

FOR SUBLEASE

**4201 Stuart Andrew Blvd
Suite HI**



LEGACY

EXECUTIVE SUMMARY

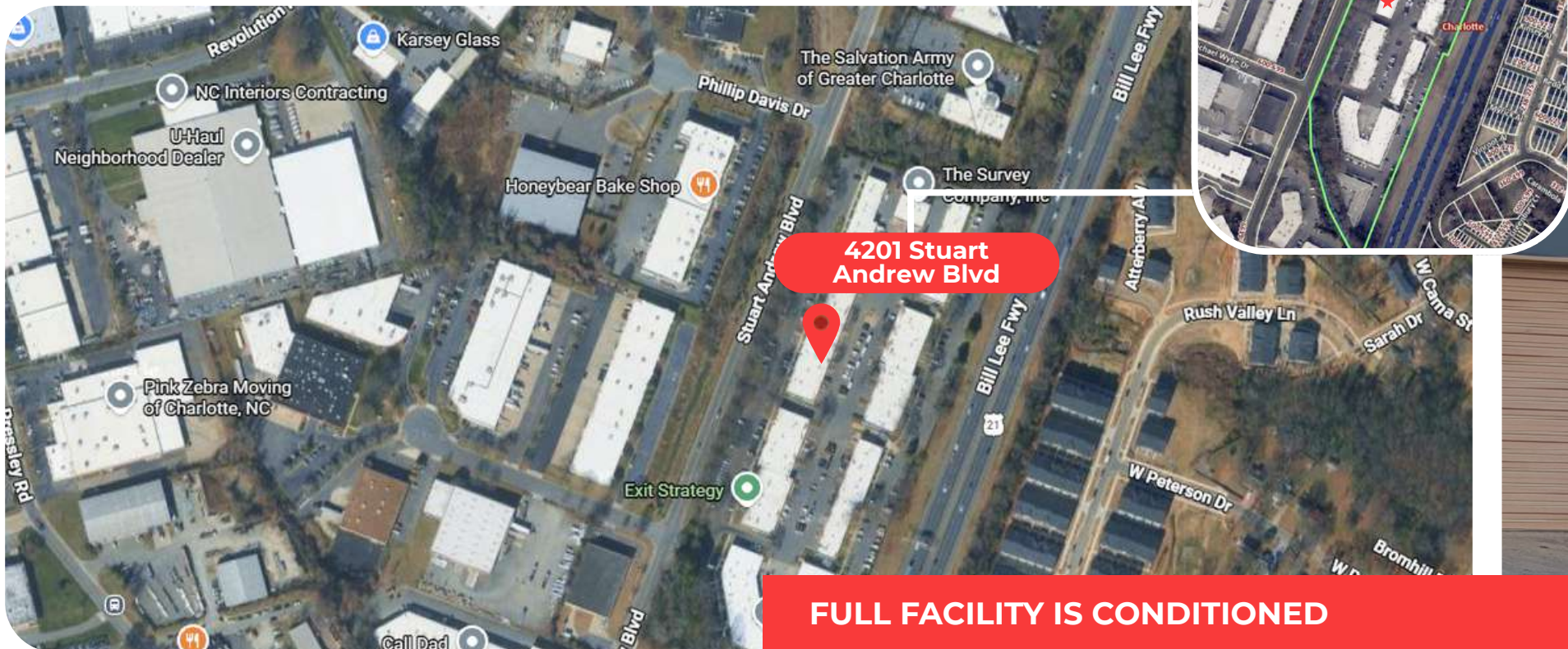
Legacy Real Estate Advisors is pleased to present an 18-month sublease opportunity at 4201 Stuart Andrew Blvd, Suite H&I. Offering approximately 3,477 square feet of conditioned office and warehouse space, this turnkey industrial flex suite combines functional warehouse capabilities with a well-appointed office layout in one of Charlotte's established industrial corridors.

The suite features approximately 1,750 SF of office space, 1,750 SF of warehouse, 10-foot overhead doors, 14-foot clear height, and five private offices. With the flexibility to transition into a direct lease at the end of the sublease term, this opportunity is ideal for businesses seeking immediate occupancy with room to grow.



**4201 STUART
ANDREW BLVD**





FULL FACILITY IS CONDITIONED

4201 Stuart Andrew Blvd, Suite HI

● Office size: $\pm 1,750$ SF ● Warehouse size: $\pm 1,750$ SF ● Total size: $\pm 3,477$ SF

● Term: 14 Months

Asking rent: **\$15.75 PSF** TICAM: **\$5.36 PSF**



PROPERTY PHOTOS





Scaleybark LYNX Light Rail Station



Charlotte douglas international airport

KEY HIGHLIGHTS

Located in Charlotte's booming Lower South End (LoSo) submarket, inside the upgraded Southend Commons park. Less than a mile from I-77 and minutes from Uptown, the LYNX Light Rail, and Charlotte Douglas International Airport, it combines functional light-industrial space and abundant surface parking with immediate access to LoSo's vibrant dining, retail, and brewery scene.

VEHICLES PER DAY

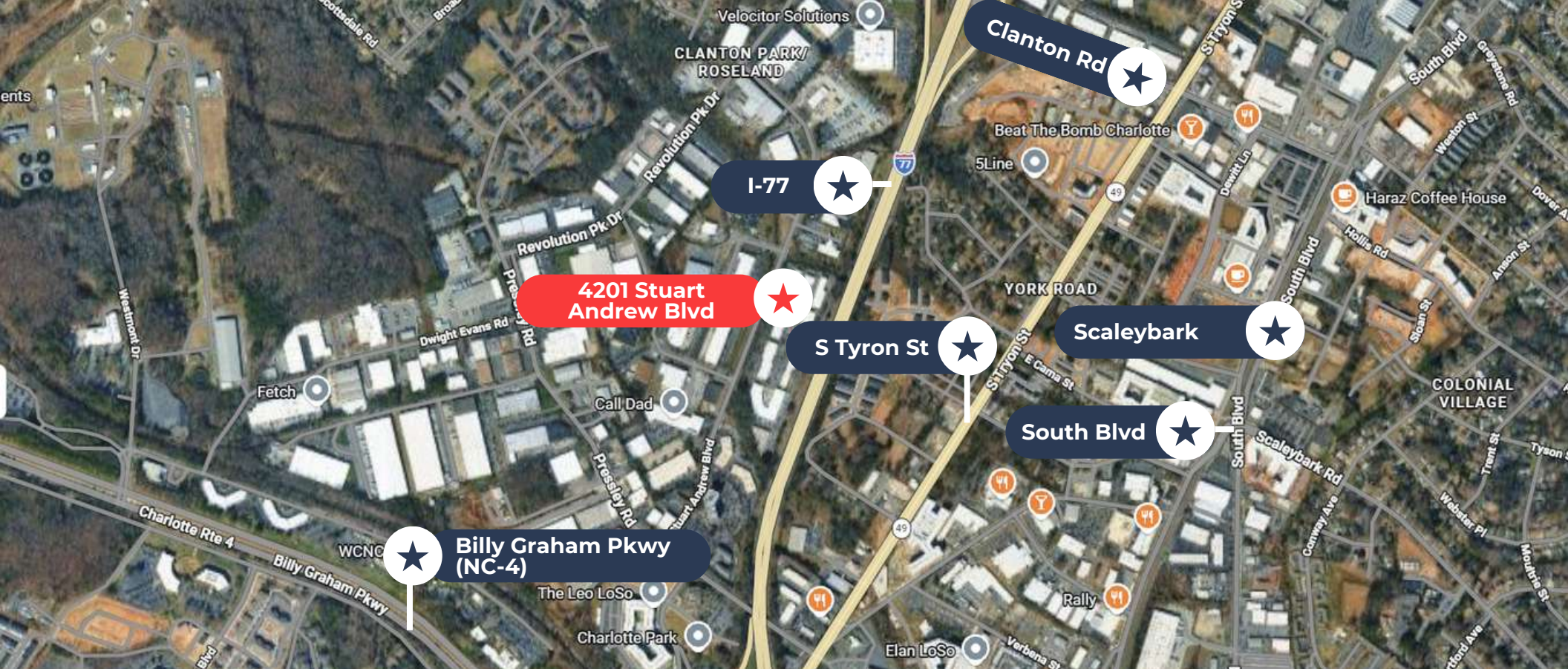
The location offers the best of both worlds: quiet local access with massive nearby exposure. Stuart Andrew Blvd sees low-density traffic (~4,000 VPD), allowing easy truck maneuvering and hassle-free employee parking. However, it sits directly inside a high-volume transit triangle, surrounded by major avenues averaging 20,000+ VPD.

HOUSEHOLD INCOME

The median household income is \$64,028, with an average household income reaching \$82,500. This reflects a solid middle-income demographic in Charlotte's Lower South End, driven by a young workforce (median age 32) and rapid surrounding residential redevelopment.

WHY THIS PROPERTY ?

- ✓ Turnkey 14-month sublease with the opportunity to transition into a direct lease.
- ✓ Five private offices and a reception lobby, ideal for businesses needing both administrative and operational space.
- ✓ 14-foot clear warehouse height to accommodate a variety of industrial and storage needs.
- ✓ 10-foot overhead doors for efficient loading and unloading.
- ✓ Fully conditioned office and warehouse, providing year-round comfort throughout the facility.
- ✓ Landlord services most building systems, helping simplify day-to-day operations.
- ✓ Water tap in the rear warehouse, offering added functionality for select industrial users.
- ✓ 11 unreserved parking spaces available under the lease.



ROAD/HIGHWAY

DISTANCE

SIGNIFICANCE

● S Tryon St (NC-49)

0.2 miles

Direct north-south link connecting into Uptown Charlotte to the north and I-485 to the south.

● South Blvd

0.4 miles

High-density commercial artery housing heavy retail, dining, and the LYNX Light Rail line.

● Clanton Rd

0.6 miles

Direct connecting street linking South Blvd and S Tryon St straight to the I-77 interchange.

● Interstate 77 (I-77)

0.9 miles

Quick regional access (Exit 7/8) for regional freight, distribution, and commuting across Charlotte.

● Billy Graham Pkwy (NC-4)

1.9 miles

Major East Coast interstate corridor accessed via I-77 North or Billy Graham Parkway.

CONTACT US FOR MORE INFORMATION



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