



4651 South Boulevard

EXECUTIVE SUMMARY

4651 South Boulevard is offered for sale directly to qualified purchasers. This property is located between SouthEnd and SouthPark, two of the most popular and dynamic neighborhoods in Charlotte. The center features an excellent access and visibility at the intersection of South Blvd and Woodlawn Road.

The class A retail center was developed in 2008 by a local developer who filed bankruptcy due to other issues. The center was purchased as an REO property and repositioned in 2013.

In 2013 a new lease with PLS was executed and T-Mobile signed a lease extension, securing 100% occupancy for the near future. National retailers nearby such as Walgreens, Home Depot, Pier 1, and Burlington Coat Factory will ensure stability in this retail submarket in the long term.

The center offers a purchaser the opportunity to acquire stabilized Class A retail in a high growth community with guaranteed income and increasing rents over time.

AVAILABLE FOR SALE at \$1,725,000

- 8.1% Cap Rate on \$139,519 NOI in 2014; average Cap Rate of 8.3% over 5 years
- 100% leased to three national brands: Geico, T-Mobile, and PLS Financial
- Located between SouthEnd and SouthPark, two of the fastest growing neighborhoods in Charlotte
- Excellent access and visibility along two major thoroughfares, less than one mile to I-77

Demographics	1 mile	3 mile	5 mile
Population	7,081	74,762	186,853
Median HH Income	\$36,871	\$43,242	\$46,199
Households	3,373	32,720	81,277
Daytime Pop	13,082	109,413	320,870
Car Counts	28,000	VPD along South Blvd.	
	26,000	VPD along Woodlawn Rd.	
	151,000	VPD along I-77	

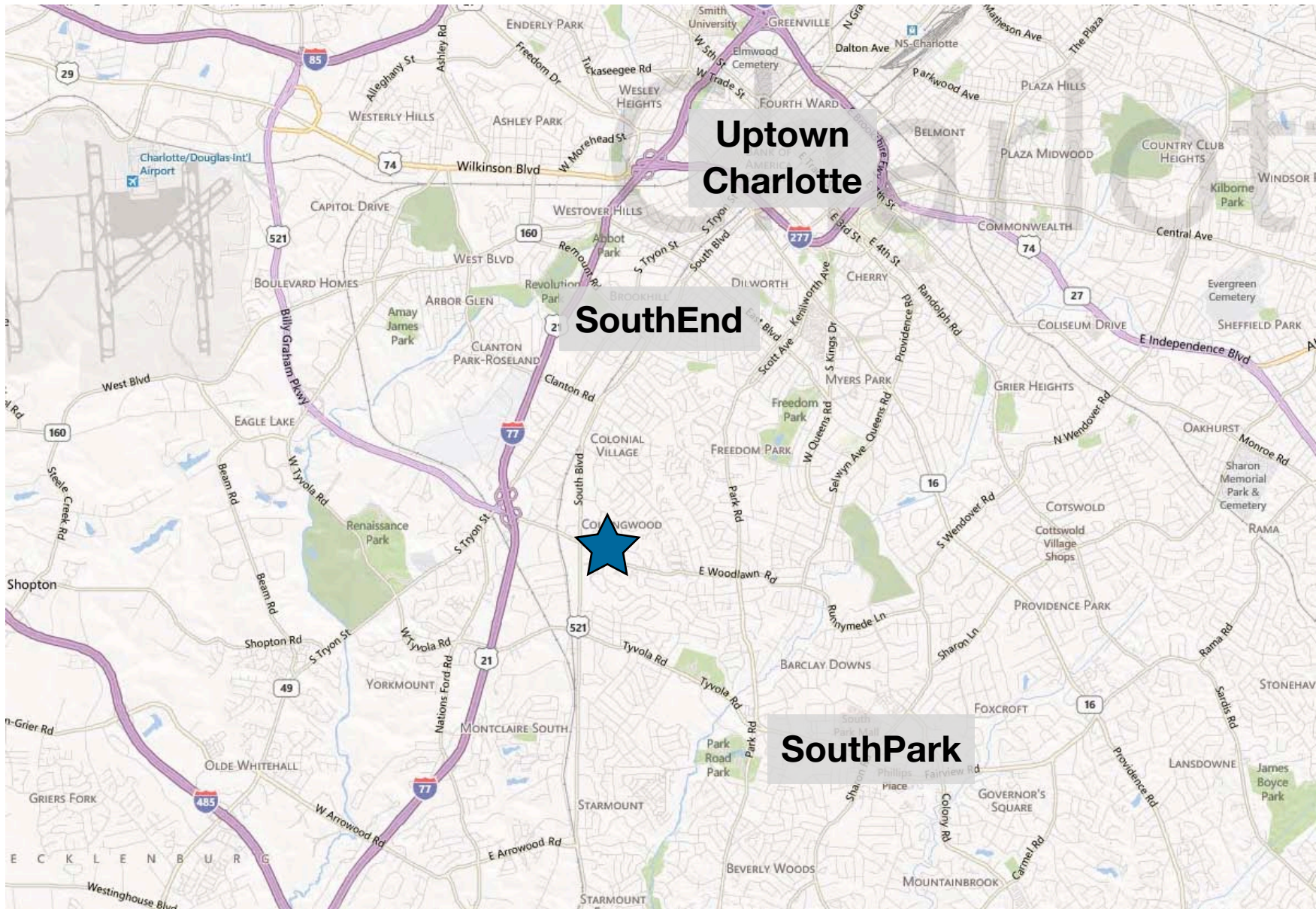
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Prices, availability, options, etc. are subject to change at any time without notice.



AREA LOCATION



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AERIAL PHOTO



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NET RENTAL INCOME

Tenant	2014	2015	2016	2017	2018
Geico	\$30,000	\$30,600	\$31,200	\$31,800	\$32,400
T-Mobile	\$58,559	\$58,559	\$58,559	\$58,559	\$58,559
PLS	\$50,960	\$51,979	\$53,016	\$54,072	\$55,164
Total Annual	\$139,519	\$141,138	\$142,775	\$144,431	\$146,123
Yield	8.1%	8.2%	8.3%	8.4%	8.5%

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