

Anthem

CLT DISTRICT NC

WHERE INNOVATION MEETS TRADITION



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S TRYON STREET & REMOUNT ROAD | CHARLOTTE, NC 28203



THE
PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



ANTHEM DISTRICT is poised to introduce a vibrant new retail and entertainment destination that reflects the historic character of the South End neighborhood.



01 1,284 SF <i>2535 S Tryon St</i>	04 7,843 SF <i>2513 S Tryon St</i>	07 4,519 SF <i>2429-A S Tryon St</i>
02 Leased <i>316 Remount Rd</i>	05 4,335 SF <i>2510 S Tryon St</i>	08 Leased <i>2429 S Tryon St</i>
03 10,034 SF <i>2519 S Tryon St</i>	06 4,943 SF <i>2511 S Tryon St</i>	09 Future Development

SOUTH END

SOUTH END is a vibrant and trendy neighborhood located just south of Uptown Charlotte. Formerly an industrial corridor, the area has undergone significant revitalization making it today the central hub in Charlotte for breweries, specialty retail, trendy restaurants, and entertainment destinations. There's a creative and innovative culture that runs through the area, playing a significant role in attracting a vibrant community of residents, workers, and visitors. Accessed by South Boulevard and South Tryon Street, South End is ideally situated along the Charlotte Light Rail System and the Rail Trail that provides connectivity to the neighborhood while also being pedestrian and bike-friendly.

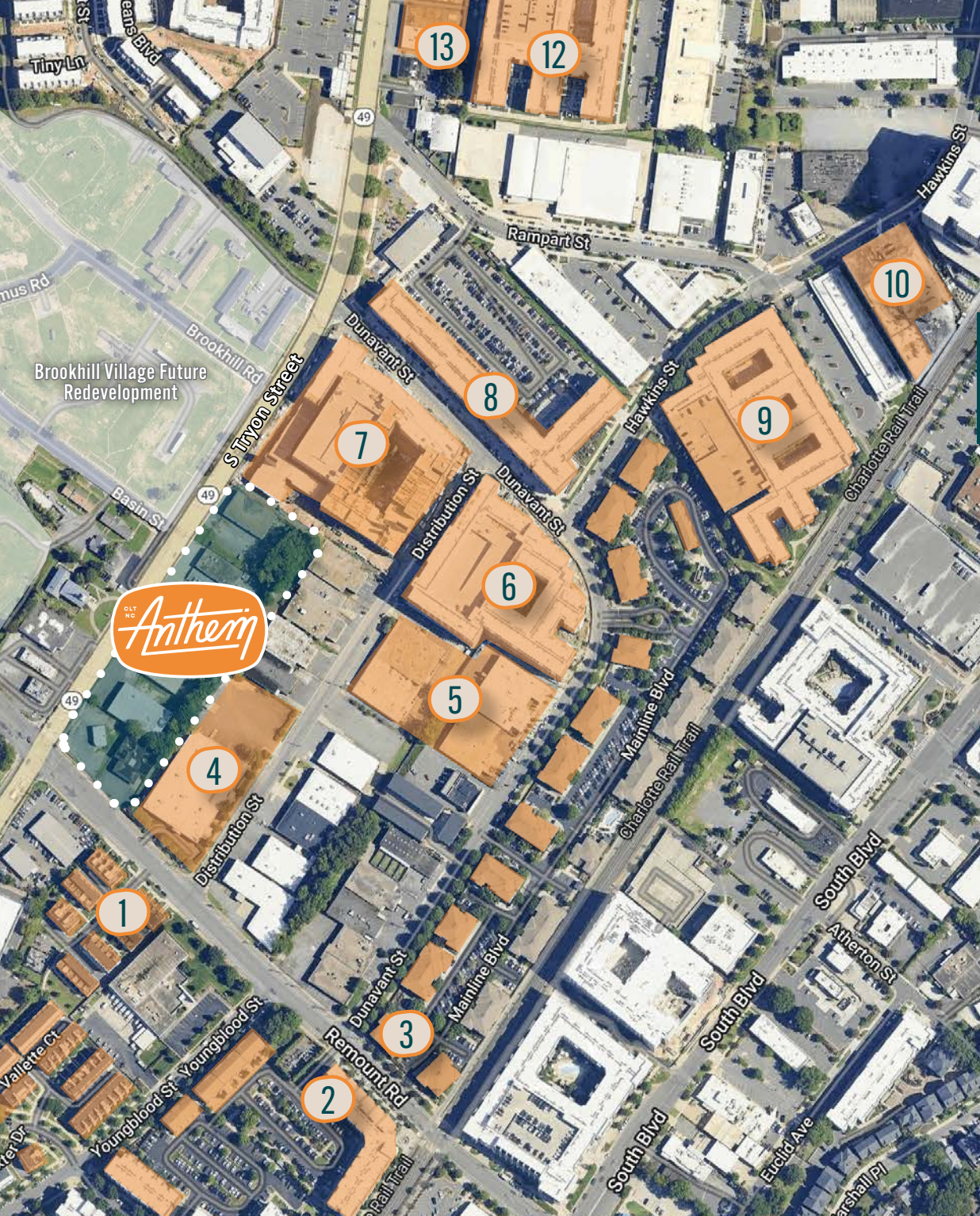


GOLDEN COW CREAMERY | SCRATCH-MADE ICE CREAM



MONDAY NIGHT BREWING | TAPROOM AND RESTAURANT

A sought after and rapidly changing neighborhood, South End continues to grow in popularity for both office space and livability. South End's proximity to Uptown Charlotte and major highways, along with its thriving economy, make it a prime spot for major employers and entrepreneurs expanding their footprints. The neighborhood is one of the two submarkets in the U.S. to have doubled its high-end office space since 2018. Major corporations like Allstate, Lowe's, USAA, TTX and Lending Tree have expanded South End's vertical footprint with office towers like The Railyard, Lowe's Global Technology Tower, The Line and Vantage South End.



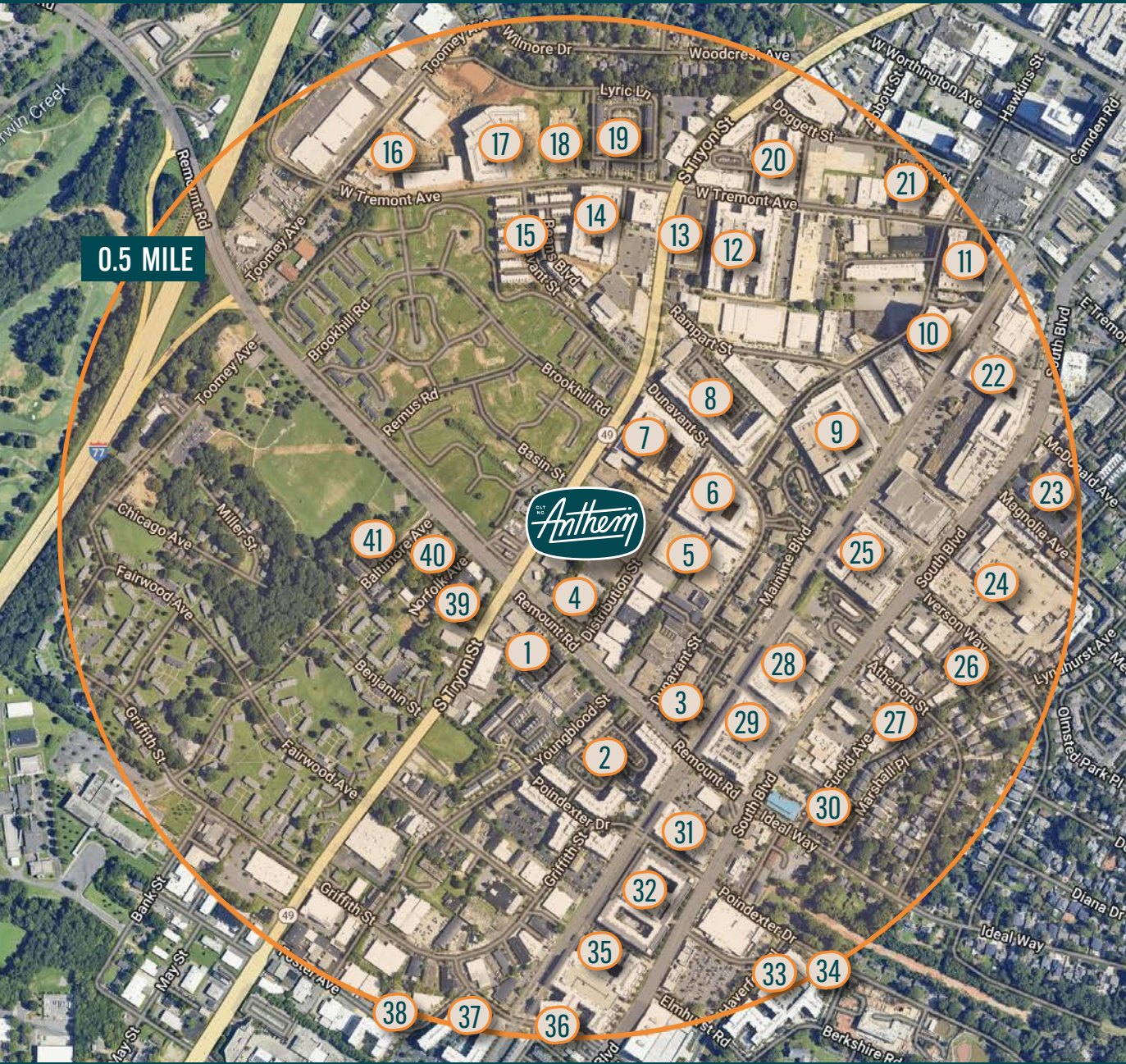
ANTHEM DISTRICT in South End Charlotte is set to become a cornerstone of the neighborhood's continued growth and vibrancy.

SITE	PROJECT	# UNITS	STATUS
1	SouthPoint at South End	86	Existing
2	Silos South End	390	Existing
3	Junction 1504	281	Existing
4	2500 Distribution	330	Proposed
5	2401 Distribution	410	Proposed
6	Hawkins Press	426	Existing
7	Hanover South End	449	Existing
8	Avalon South End	265	Existing
9	Cortland South End	331	Existing
10	Linea South End	370	Existing
11	The Penrose	350	Existing
12	Ashton South End	310	Existing
13	Portman South End	284	Proposed

4,282 SURROUNDING RESIDENTIAL UNITS

TOTAL RESIDENTIAL UNITS: 8,927 within 0.5 mile

Total Existing Residential Units: 7,446 | Total Proposed Residential Units: 1,481



11,169 Residential Population (assumes 1.5 persons per unit)

SITE	PROJECT	TYPE	# UNITS	STATUS
1	SouthPoint at South End	Townhomes	86	Existing
2	Silos South End	Apartments	390	Existing
3	Junction 1504	Apartments	281	Existing
4	2500 Distribution	Apartments	330	Under Contract
5	2401 Distribution	Apartments	410	Under Contract
6	Hawkins Press	Apartments	426	Existing
7	Hanover South End	Apartments	449	Existing
8	Avalon South End	Apartments	265	Existing
9	Cortland South End	Apartments	331	Existing
10	Linea South End	Apartments	370	Existing
11	Ashton South End	Apartments	310	Existing
12	The Penrose	Apartments	350	Existing
13	Portman South End	Apartments	284	Owned - Planning
14	The Everly	Apartments	253	Existing
15	Tremont Station	Townhomes	103	Existing
16	704 At the Quarter	Apartments	306	Owned - Planning
17	Raven South End	Apartments	261	Existing
18	510 W. Tremont	Apartments	151	Owned - Planning
19	Tremont Square	Townhomes	81	Existing
20	Ava South End	Apartments	164	Existing
21	Helix South End	Townhomes	29	Existing
22	The Atherton	Apartments	346	Existing
23	Village at South End	Apartments	113	Existing
24	Magnolia Townhomes	Townhomes	33	Existing
25	Camden Southline	Apartments	266	Existing
26	Iverson Way Townhomes	Townhomes	24	Existing
27	Dilworth South Condos	Apartments	48	Existing
28	The Boulevard	Apartments	283	Existing
29	Selene at Southline	Apartments	300	Existing
30	Euclid/Marshall Place	Townhomes	18	Existing
31	Maddox South End	Apartments	200	Existing
32	MAA Reserve	Apartments	353	Existing
33	The Edge South End	Apartments	263	Existing
34	The Brinkley at the Edge	Apartments	150	Existing
35	Bradham Apartments	Apartments	432	Existing
36	New Bern Station	Townhomes	41	Existing
37	Fountains South End	Apartments	208	Existing
38	Foster Flats	Apartments	113	Existing
39	SouthPoint at South End	Townhomes	53	Existing
40	South End Terraces	Townhomes	33	Existing
41	South End Terraces (2)	Townhomes	20	Existing



MONDAY NIGHT BREWING

Hanover South End
449 Units

The Line
285K SF Office
30K SF Retail

Linea South End
20K SF Retail
370 Units

Hawkins Press
426 Units

2500 Distribution
330 Units (Proposed)

2401 Distribution
410 Units (Proposed)

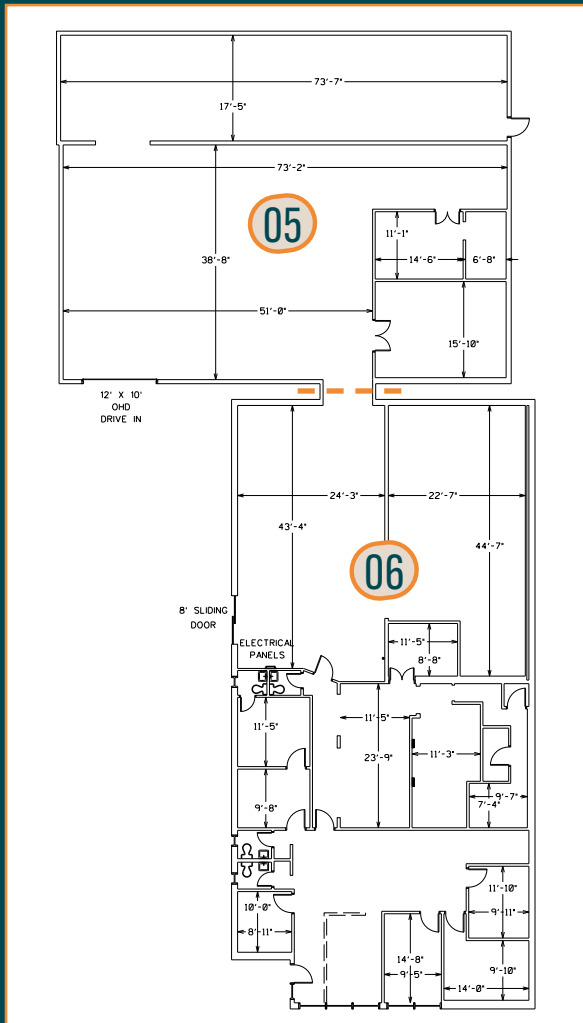
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FLOOR PLANS BY BUILDING | ADAPTIVE REUSE LEASE OPPORTUNITIES

05

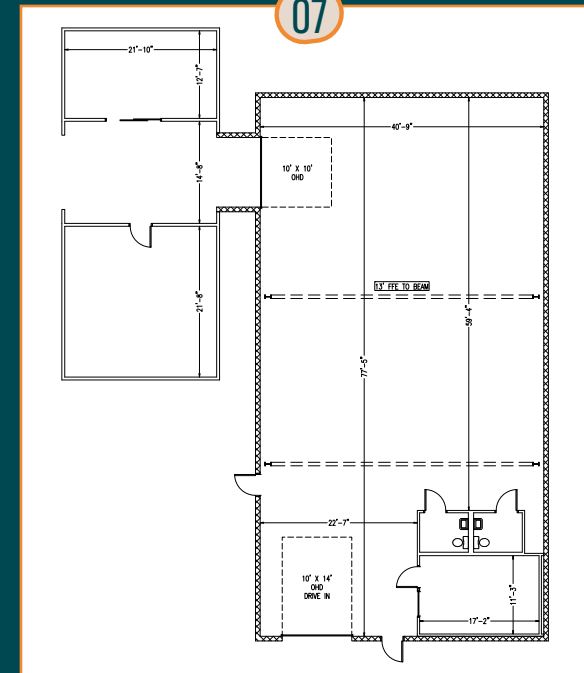
2510 S TRYON ST
4,335 SF



06

2511 S TRYON ST
4,943 SF

07



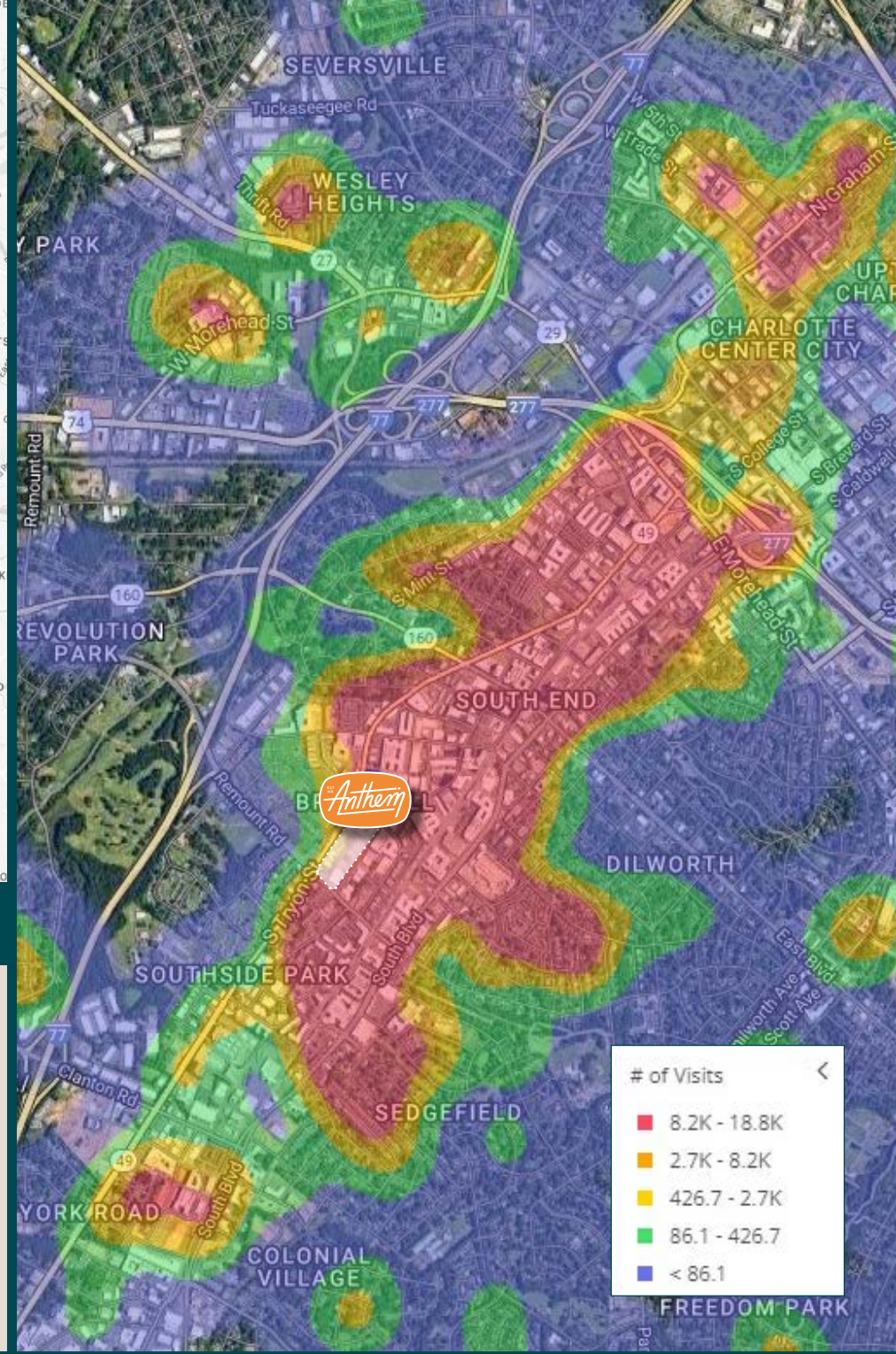
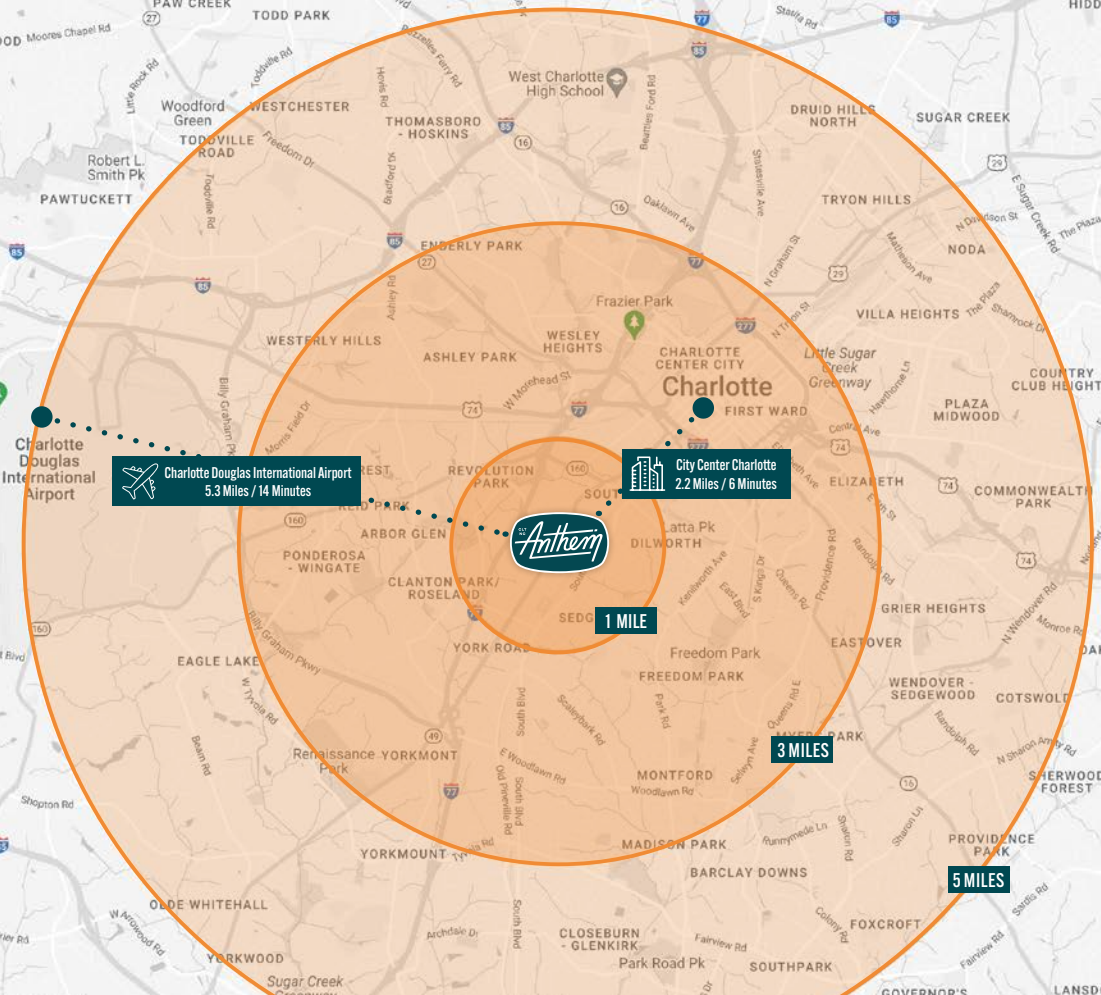
2429-A S TRYON ST
4,519 SF

08



2429 S TRYON ST
Leased

*Can be Leased Separately or Combined for 9,301 SF



WHERE INNOVATION MEETS TRADITION

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	17,010	120,390	258,989
Average HH Income	\$155,203	\$154,563	\$151,418
Households	9,460	62,707	124,417
Daytime Population	12,508	138,713	234,904

Anthem

CLT DISTRICT NC



**THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

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