



OFFICE/RETAIL/SHOWROOM SPACES | FOR LEASE

2524 & 2526 SOUTH TRYON STREET | CHARLOTTE

Rare adaptive reuse retail opportunity adjacent to the Master Planned Brookhill Village and The Anthem District — two of South End's largest experiential developments driving major entertainment and lifestyle traffic. A rare opportunity for visionary operators to establish a flagship presence in one of Charlotte's fastest-evolving districts.

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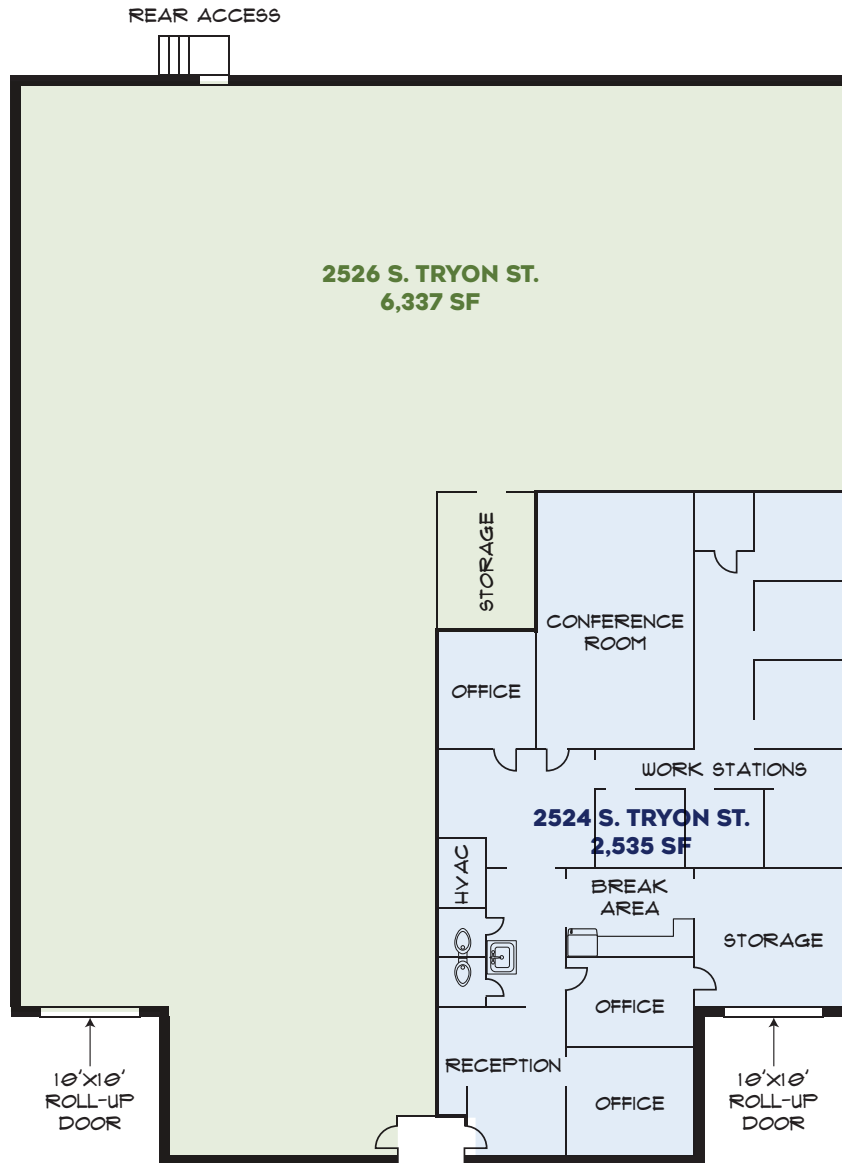
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MECA
COMMERCIAL REAL ESTATE

EXISTING FLOOR PLAN



PROPERTY INFORMATION

SF

±8,872 SF with the possibility to demise into units of different size: 2,500 SF; 4,500 SF; 6,300 SF; 8,872 SF

FEATURES

- Clear height: 15' (13' 9" under deck)
- (2) Roll-up doors 10'x10' currently dock-high, but planned on bringing to street level
- 10+ parking spaces
- New roof 2025

AVAILABILITY - Immediately

TRAFFIC - 20,600 AADT (2024, NCDOT)

ZONING - GC (General Commercial)

LEASE RATE - Contact Broker



Adjacent to Monday Night Brewing and Hanover South End Apartments, The Anthem District will transform nine buildings into a highly walkable entertainment and retail destination. Developed by The Providence Group, this adaptive-reuse district is reshaping South Tryon into one of Charlotte's most dynamic lifestyle corridors, featuring a planned live-music venue and multiple bars and restaurants. The result is a vibrant, pedestrian-oriented environment centered around dining, entertainment, nightlife, and outdoor gathering spaces.



9 Standalone Retail Buildings (7 leased)



Planned Live Music Venue



New 449 Hanover Apartment Units



32,000+ SF of retail



Walkable Dining + Nightlife Environment



42-ACRE MIXED-USE REDEVELOPMENT



-  Putt-Putt Golf
-  Festival & Event Lawn
-  Food Truck + Market Space
-  Boutique Retail + Hospitality
-  Short-Term Rental Component

Brookhill Village, a 42-acre mixed-use redevelopment by Griffin Brothers Companies, is transforming the area behind the property into a highly activated lifestyle and entertainment destination. Plans include a Botanical Garden/Wellness tenant, putt-putt golf, festival and event lawns, boutique retail, hospitality concepts, food truck and market spaces, and short-term rental components — creating a dynamic, experience-driven environment designed to attract constant daytime and evening traffic.

Together, Brookhill Village and The Anthem District are transforming this stretch of South Tryon into what is poised to become one of Charlotte's most dynamic retail, hospitality, and entertainment corridors over the next decade. Massive investment, experiential concepts, new residential density, nightlife, and walkable social environments are converging to create a rare first-mover opportunity for visionary operators seeking to establish a flagship presence before the market fully matures. Very few opportunities remain in South End where a business can position itself at the center of an emerging district before values, rents, and competition accelerate. 2524 S. Tryon offers the chance to become part of the identity of Charlotte's next major destination — not simply lease space within it.



	1 MILE	3 MILES	5 MILES
2025 Population	19,183	129,438	271,396
2025 Households	10,379	66,286	129,141
2025 Average HH Income	\$164,852	\$159,274	\$150,613
Annual growth (2025-2030)	2.1%	2.0%	1.9%

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