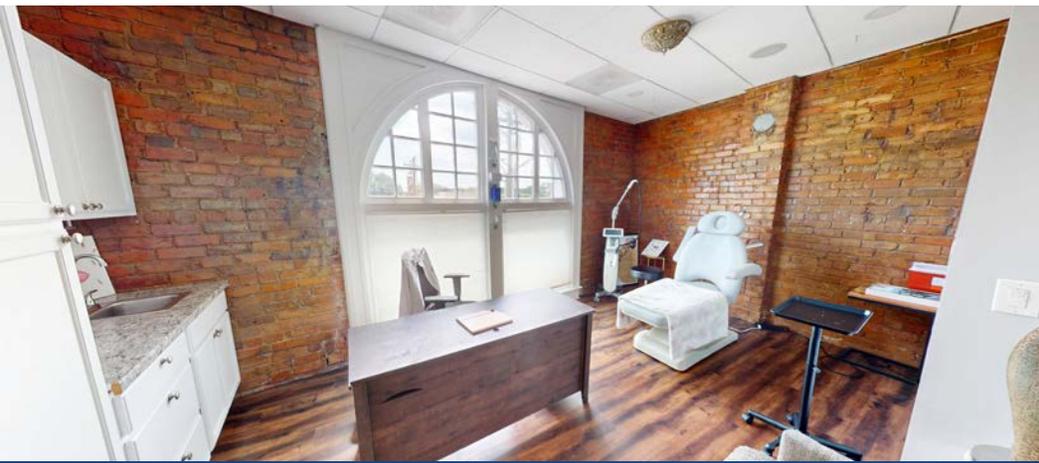
 Virtual Tour

## Layout Notes

- 14 Service Rooms / Offices
- 4 Bathrooms (two with showers and lockers)
- 2 Dispensaries / Copy Rooms / Storage Closets
- 2 Sets of Washer and Dryer units (both floors)
- 2 Front desk Reception Areas
- 1 Mezzanine office



Interior Photos





# South End

# Site

Carson Blvd Light Rail Station

31,000 VPD

South Blvd

Caldwell St

E Carson Blvd



# South End

## The Pulse of the Queen City

Historic South End, often referred to as South End, is immediately south of Uptown Charlotte. It's where retro mixes with contemporary, historical bumps up against trendy, and art intersects commerce. Result: a pulsing, vibrant neighborhood in the city with meteoric growth. It doesn't hurt being close to Uptown, the airport, major highways, and smack dab on the LYNX Light Rail line. Boasting some of the city's most popular restaurants, bars, breweries and attractions, South End is the fastest growing neighborhood in Charlotte. South End recently landed new headquarter locations for nationally recognized brands such as Lowe's, Lending Tree and Dimensional Fund Advisors. With Charlotte consistently ranking at the top of lists such as "Millennial Moving Destinations", "Destinations for One-Way Moving" and "Fastest Growing Economies" the trend of strong population growth and rent growth are projected to continue.



**\$3.7B**

Development Underway or  
Planned in Charlotte's Urban Core



**150,208**

Daytime Population  
(3 Mile)



**87**

Walkability  
Score



**31,000**

Vehicles per Day  
on South Blvd





Contact for Details

**Josh Beaver**

(704) 373 - 9797

josh@thenicholscompany.com



**Website**

[www.TheNicholsCompany.com](http://www.TheNicholsCompany.com)

**Phone**

Office (704) 373-9797

Fax (704) 373-9798

**Address**

1204 Central Avenue, Suite 201  
Charlotte, NC 28204

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.