



**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).

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## 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**

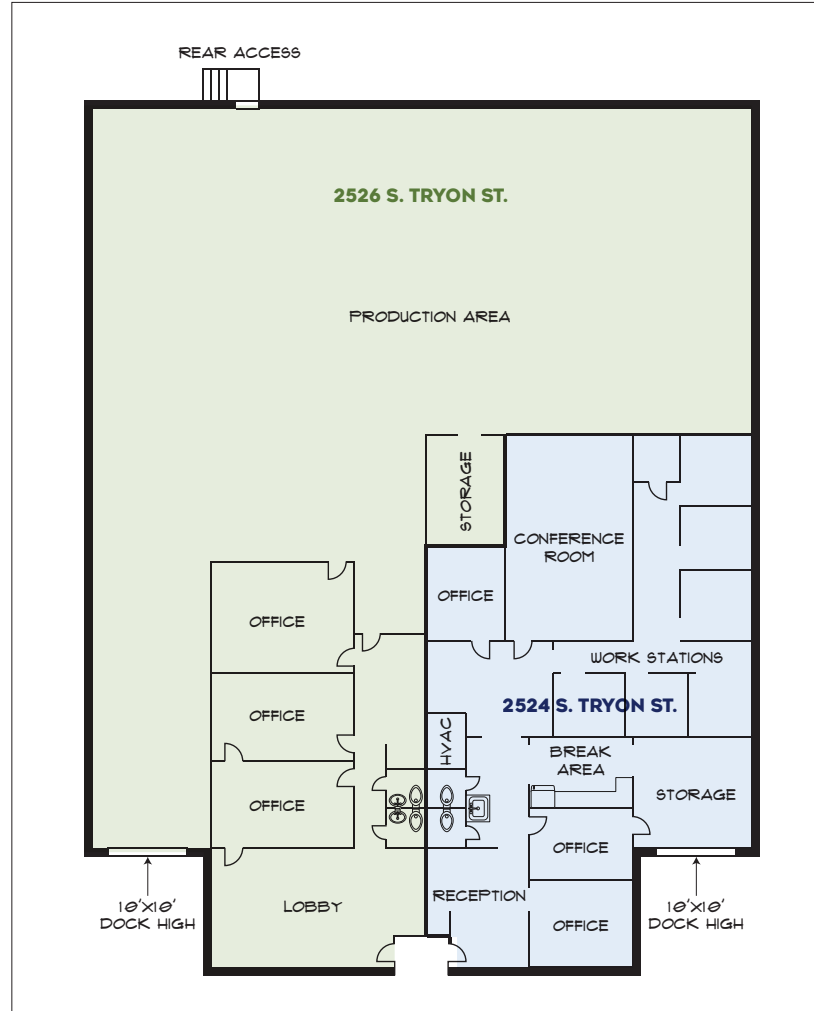
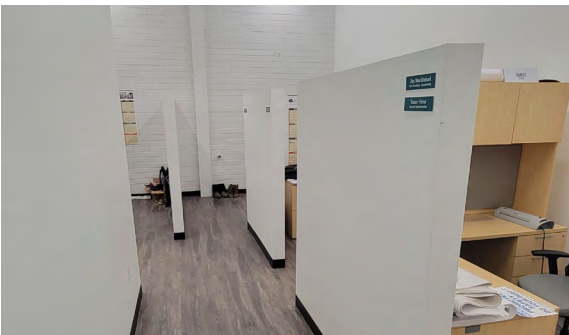
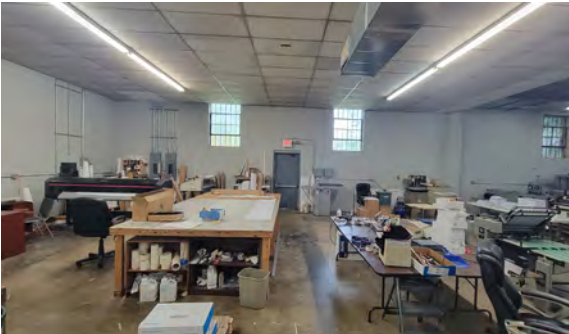
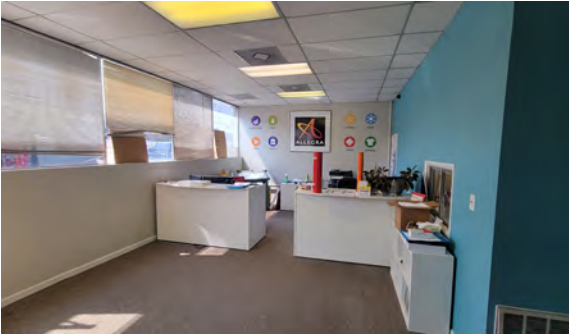
\$2,795,000

**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 February 2024

### 2526 S. TRYON

- 6,337 SF
- Lobby/reception, 3 private offices, production area, 2 bathrooms
- 100% Conditioned
- Available 90 days from lease





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\*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.

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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

