



# 21HUNDRED

# SOUTH END



**2,296 SF**  
**- 4,152 SF**

2120 S Tryon St



**1,477 SF**

2100 S Tryon St

**Available  
For Lease**

**CHAPMAN CHASTAIN**

980.266.9292

chapman@ascent.re



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REAL ESTATE PARTNERS



# 2100 & 2120 S Tryon St

## PROPERTY DETAILS

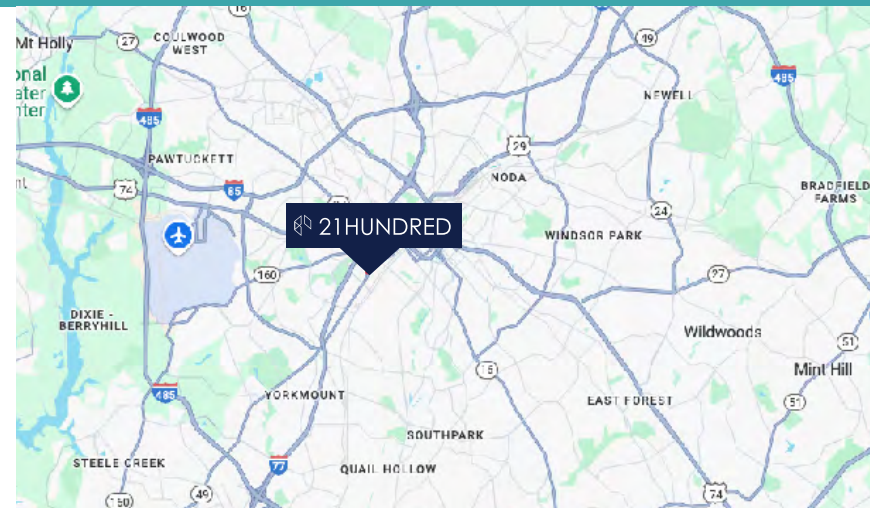
Multiple retail or office opportunities located along the rapidly developing Tremont Avenue and Toomey Avenue corridor, with excellent proximity to South Tryon Street, South Boulevard, and I-77. This area is experiencing significant investment, including the transformative Brookehill Estates development and the emerging Anthem District.

### 2100 S Tryon: 1,477 SF

- Available immediately
- Vanilla box condition
- Tenant has access to shared conference and lobby spaces
- Offers access to common area restrooms and shower
- Surface level parking available
- Call broker for pricing

### 2120 S Tryon: 2,296 - 4,152 SF

- Available immediately
- Cold dark shell condition offering unique mass timber features throughout
- Surface level parking available
- Features rooftop deck with opportunity to enclose
- Call broker for pricing

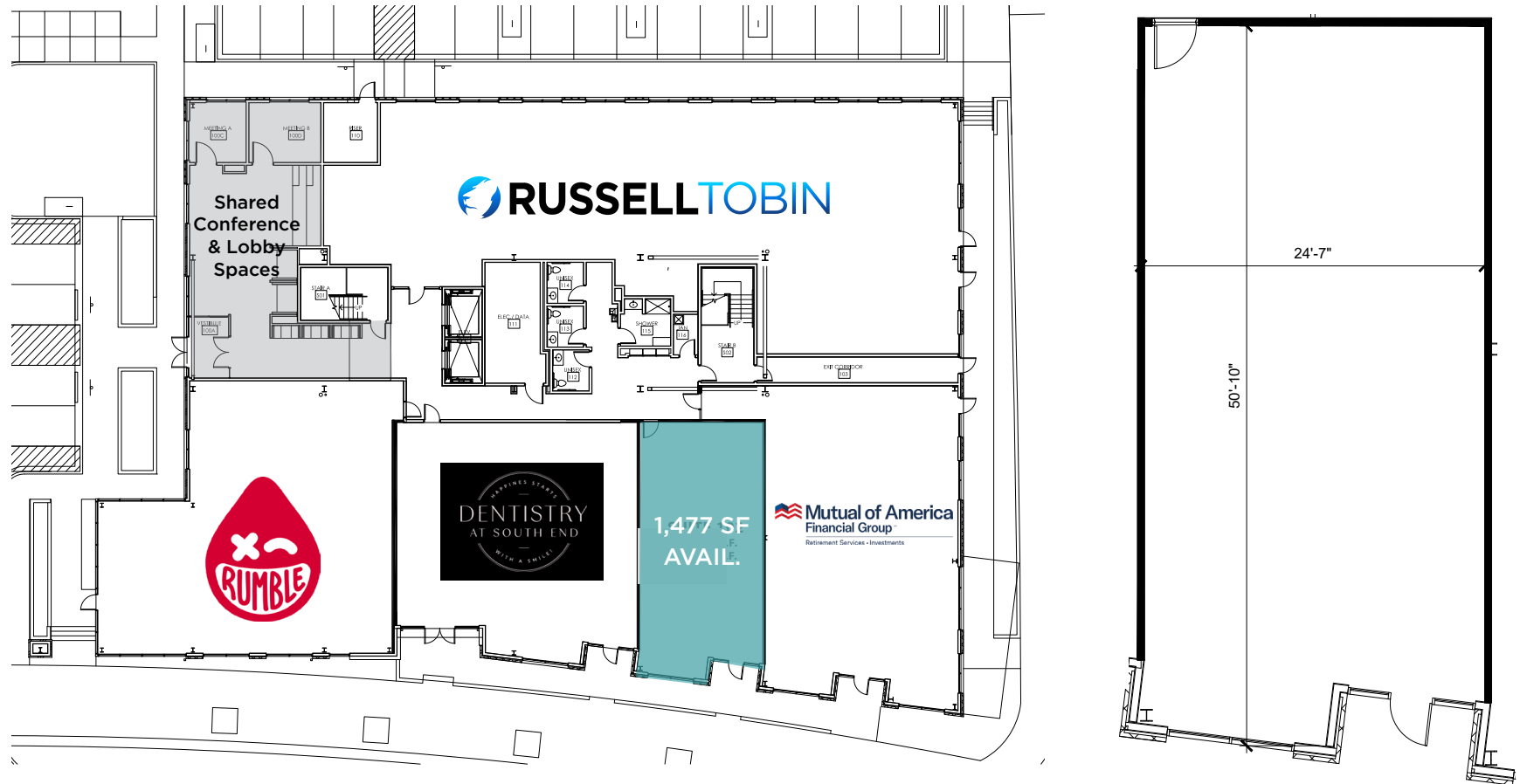


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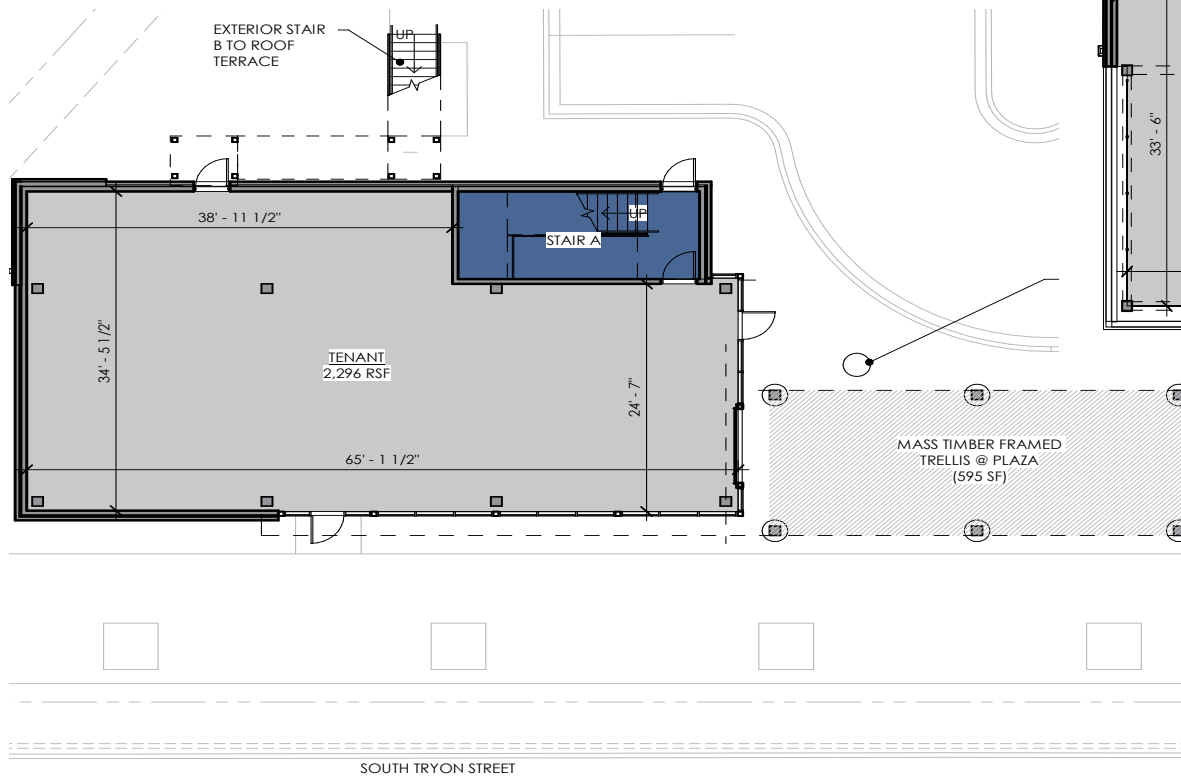
2100 S TRYON: 1,477 SF

FLOOR PLAN

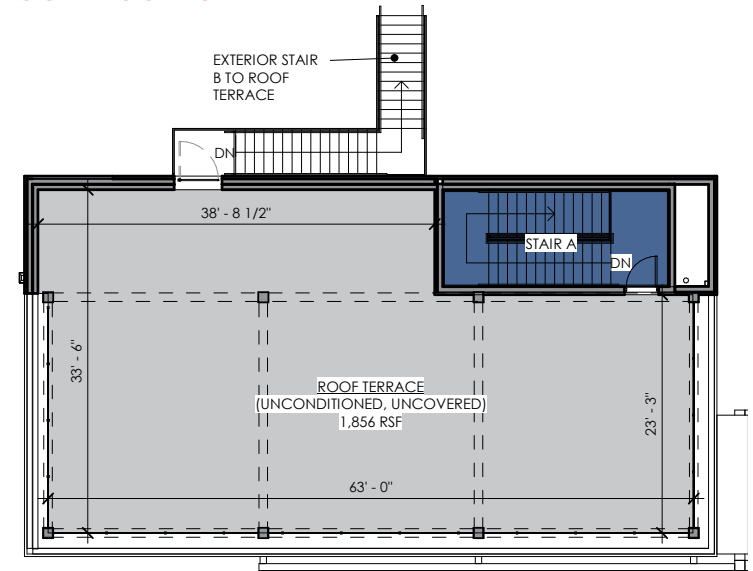


### 2120 S TRYON: 2,296 - 4,152 SF FLOOR PLAN

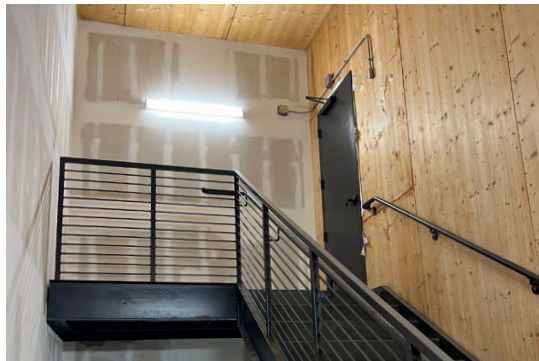
#### FIRST FLOOR



#### SECOND FLOOR: ROOFTOP



2120 S TRYON



2100 S TRYON



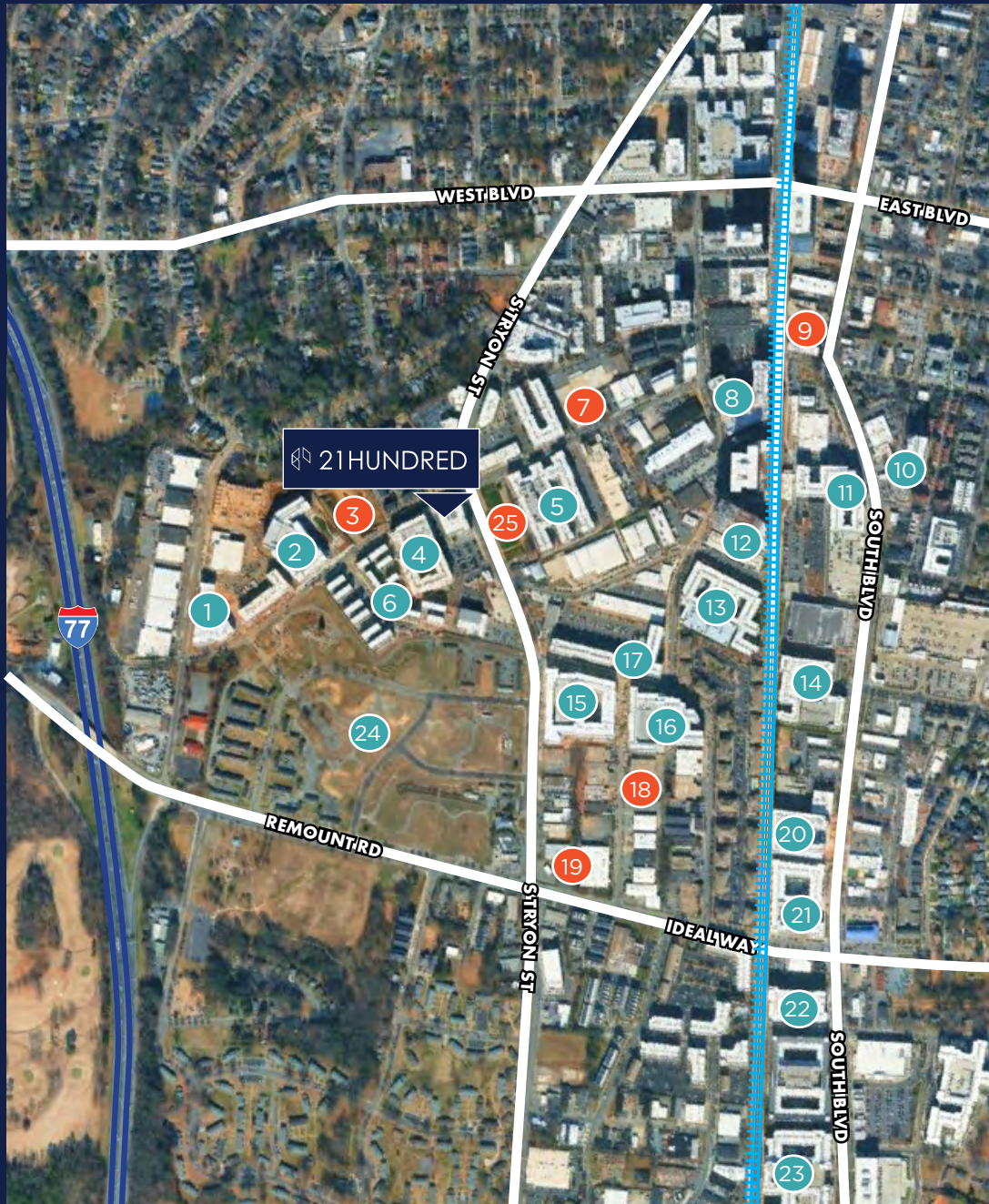


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## MULTIFAMILY MAP



#	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

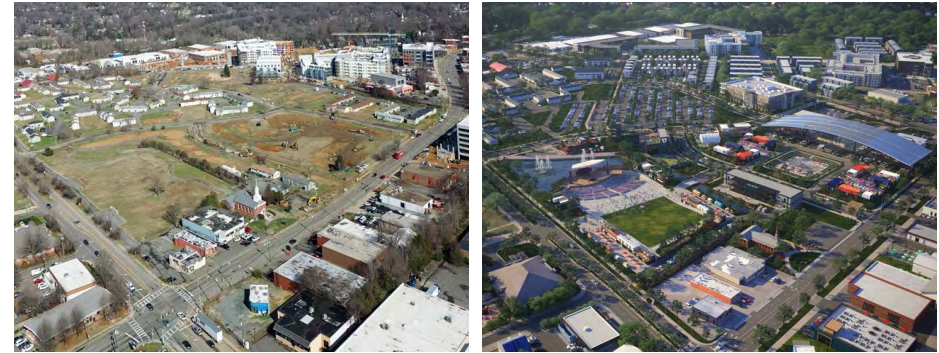
**Brookhill Village** is steeped in history and primed to be the next neighborhood hub, Brookhill Village will reinvigorate a once thriving community.

This site is a blank canvas for a communal vision. It will be a nexus for congregation and fellowship, with activities and attractions that will facilitate shoulder-to-shoulder and face-to-face interaction.

#### THE PROJECT FEATURES:

- Music Amplitheater
- Modular Retail
- Covered Market Place
- 600 Surface Spaces
- 74 Townhomes

Modular storefronts and food trucks will lend energy to a communal gathering space. A public market will provide opportunity for small businesses, from restaurants to artisans, specialty packaged foods, and more.



### ANTHEM DISTRICT


WHERE INNOVATION MEETS TRADITION

S TRYON STREET & REMOUNT ROAD | CHARLOTTE, NC 28203  
is poised to introduce a vibrant new retail and entertainment destination that reflects the historic character of the South End neighborhood. It is set to become a cornerstone of the neighborhood's continued growth and vibrancy.





### DRIVE TIMES

**UPTOWN CHARLOTTE**  
10 mins - 2.5 miles

 3 mins - 1 mile

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

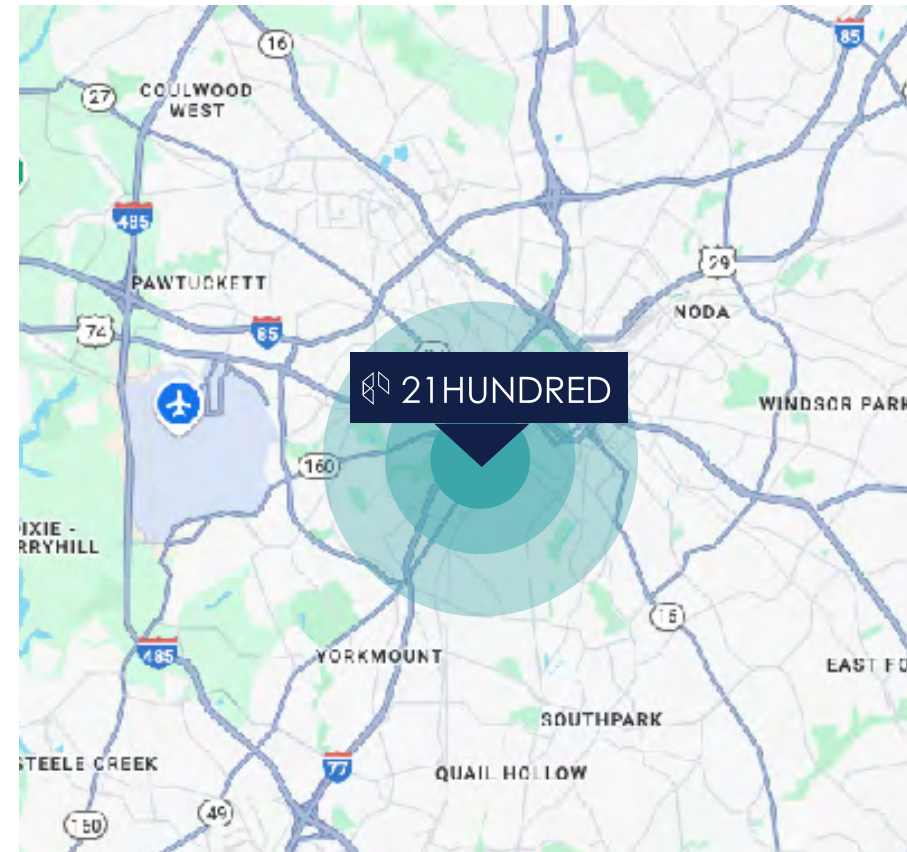
 6 mins - 2 miles

 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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**- 4,152 SF**

2120 S Tryon St

## 2100 & 2120 S Tryon St

for more information  
please contact:

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2100 2100  
MEMBER CITY DESIGN  
ARCH DESIGN/BRAD

DO YOU  
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