

# FOR LEASE: 2315 SOUTH BLVD

LESS THAN 200' FROM NEW LOWES HOME STORE

## AVAILABLE FOR LEASE

- 6,121 Total square feet
- Zoned B-2
- Tax ID: 121-074-03
- Retail exposure office warehouse
- Full direction ingress & egress
- **Rent: \$10/sf + Taxes & Insurance (\$5,100/mo)**

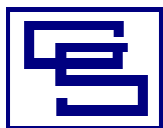
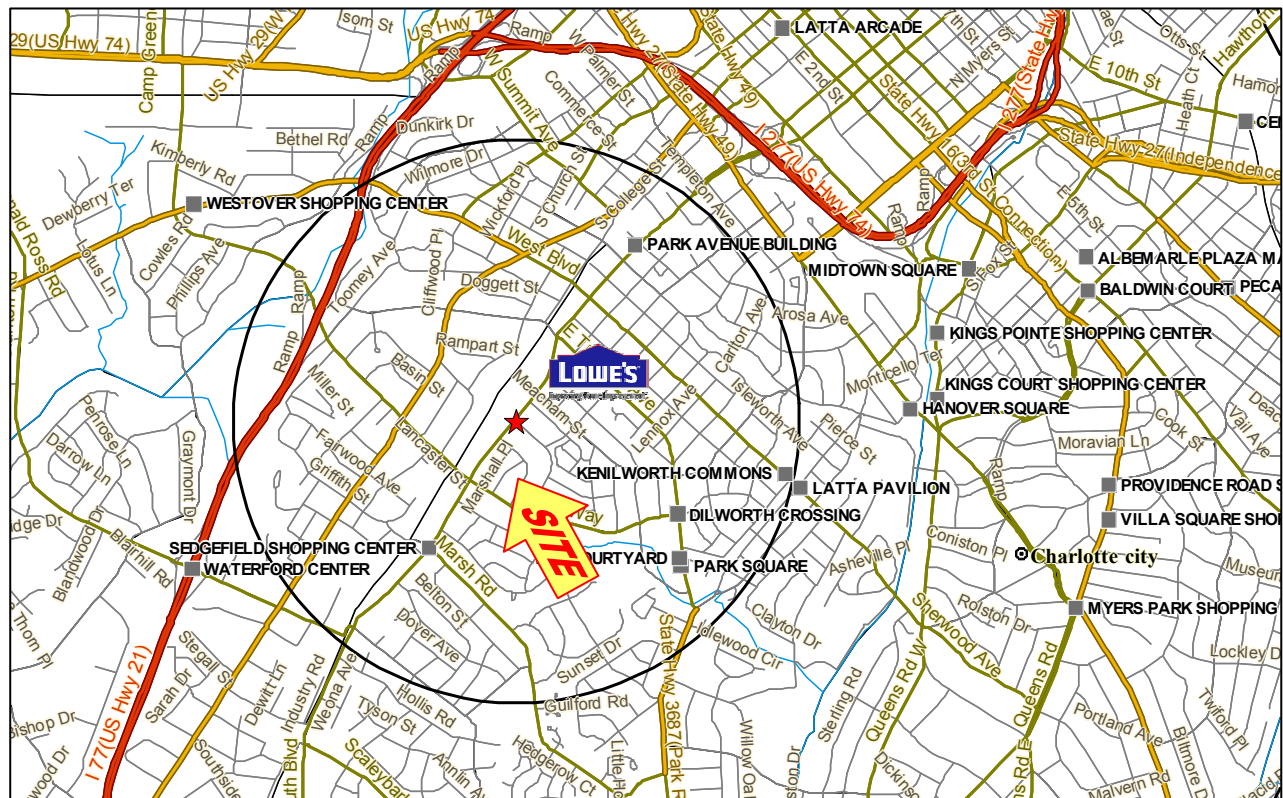
Adjacent 3,990 sf building on corner of South Boulevard & Iverson Way also for lease for \$5,985 per month.



### Demographic Retail Summary

Average Household Income Average Household Expenditures:

	<b>1M Radius</b>	<b>5M Radius</b>
2008 Year Avg HH Income:	\$71,002	\$73,363
2008 Year Total HH:	5,339	84,735
2008 Total Daytime Population	18,145	278,326
2008 Total Population	11,255	201,407



FOR FURTHER INFORMATION CALL: JOHN N. JONES  
 GIBSON SMITH REALTY CO.  
 704-333-8721 • Email: [jjones@gsrc.net](mailto:jjones@gsrc.net) • web [www.gsrc.net](http://www.gsrc.net)



The information contained herein has been obtained from sources deemed reliable, however, we cannot guarantee it. The Buyer is advised to exercise due diligence to determine the physical condition of the property. All information should be verified prior to purchase.



### Parcel Information

Parcel ID	Account	Parent	Previous
12107403	INDIVIDUAL		12107403

### Owner(s)

Owner Name	Mailing Address	City/State
BLANTON CLYDE	15936 HY 19	NICHOLS SC 29581
MURIEL HUGGINS WIFE	15936 HY 19	NICHOLS SC 29581

### Legal Information

Legal	Municipality	Annexed	Special District	Fire District	Acreage
P3&4 BB M4-271	CHARLOTTE		DOWNTOWN DISTRICT 4	CITY OF CHARLOTTE	0.39

### Total Parcel Assessment & Exemptions

Building	Land	Features	Total	Exemption	Year Approved	Review Date	Amount
84600	339800	6300	430700				

### Sales Information

Sale	Price	Stamps	Qualify	V/I	DeedBook	Type	Legal Ref.	Grantor
Jul 21 1977	0			IMP	03967 - 628	WARRANTY D	03967-628	

### Land Use

Use	Units	Type	Neighborhood	Assessment
C700	16988.40	SF	RE03	339800

### Building Information

Bldg	Description	Type	Year Built	Property Location
1	CUSTOM PRINTERS Commercial	RETAIL	1946	2315 SOUTH BV CHARLOTTE

Bldg	Story	Units	Total SqFt	Heated	Foundation	Ext. Wall	Grade	Value
1	1 STORY	1	6121	2440	SLAB-COM	FACE BRICK -	AVERAGE 03	84600

Bldg	Heat	Fuel	FirePlace	AC	Fixtures	Bedrooms	Full Baths	3/4 Baths	1/2 Baths
1	AIR-DUCTED	GAS		AC-CENTRAL	4	0	0		0

### Sub Areas

Bldg	Description	Size
1	BASE (FIRST FLOOR)	2440
1	CANOPY	81
1	UTILITY - FINISHED	3600

### Depreciation

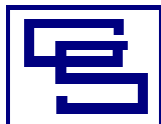
Bldg	Physical	Functional	Economic	Special	Override
1	AV - 68.00%				

### Special Features & Yard Items

Bldg	Built	Type	Quantity	Units	Value
1	1946	ASPH PAVING	1	16240	6300

### Value Changes

Notice Date	Tax Year	Reason	Changed To	Deferred
May 23 2008	2008	Division of Real Estate and/or New Parce	430700	0
Jun 20 2003	2003	Reviewed - No change in value	443700	0
Mar 21 2003	2003	Countywide Revaluation	443700	0
Feb 20 1998	1998	Countywide Revaluation	238260	
Jan 2 1991	1991	Countywide Revaluation	187820	



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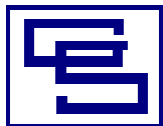
# POLARIS

## Property Ownership Land Records Information System

Date Printed: Tue Apr 14 10:09:19 EDT 2009



This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



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