

 21HUNDRED

SOUTH END



**2,500 -  
9,000 SF  
Office  
Available  
For Lease**

2100 S Tryon St,  
Charlotte, NC

**CHAPMAN CHASTAIN**

980.266.9292

chapman@ascent.re



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REAL ESTATE PARTNERS



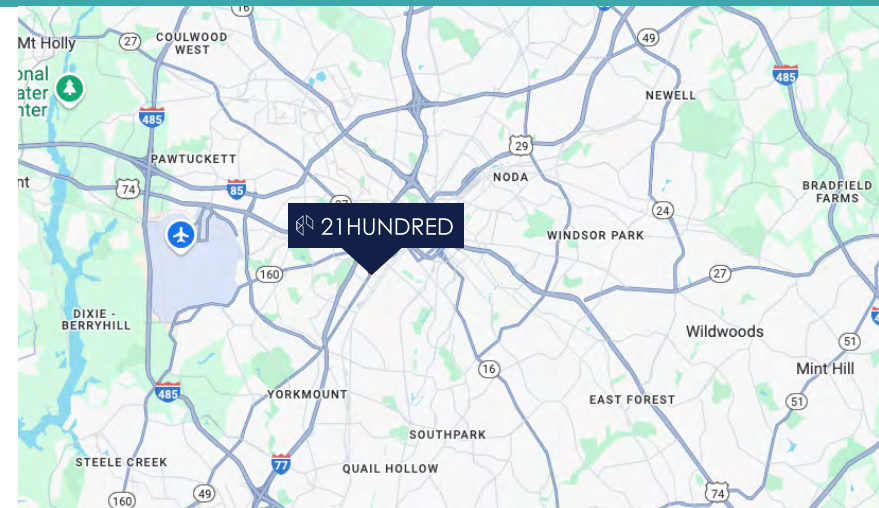
# 2100 S Tryon St

## PROPERTY DETAILS

This office is located in South End along the rapidly developing Tremont Avenue and Toomey Avenue corridor, with excellent proximity to South Boulevard, and I-77. The location offers quick access to popular restaurants and retail including Starbucks, Summit Coffee, Bang Bang Burgers, Common Market and more.

### 2,500 - 9,000 SF Office

- 3rd floor office with co-tenants including IHeartRadio and Ram Realty Advisors
- Available immediately
- Shell condition
- Tenant has access to lobby amenities
- Offers access to common area restrooms
- Surface level parking available
- Pricing: \$45.00 Full Service

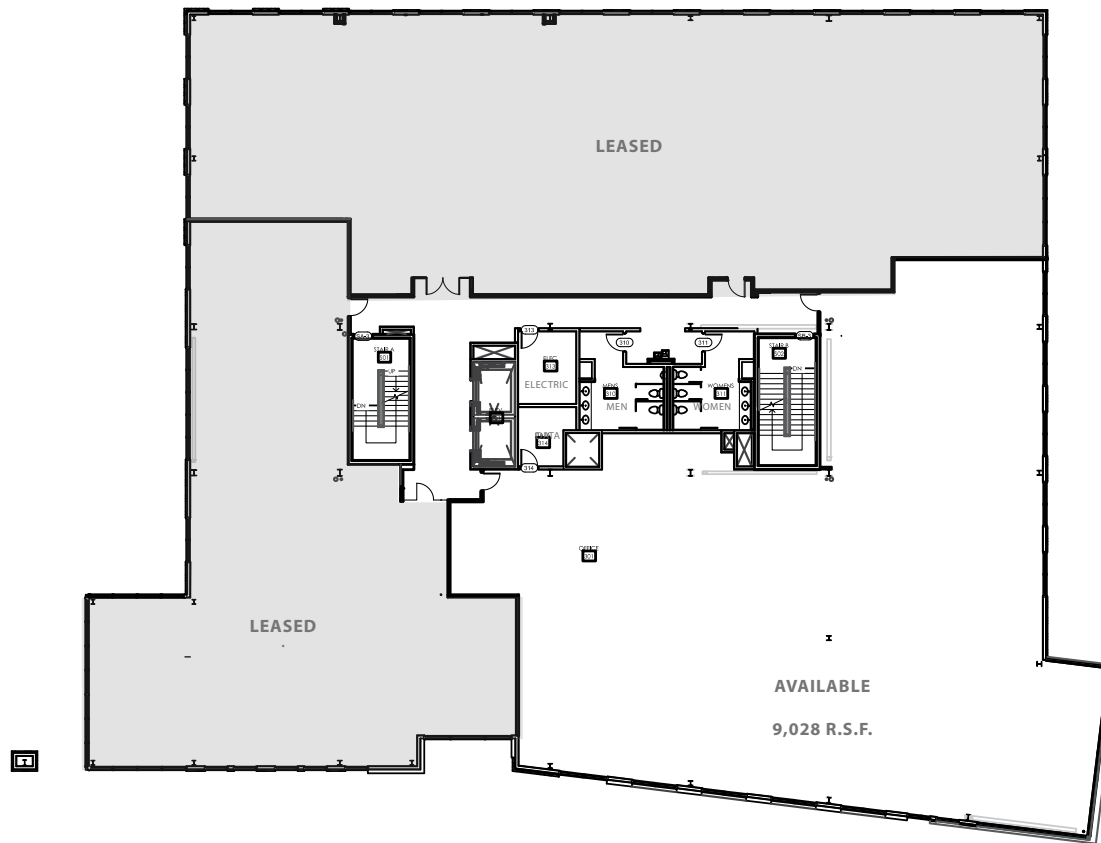


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### 2100 S Tryon St 3rd Floor Office

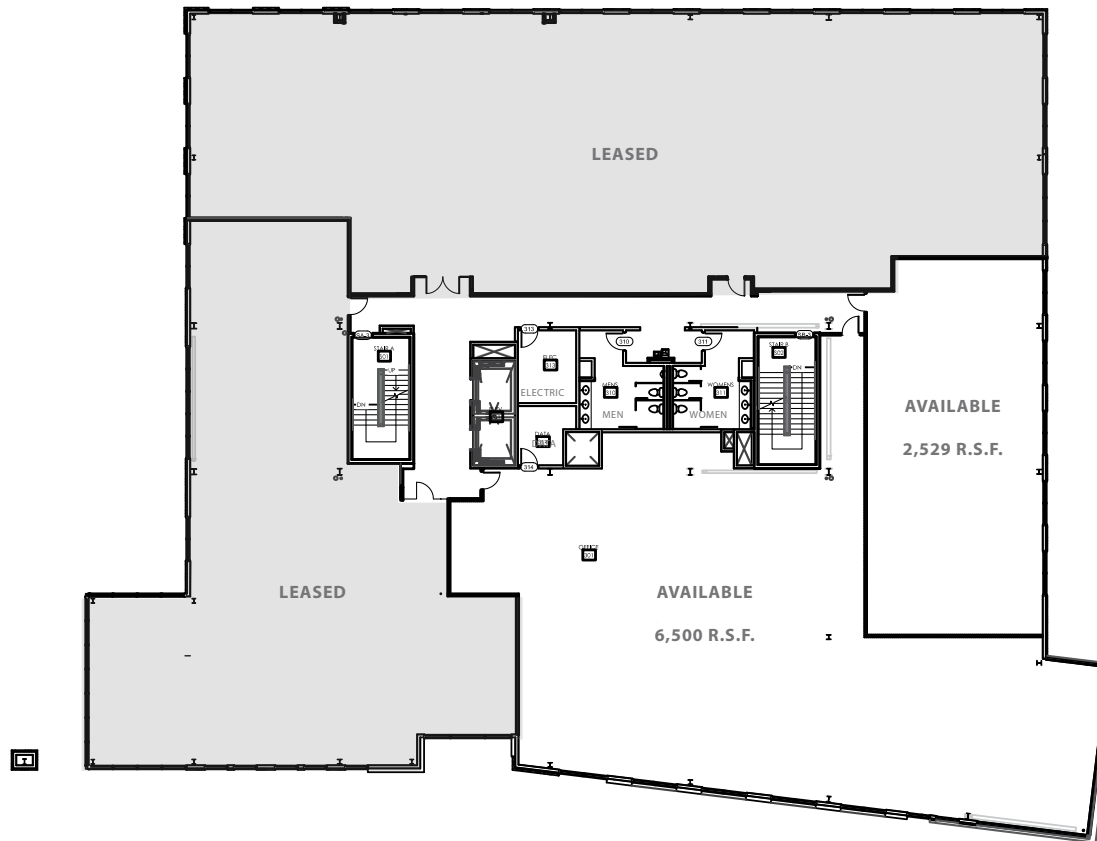
### Test Fit



THIRD FLOOR LEASING PLAN  
Scale : 1/16" = 1'-0"

### 2100 S Tryon St 3rd Floor Office

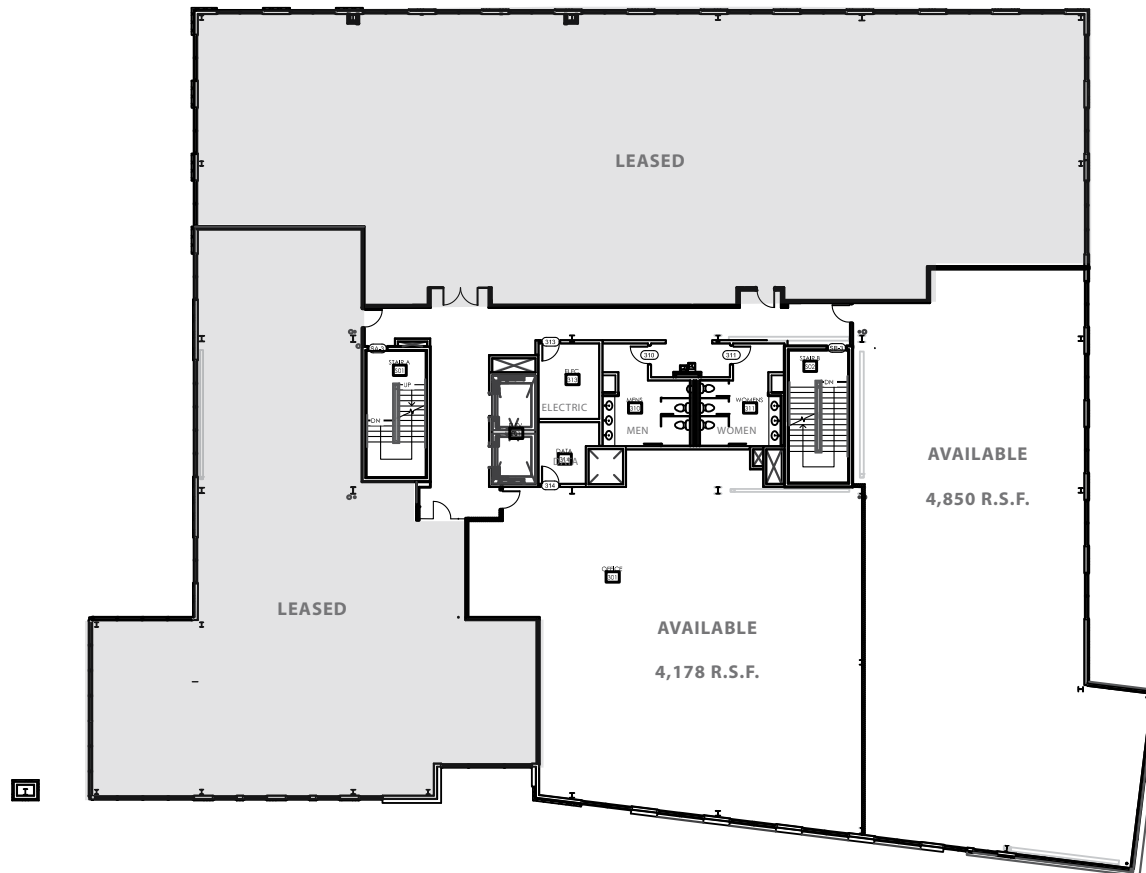
### Test Fit



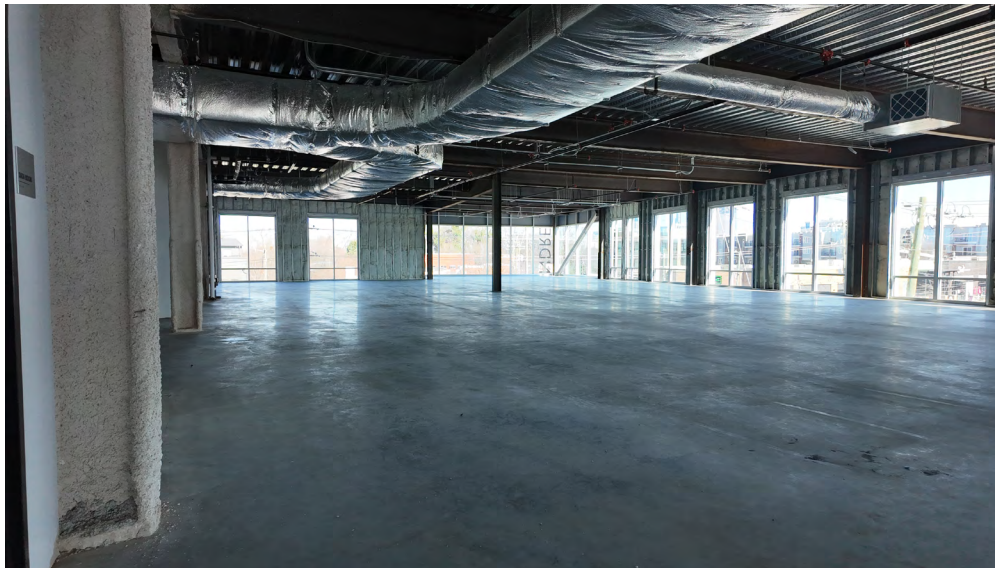
THIRD FLOOR LEASING PLAN  
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## 2100 S Tryon St 3rd Floor Office

## Test Fit



THIRD FLOOR LEASING PLAN  
Scale : 1/16" = 1'-0"



## 2100 S TRYON



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## South End Retail Map



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## South End Multifamily Map



#	MULTIFAMILY	YEAR	UNITS
1	704 at The Quarter	2024	307
2	The Raven	2023	261
3	West Tremont	Construction	157
4	Everly	2024	253
5	The Penrose	2018	350
6	Tremont Station TH	2022	103
7	Tremont Alley	Proposed	310
8	Ashton South End	2008	310
9	Tremont & South Blvd	Proposed	300
10	The Campbell	2024	117
11	The Atherton	2019	346
12	Linea	2025	370
13	Courtland South End	2009	331
14	Camden Southline	2015	266
15	Hanover South End	2025	449
16	Hawkins Press	2024	426
17	Avalon South End	2020	265
18	2401 Distribution St	Proposed	410
19	2500 Distribution St	Proposed	330
20	The Blvd at Broadstone	2024	283
21	Selene at Southline	2017	300
22	Maddox South End	2019	200
23	Bradham at New Bern	2019	432
24	Brookhill Village	Construction	482
25	2101 S Tryon	Construction	291

### DRIVE TIMES

**UPTOWN CHARLOTTE**  
10 mins - 2.5 miles



3 mins - 1 mile

**CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT**  
12 mins - 7.6 miles



6 mins - 2 miles

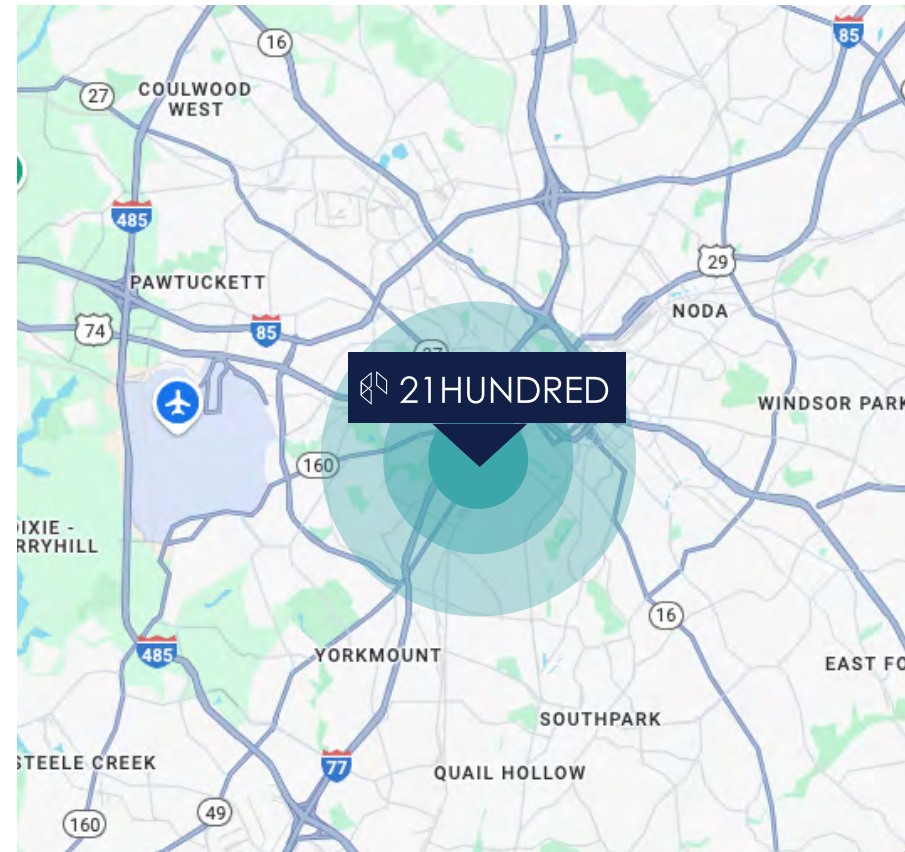


9 mins - 7 miles

TRAFFIC COUNTS	VPD		
S Tryon St	17,500		
Remount Rd	12,000		
South Blvd	21,500		

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	17,860	118,849	266,978
Projected Population (2027)	20,424	133,133	297,390
Median Age	36.5	36.5	36.5
Household Income	\$104,972	\$106,725	\$98,861
Median Home Value	\$424,545	\$388,785	\$346,968
Consumer Spending (per capita)	\$14,550	\$14,317	\$12,983
Employees	11,502	165,815	267,914
Businesses	1,447	15,843	25,312



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For more information  
please contact:

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2100 2100  
MEMBER CITY DESIGN  
ARCH DESIGN/DAVID

DO YOU  
RUMBLE?

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