



FREESTANDING BUILDING

**FOR SALE
OR LEASE**

2524/2526 SOUTH TRYON STREET | CHARLOTTE

2524/2526 S. Tryon is a **rare opportunity** for an end user to lease or own in the heart of SouthEND, one of the fastest growing submarkets in the US. Ideal for growing businesses wanting to benefit from all that SouthEND has to offer (strong talent pool, accessibility, restaurants, shops, entertainment and more).

ZACH DANIEL, CCIM

c 704 560 1192

zdaniel@mecacommercial.com

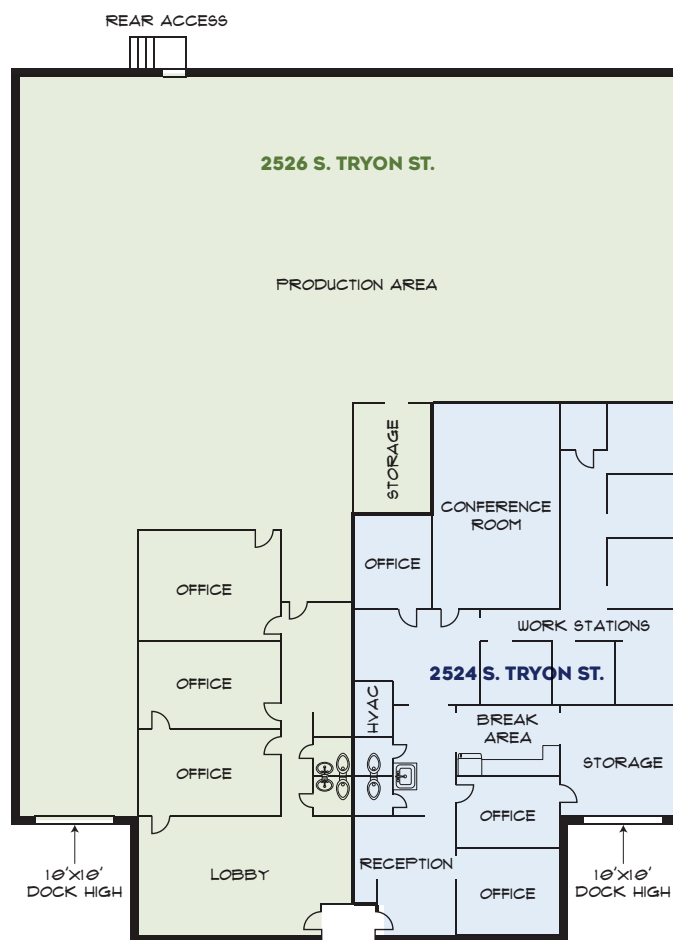
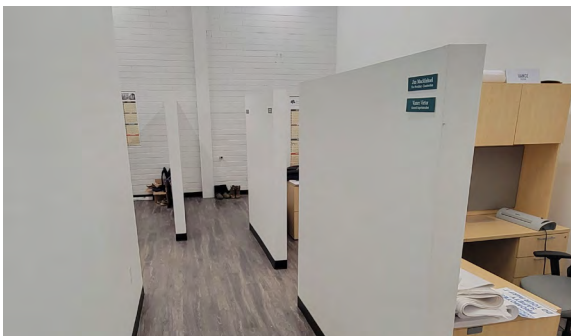
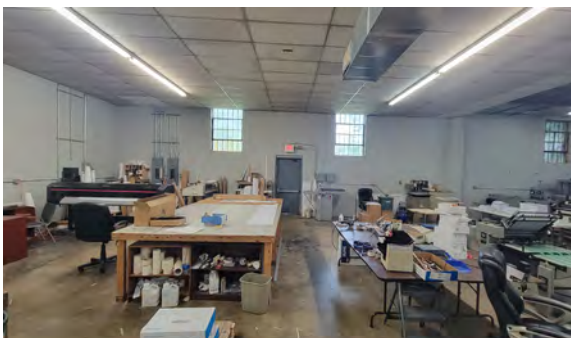
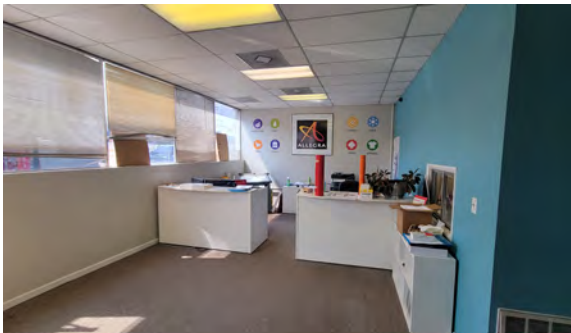
ROB PRESSLEY, CCIM

c 704 904 4053

rpressley@mecacommercial.com



MECA
COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

SF* - Building - 8,872 SF

ACREAGE* - 0.3415 (Lot dimensions 85' x 175')

PID - 119-054-04

YEAR BUILT - 1968

CLEAR HEIGHT -15' (13' 9" under deck)

DOCK DOORS - 2 (10' x 10')

ZONING - GC (General Commercial)

LIST PRICE

\$2,795,000

LEASE RATE

\$20/SF NNN

HIGHLIGHTS

- Rare adaptive reuse opportunity in Heart of SouthEND
- Surrounded by new developments
- Excellent opportunity for office, retail, showroom, brewery or restaurant
- Great accessibility to I-77, Charlotte CBD, Airport
- New roof and improvements beginning Oct 2024

AVAILABILITY

2524 S. TRYON

- 2,535 SF
- Reception, 3 private offices, conference room, 6 workstations, breakroom, storage, 2 bathrooms
- Available July 1, 2026

2526 S. TRYON

- 6,337 SF
- Lobby/reception, 3 private offices, production area, 2 bathrooms
- 100% Conditioned
- Available January 1, 2026



ZACH DANIEL, CCIM

c 704 560 1192

zdaniel@mecacommercial.com

ROB PRESSLEY, CCIM

c 704 904 4053

rpressley@mecacommercial.com

MECA Commercial Real Estate
2216 Monument Street
Charlotte, NC 28208
704 971 2000

© 2025 Metro Realty, LLC. All rights reserved. Metro Realty, LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act.

*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.

mecacommercial.com



MECA
COMMERCIAL REAL ESTATE



2524/2526 S. TRYON STREET, CHARLOTTE 3

SOUTHEND STATS

17,000

DAYTIME
EMPLOYEES

1.9M

SF RETAIL WITH
ADDITIONAL 500K IN
DEVELOPMENT

500

HOTEL ROOMS IN
DEVELOPMENT

4.5M

SF OFFICE SPACE WITH
ADDITIONAL 1M SF IN
PIPELINE

12,500+

RESIDENTS

8,000

MF UNITS WITH 3,700 UNITS
IN DEVELOPMENT