

Madison Corners

5021 SOUTH BLVD, CHARLOTTE, NC 28217



Retail

FOR

| Lease

SIZE

| ±1,390 SF

PRICE

| Call for Pricing



Overview

Located in rapidly growing Madison Park neighborhood

High visibility along South Blvd

Abundant parking

Connectivity to Seneca Pl & South Blvd at signalized intersection

Co-Tenants include: ROOTS Cafe, The Auto Pour, Uptown Cheapskate, Toppers Pizza, and more

Retail Space Available For Lease on South Blvd in Popular LoSo



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Demographics

Demographics

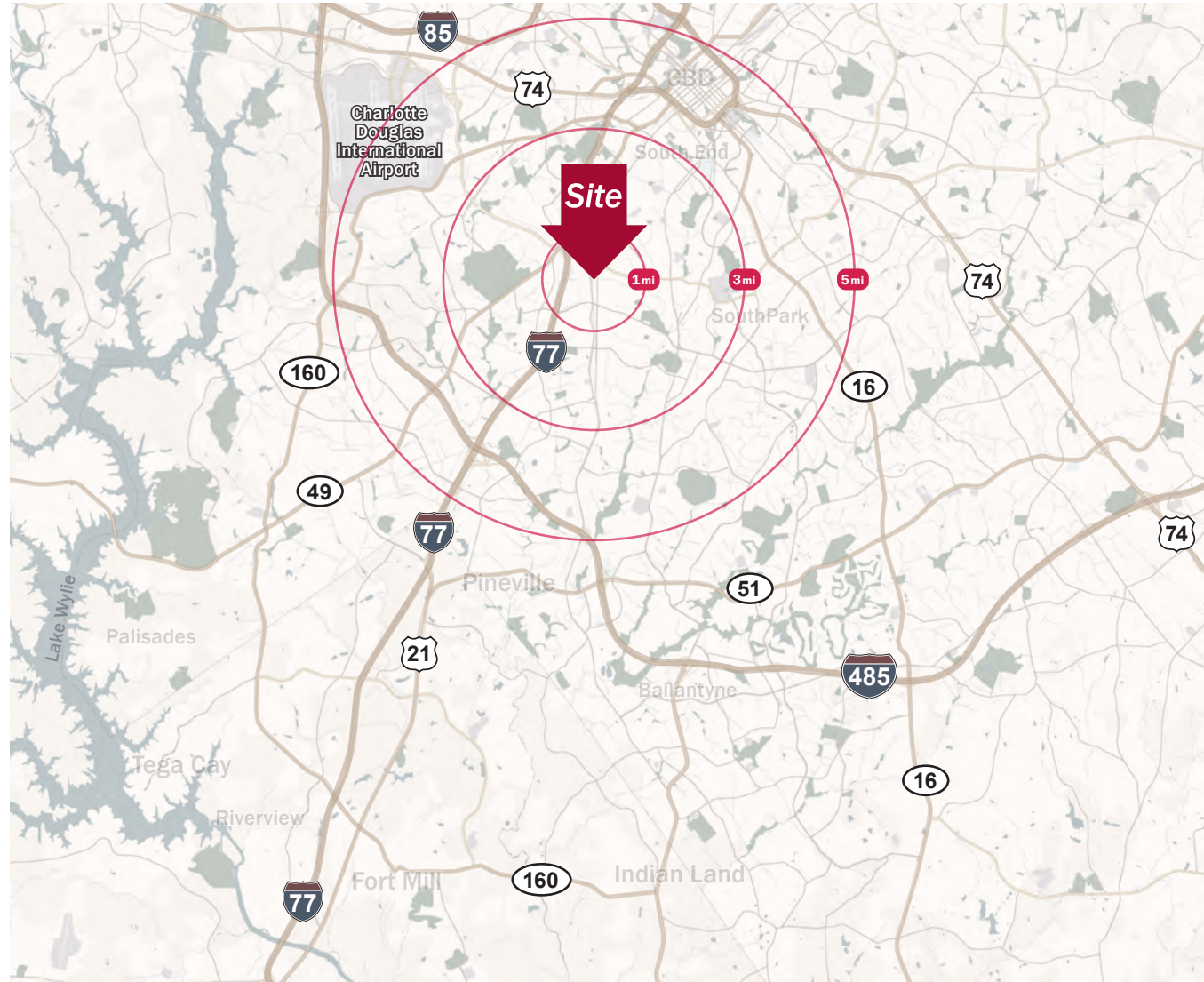
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	10,520	103,488	243,791
Growth Rate	6.22%	2.15%	1.83%
Avg. HH Income	\$108,553	\$143,488	\$155,857

Traffic Count

Source: NCDOT

	AADT
South Blvd	25,000 (2023)



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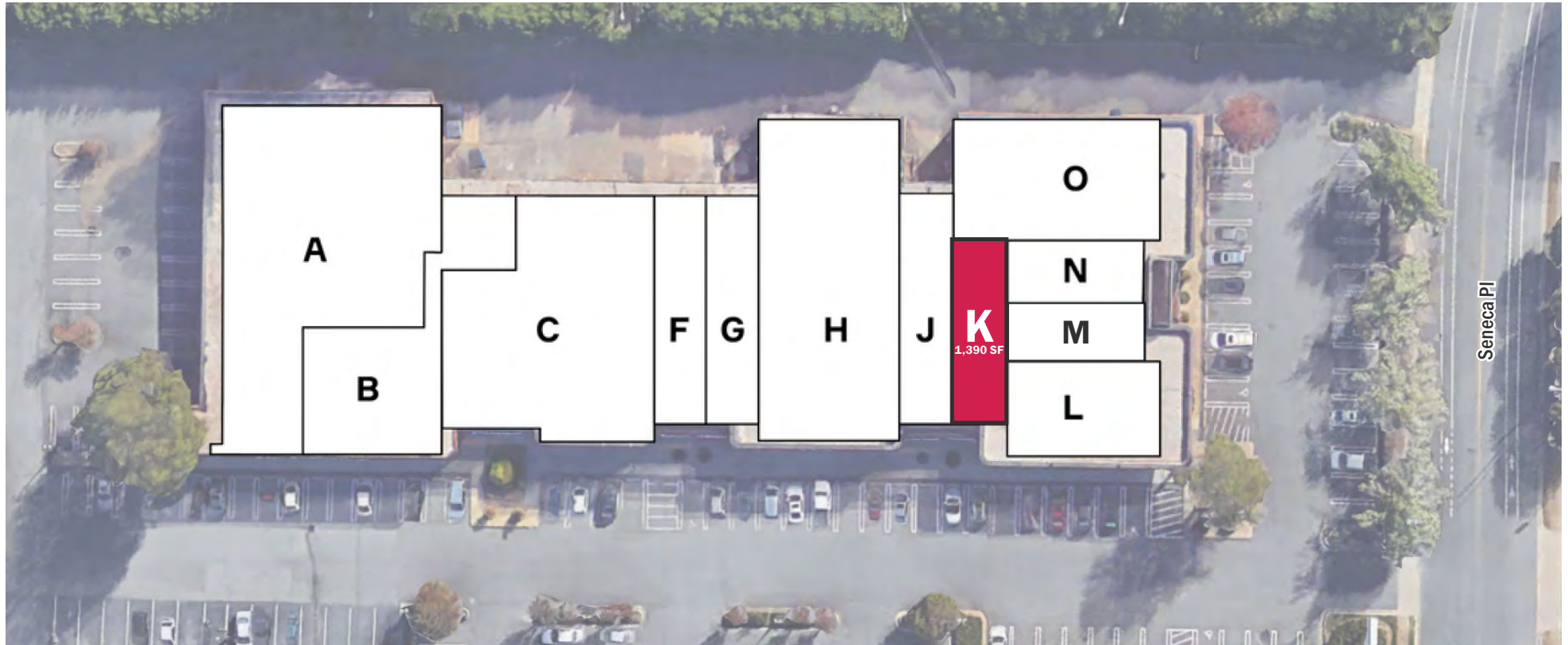
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Availability



A

THE GRIT HAUS
CROSSFIT CLT

B

Lux
NAILS LOUNGE

C

UPTOWN
CHEAPSKATE

F

Toppers
PIZZA

G

JASMINE

H

EL PURO
RESTAURANTE

J

fern & ivy
hair haus

K

AVAILABLE
1,390 SF

L

ROOTS

M

ROOTS

N

IPT
INTERNAL PERFORMANCE
TRAINING

O

T.A.P.
TIRE AUTO POOL



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Property Photos



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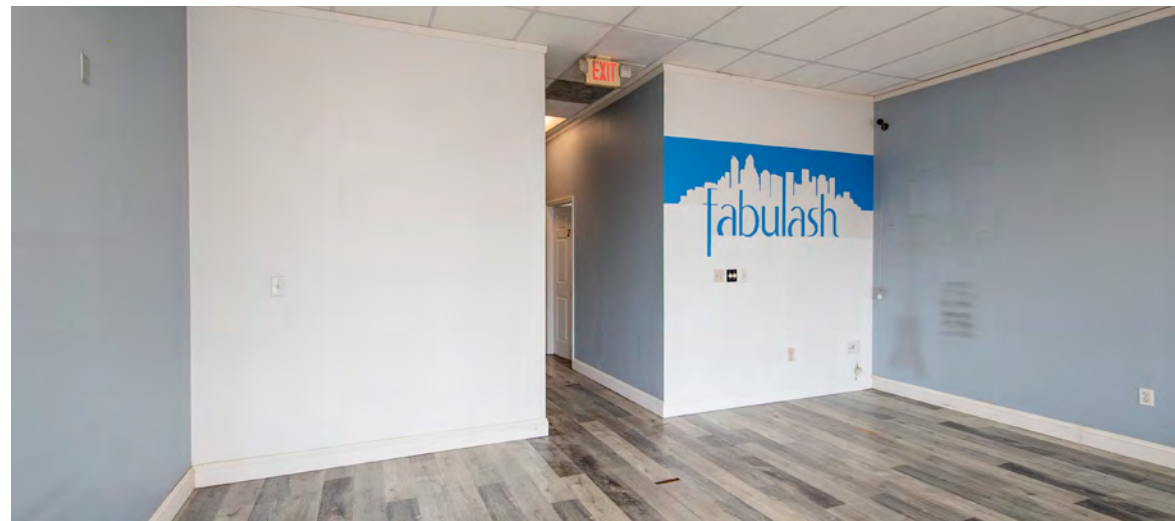
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Interior Photos – Suite K



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Market Aerial



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Location Aerial



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LoSo Developments

MARKER	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38
NAME	SOUTH TRYON FLATS	SOUTH TRYON AT TRYON	MODERA LoSo	PRINCIPAL CAPITAL GROUP	SOUTH VILLAGE	ARRIDGE	CROSLAND GREENS PHASE 1	CROSLAND GREENS OVERALL	LoSo STATION	NOVEL LoSo	LoSo STATION	PROFIT DIXON	RYAN HOMES	KARIBO LoSo	KARIBO CLANTON	BLAUNTHAMPT	LoSo TERRACES	THE ARCADE AT LoSo	EMBLEY	42ND SOUTH	OMG REDEV	SOLIS LoSo	GREYSTAR APARTMENTS	VERENA (LMO)	PRINCIPAL CAPITAL GROUP	RANGE WATER REAL ESTATE	PRINCIPAL CAPITAL GROUP	ASCENT REAL ESTATE	ENTER	FUTURE MULTI FAMILY	FOUR POINTS BY OVERSEAS	CARRON PROPERTY GROUP	QUEEN CITY TOWNS	CAROLINA CAPITAL PARTNERS	SPEEDWAY TIVOLA	TRI POINTE HOMES	SOUTH END BUSINESS PARK	PRINCIPAL CAPITAL GROUP
UNITS/SF	310	94	350	TBD	96	310	361	TBD	190K SF	344	1M SF	343	80	435 & 82	360 & 45	87	48	350	400	TBD	350	310	383	273	TBD	TBD	TBD	304	194	TBD	119	TBD	106	TBD	297	31	1500	TBD
COMPLETION	Q4 2023	Q2 2022	Q4 2023	TBD	Q2 2022	Q3 2023	Q4 2023	TBD	Q1 2023	Q4 2021	TBD	Q3 2023	Q4 2022	Q4 2024	2025 2026	Q4 2022	Q3 2022	Q4 2021	Q4 2024	TBD	Q4 2024	Q2 2024	Q4 2023	Q4 2023	TBD	Q3 2024	Q1 2025	Q3 2022	Q3 2023	TBD	TBD	TBD	Q3 2022	TBD	Q1 2023	Q2 2023	TBD	TBD

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Medical | Industrial | Retail | Land | Investment | Office

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