Anthem

CLT **DISTRICT** NC

REDEFINING SOUTH END'S URBAN EDGE

PROPERTY VIDEO

S TRYON STREET & REMOUNT ROAD | CHARLOTTE, NC 28203



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

CLT NC Anthem

ANTHEM DISTRICT transforms a row of industrial buildings into a lively gathering place for Charlotte's retro contemporary culture — a destination built for experience-driven retail and hospitality to thrive at a walkable South End address.



01	At Lease *2535 S Tryon St*	04	7,843 SF *2513 S Tryon St*	07	4,519 SF *2429-A S Tryon St*
02	Leased *316 Remount Rd*	05	At Lease *2510 S Tryon St*	08	Leased *2429 S Tryon St*
03	Leased *2519 S Tryon St*	06	4,943 SF *2511 S Tryon St*	09	Under LOI *0.74 Ac*

SOUTH END

Maybe it's the location that brings people together,
that inspires *creativity*, and that nurtures *culture*.
Or maybe it's just the *attitude*.
But whether it's for fun or work or both,
it's the neighborhood where anything is possible and good ideas thrive.



MONDAY NIGHT BREWING | TAPROOM AND RESTAURANT



DISTRO BEER HUB | CRAFT BEER DESTINATION

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.



Brookhill Village Future Redevelopment

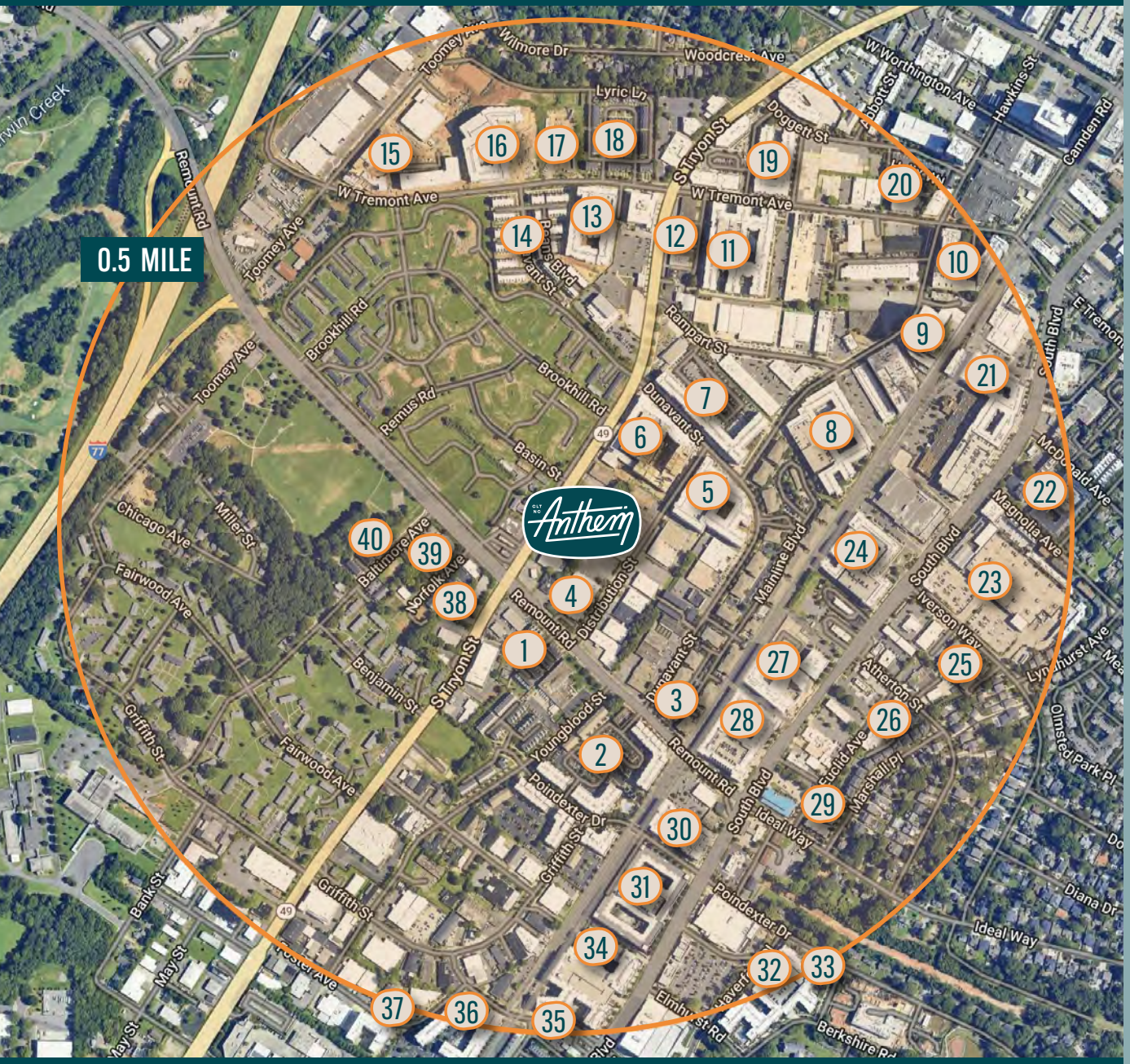
ANTHEM DISTRICT in South End Charlotte is set to become a cornerstone of the neighborhood's continued growth and vibrancy.

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	Hawkins Press	426	Existing
6	Hanover South End	449	Existing
7	Avalon South End	265	Existing
8	Cortland South End	331	Existing
9	Linea South End	370	Existing
10	The Penrose	350	Existing
11	Ashton South End	310	Existing
12	Portman South End	284	Proposed

3,872 SURROUNDING RESIDENTIAL UNITS

TOTAL RESIDENTIAL UNITS: 8,517 within 0.5 mile

Total Existing Residential Units: 7,446 | Total Proposed Residential Units: 1,071



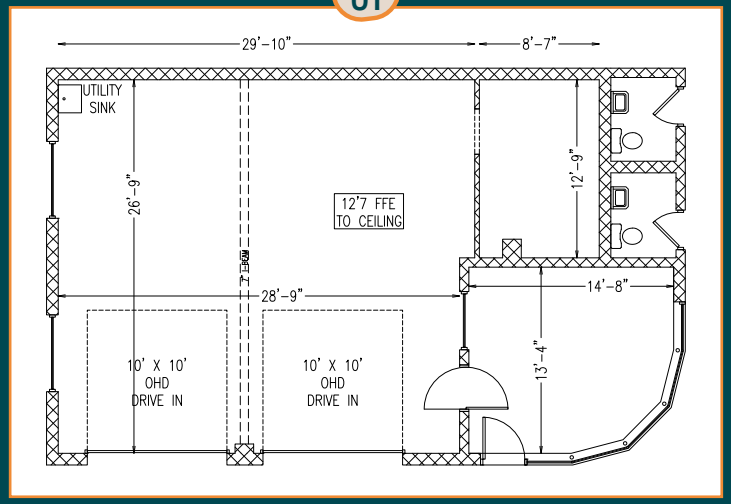
11,169 Residential Population (assumes 1.5 persons per unit)

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


The Line
285K SF Office
30K SF Retail
Linea South End
20K SF Retail
370 Units
Hawkins Press
426 Units
2401 Distribution
410 Units (Proposed)
2500 Distribution
330 Units (Proposed)
Monday Night Brewing
Hanover South End
449 Units
distro beer
Brookhill Village Future Redevelopment
S Tryon Street
Remount Road
01 At Lease
2535 S Tryon St
02 Leased
316 Remount Rd
03 Leased
2519 S Tryon St
04 7,843 SF
2513 S Tryon St
05 At Lease
2510 S Tryon St
06 4,943 SF
2511 S Tryon St
07 4,519 SF
2429-A S Tryon St
08 Leased
2429 S Tryon St
09 Under LOI

FLOOR PLANS BY BUILDING | ADAPTIVE REUSE LEASE OPPORTUNITIES

01



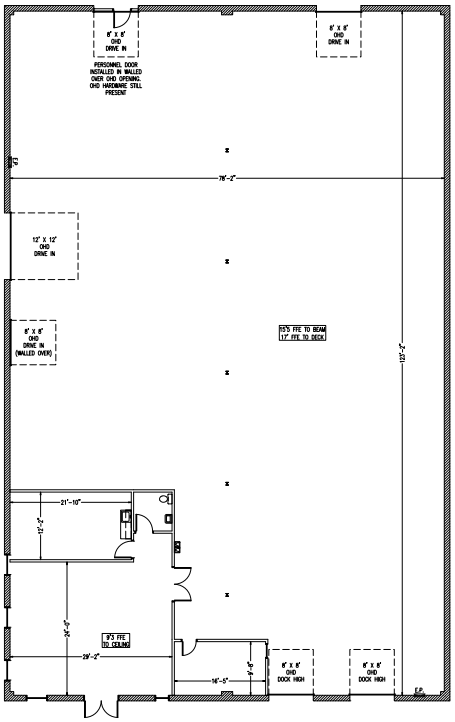
2535 S TRYON ST
Negotiating Lease

02

EVENT MASTERZ
SOUND, STAGE, LIGHTING, AND MORE...

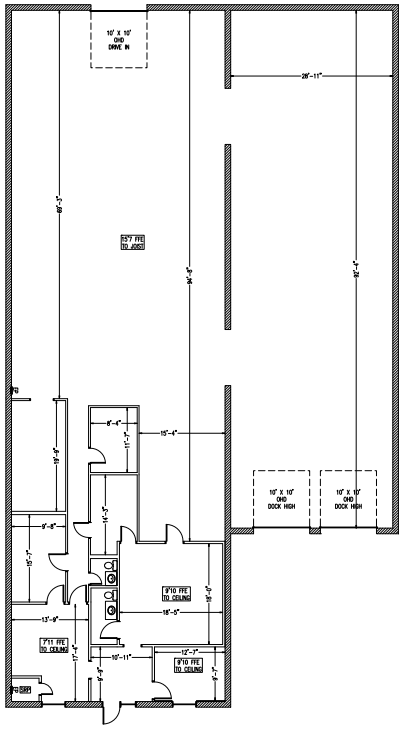
316 REMOUNT RD
Leased

03



2519 S TRYON ST
Leased

04



2513 S TRYON ST
7,843 SF

FLOOR PLANS BY BUILDING | ADAPTIVE REUSE LEASE OPPORTUNITIES

05

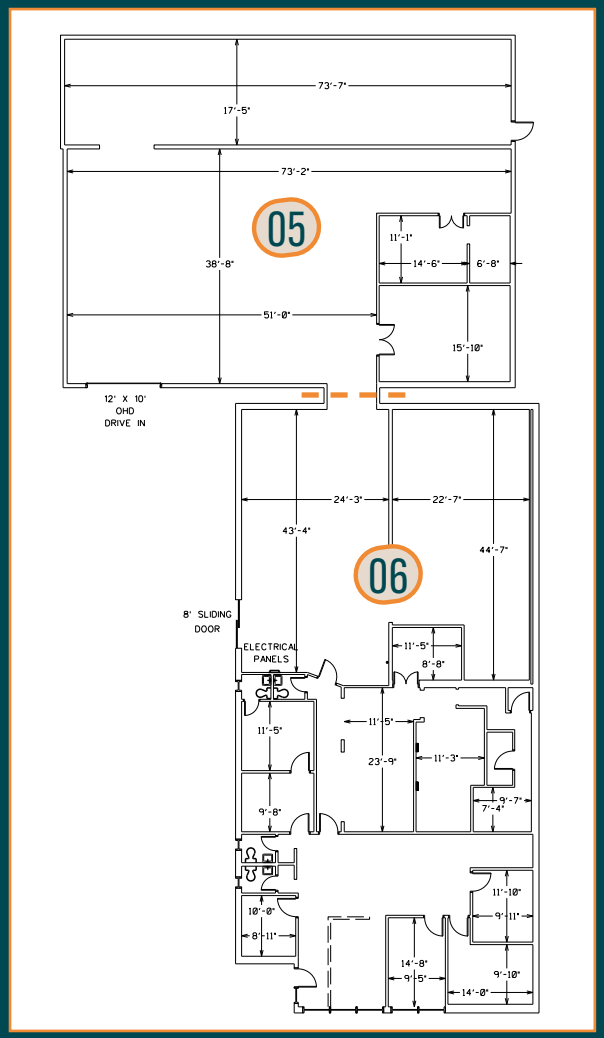
2510 S TRYON ST

Negotiating Lease

06

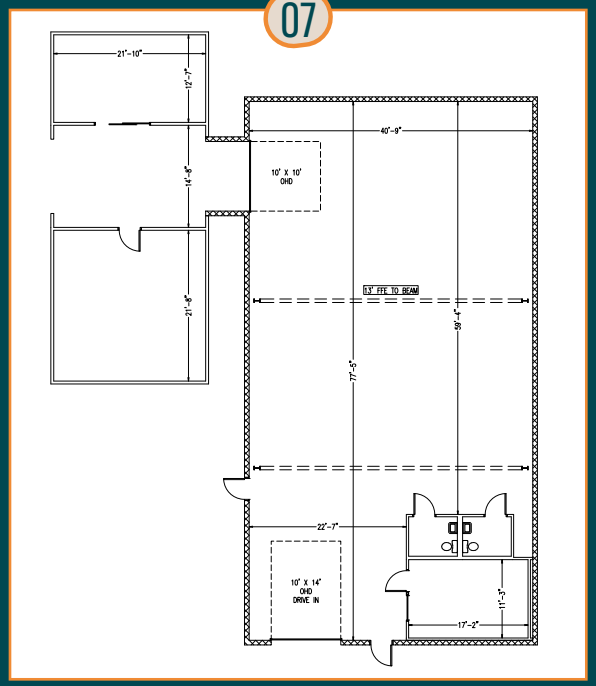
2511 S TRYON ST

4,943 SF



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

07



2429-A S TRYON ST

4,519 SF

08

2429 S TRYON ST

Leased


The Quarter
61K SF Adaptive Reuse
325 Units
Tremont 300 Units
West Tremont 200 Units
Tremont Townhomes 74 Units
Tremont Station 103 Townhomes
Everly 250 Units
2100 S Tryon St 83K SF Office 15K Retail
2001 Tryon St 350 Units (Planned)
20K SF Adaptive Reuse Office
Brookhill Village Planned Redevelopment
Hanover 449 Units
Hawkins Press 426 Units
410 Units (Proposed)
340K SF Office
20K SF Adaptive Reuse Office
100 East
300 Units Under Construction
Linea
The Line
Apartments
Atherton Mill
New Planned Station
Woodcrest Ave
S Tryon St
W Tremont Ave
Toomey Ave
Village Ct
Remus Rd
Brookhill Rd
Rampart St
Hawkins St
Dunavant St
Distribution St
Norfolk Ave
Miller St
Baltimore Ave
Benjamin St
Remount Rd
Youngblood St
Griffith St
Poindexter
Abbott St
Doggett St
West Blvd
Camden Rd
South Blvd
Cleveland Ave
Atherton Heights Ln
Lyndhurst Ave
Meacham St
Winthrop Ave
Olmsted Park Pl
Dorothy
Diana Dr
Anthem
Harris Teeter
Lowe's
Publix
Camden Southline
Bank of America
Orangetheory
Valvoline
Tacobell
Sephora
Lululemon
Warby Parker
Oku
Legion
Indaco
Tecovas
Anthropologie
Barry's Bootcamp
Free People
Cava
Shake Shack
Marine Layer
Superica
Hawkers
Ashton
Dunkin'
Monday Night Brewing
Inner Peaks
Spaces
Skiptown
Puttery
Peachy
Yamazaru
Spectrum
Hub
Junction 1504
281 Units
Maddox
Maa Reserve
Selene
Silos
Good Bottle Co
Lenny Boy Brewing Co.
Morningstar Storage
Triple C Brewing Co.
Suffolk Punch Brewing
Three Five
Penrose
Pins
Para
Caliber
Bang Bang
Spenga
Arrival
Coop
Benny's
Franchy's
Emmy Squared Pizza
Barcelona
Chipotle
Snooze
Silver Lake Ramen
Chapter 6
Savi
Sycamore Brewing
Tacobell
Southbound
Mad Abolic
Bloomberg
Tru Liant
The Boulevard
Dunkin'

BROOKHILL VILLAGE PLANNED REDEVELOPMENT

Immediately Adjacent to Anthem District



Conceptual Rendering



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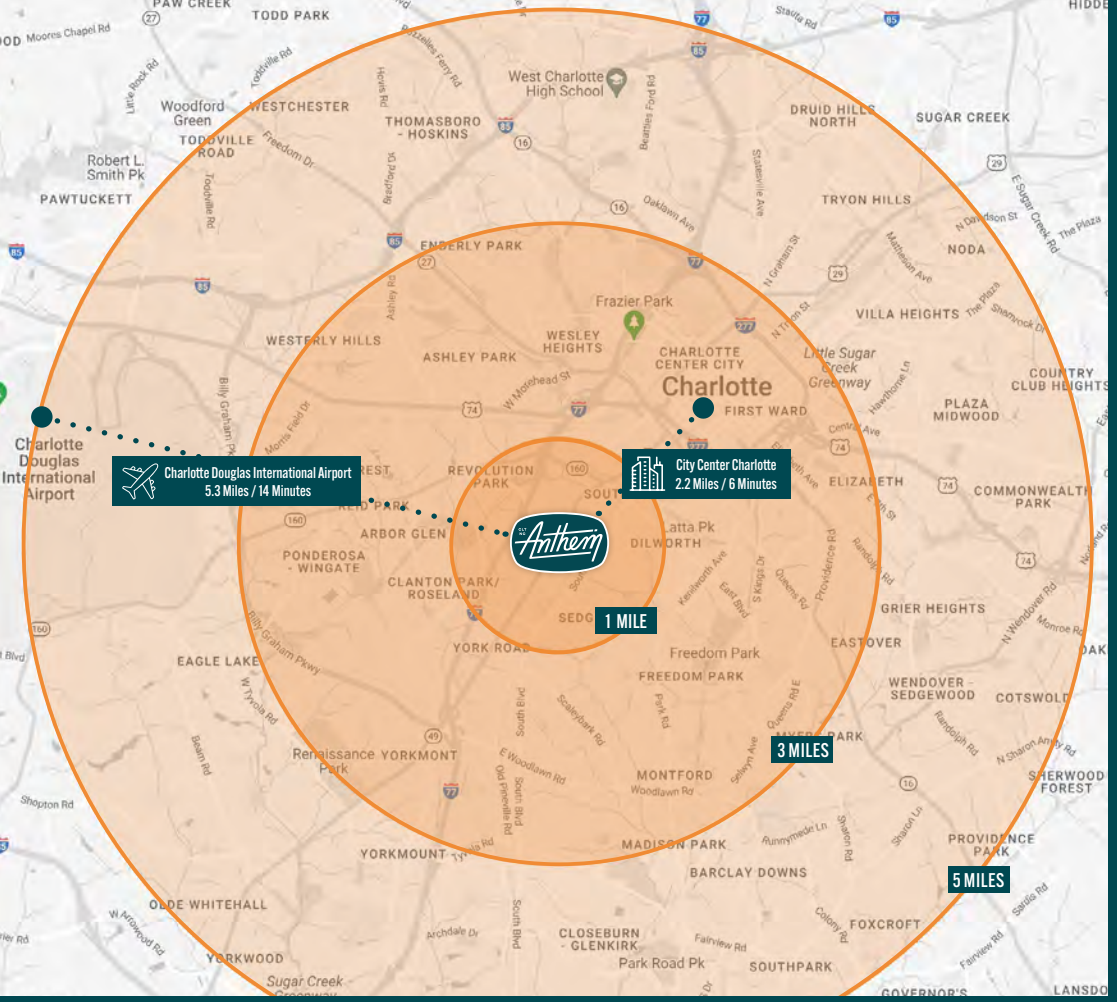
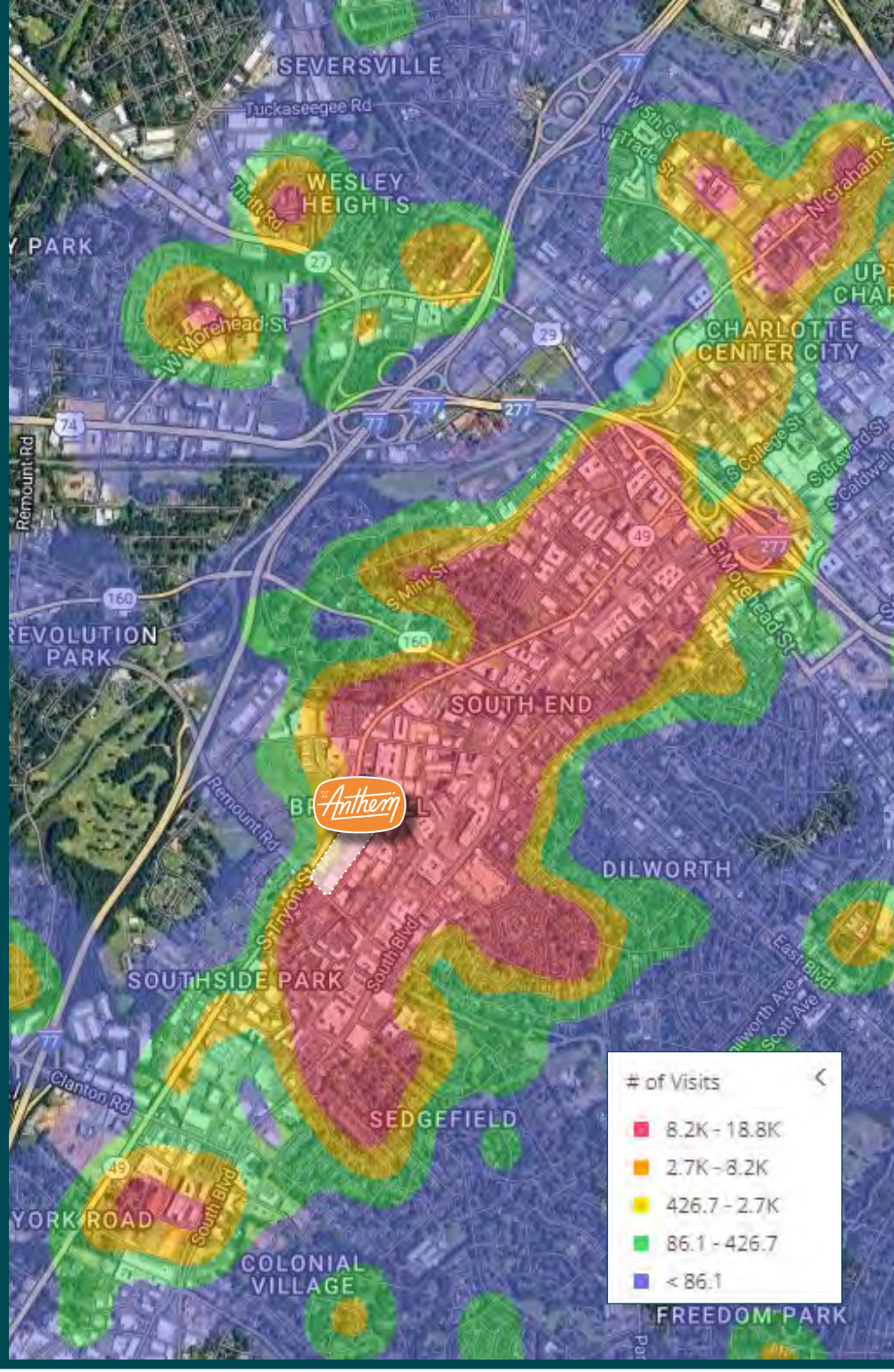
Immediately Adjacent to Anthem District

Conceptual Rendering





REDEFINING SOUTH END'S URBAN EDGE

Demographics	1 Mile	3 Miles	5 Miles
Population	24,334	139,149	277,376
Average HH Income	$165,761	$167,169	$160,840
Households	13,115	71,301	133,325
Daytime Population	13,387	143,542	246,345



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EXCELLENCE IN RETAIL REAL ESTATE

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