

The Dealership | Redevelopment Opportunity

119 S. Oakland Avenue, Rock Hill, SC 29730 | Charlotte MSA

Colliers

The Dealership

Redevelopment Opportunity | Rock Hill, SC | Offering Memorandum

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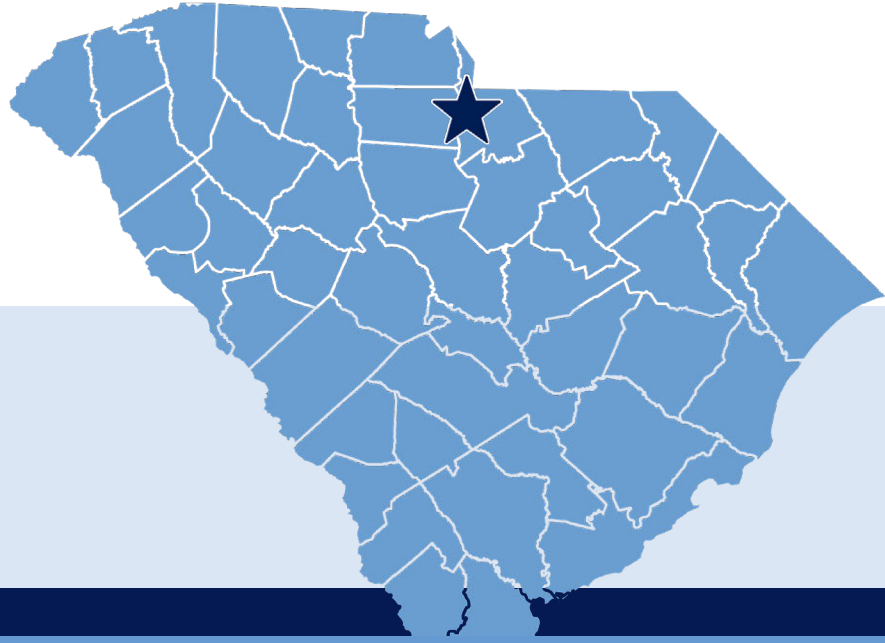
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The Dealership

119 South Oakland Avenue | Rock Hill, SC 29730



Property Highlights

18,685 SF
Square Footage

1.25 AC
Acres

1956
Year Built

BD
Zoning: Business District

Parcel ID: 6271402004

Asking Price - $1,500,000

Investment Highlights

Revitalized Area
The Dealership is located in a newly revitalized area of Rock Hill, surrounded by mixed-use developments like The Exchange, University Center, and The Thread, bringing new energy to the historic downtown.

Ease of Access & Walkability
The property offers convenient access via ingress/egress points on S. Oakland Ave. and S. Charlotte Ave., with upcoming developments like The Link enhancing pedestrian connectivity across Dave Lyle Blvd.

Opportunity Zone
The property lies within a designated opportunity zone, providing investors with tax benefits on capital gains, including full gain elimination if held for at least ten years after redevelopment.

Proximity to Economic Drivers
The property is close to key economic drivers such as Winthrop University, Piedmont Medical Center, and Rock Hill Sports & Event Center, as well as headquarters for companies like Atlas Copco and Coroplast.

Flexible Zoning Ordinances
Zoned as "Business District - Downtown," the property allows for high-density development of offices, retail, services, industrial uses, and other related projects.

98K
People within a 5-mile radius

5%
South Carolina Corporate Tax Rate

$110M
2024 Hospitality Tax Revenue

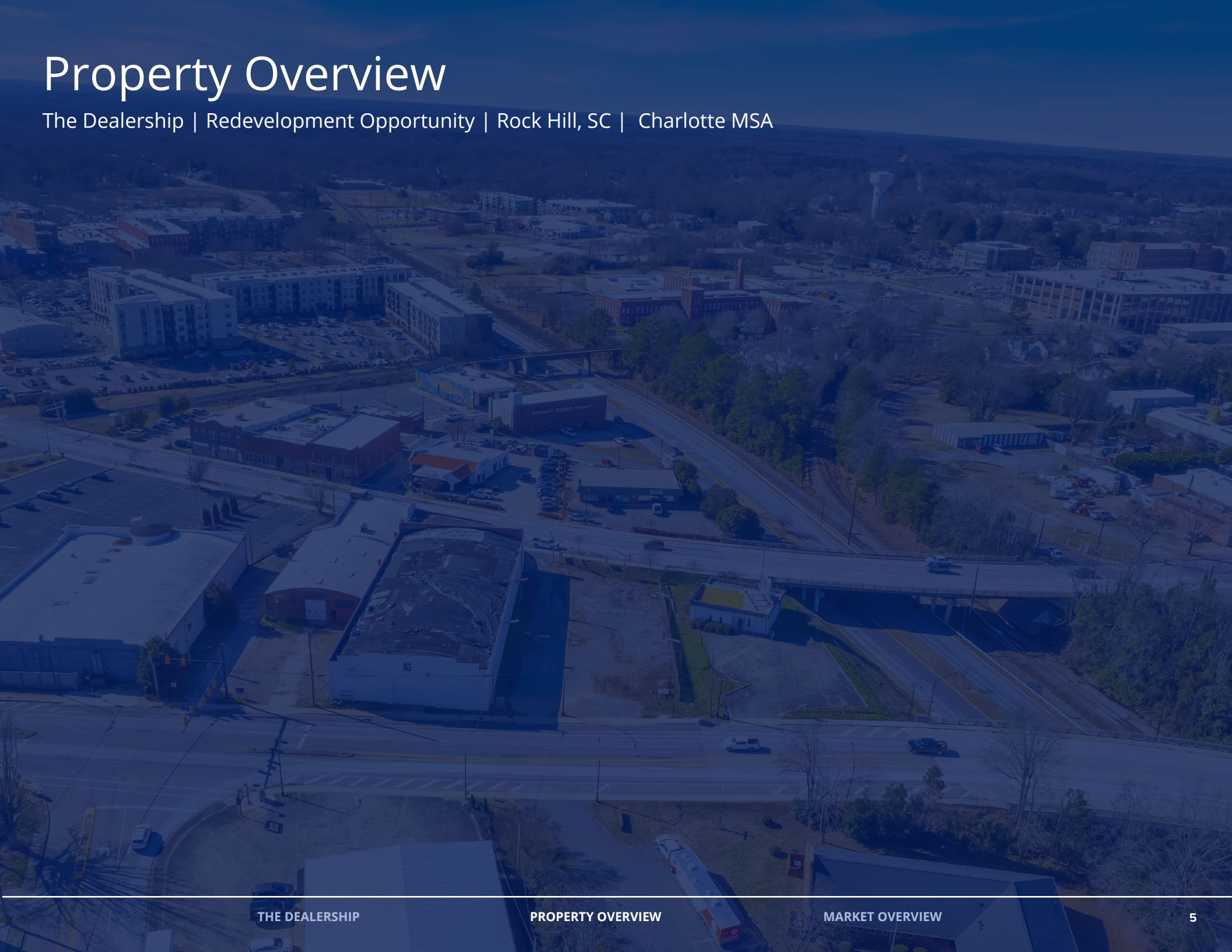
$92K
Average household income within a 5-mile radius

Location Map

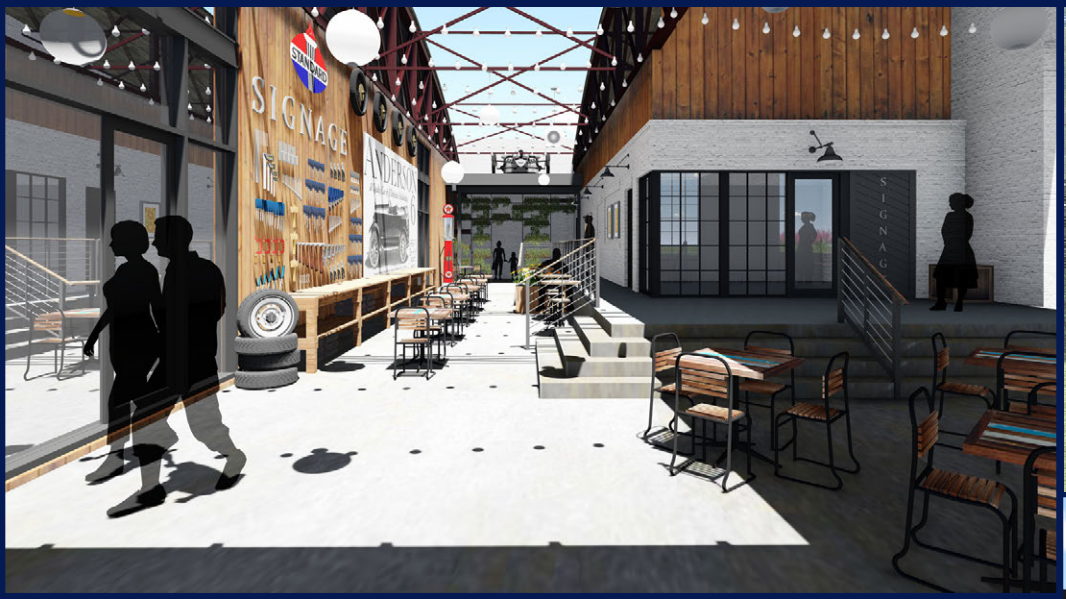


Property Overview

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Potential Concept Renderings









Potential Site Plan

Tenant	SF
Building 1	16,712
Building 2	1,973
Total	18,685 SF



Zoning: Business District



Downtown (DTWN): The DTWN district is established and intended to encourage the development of the City's downtown as the focal point in Rock Hill with an intense mix of office, retail, service, restaurant, entertainment, cultural, government, civic, and residential uses, with no density or intensity limitations.

More specifically, the district is intended to:

1. Provide services to persons shopping, working, or living in the downtown area.

2. Provide for a range of downtown business uses, as well as residences above the street-level as by-right uses.

3. Encourage retail and restaurant uses on the street-level to support and encourage greater foot traffic.

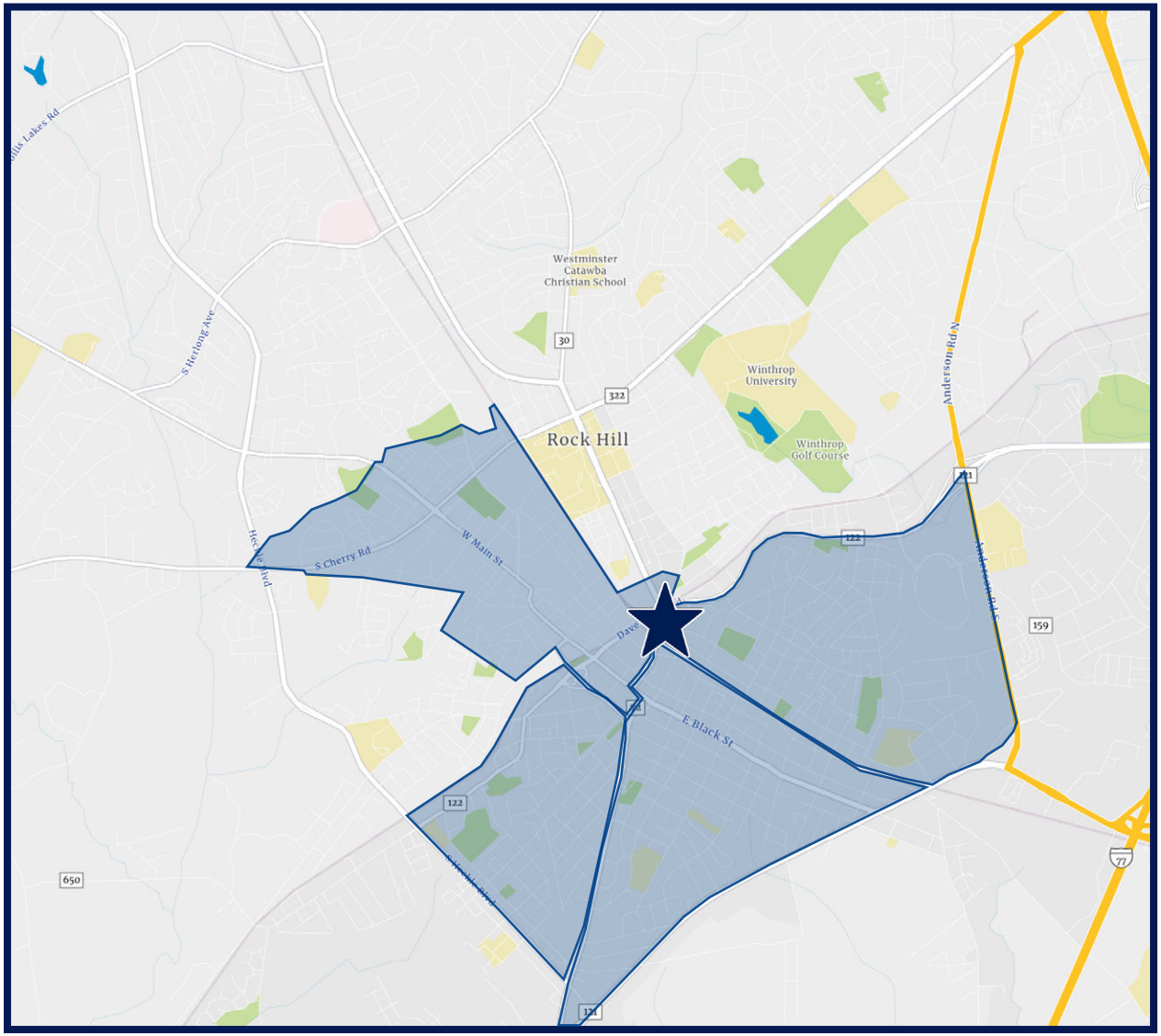
4. Encourage infill of vacant lands, and redevelopment of existing and under-utilized lands in the downtown area.

5. Require new development to be consistent with the existing template of development in the downtown.

6. Support uses and activities which add to the hours of use of the downtown; and promote the economic and investment potential of downtown Rock Hill.

Opportunity Zone: Exceptional Upside

Located in a federally designated Opportunity Zone, this Rock Hill, SC site offers investors a rare chance to leverage significant tax incentives while contributing to the city's ongoing revitalization. Established under the 2017 Tax Cuts and Jobs Act, the program encourages long-term investment through deferred and potentially eliminated capital gains taxes.



What is it?
The Federal Opportunity Zone (OZ) Program encourages long-term investment in designated low-income communities by offering significant capital gains tax incentives to investors who reinvest through a Qualified Opportunity Fund (QOF).

Key Benefit in 2025
Hold your QZF investments for 10+ years and pay no capital gains tax on the appreciation of that investment.

Timing Matters
Investment must be made through a Qualified Opportunity Fund (QOF).

Case Study
2025: Investor places $1M of capital gains into a QOF that buys and improves OZ real estate.

2026: Original gain becomes taxable.

2035: Property sells for $2.5M investor pays $0 tax on the $1.5M in new gains.

Why It Still Matters?
Even without the 5- and 7-year step-ups, the 10-year appreciation exclusion remains a powerful tool for tax-advantaged wealth creation and real estate reinvestment.

SC Abandoned Buildings Revitalization Act

Enhanced Tax Credits for Rehabilitation Projects

Law Overview

- Extends and increases tax credits for renovating abandoned buildings.
- Credit extended through December 31, 2035.

Income Tax Credit Highlights

- 25% of rehab costs (up to $700K per site). Claimed over 3 years; unused credits carried forward 5 years.
- Credit extended through December 31, 2035.

Property Tax Credit Highlights

- Up to 75% of property taxes for 8 years.
- No overall cap on the credit.

Qualifications

- 66% non-operational for 5+ years.
- Prior business or income-producing use.
- Minimum rehab expenses: $75K–$250K.
- File Notice of Intent before incurring costs.



South Carolina Textile Communities Revitalization Act

The Program offers a tax credit equal to *25% of eligible rehabilitation expenses* for qualifying projects. Taxpayers can choose between two credit options:

A state incentive under the Textile Communities Revitalization Act that provides income and property tax credits for the redevelopment of abandoned textile mills across South Carolina.

Income Tax Credit:

- 25% of eligible rehabilitation expenses
- Applied over 5 years (equal installments)
- Credit is transferable
- Applies to: SC income tax, license fees, bank & insurance taxes
- 5-year carryforward for unused credits

Property Tax Credit:

- 25% of eligible rehab expenses (adjusted by millage ratio)
- Offsets up to 75% of property tax bill annually
- Duration: up to 8 years
- Requires local government approval



Eligibility Requirements

What Qualifies

- **Property:** Must be a formerly operational textile mill, abandoned for at least 1 year
- **Rehab Costs:** Must be between 80%–125% of costs stated in Notice of Intent
- **Eligible Expenses:**
  - Demolition
  - Environmental cleanup
  - Site improvements (e.g. paving, landscaping)
  - New building construction (on-site)

Abandonment

At least 80% of the textile mill has been closed or nonoperational as a textile mill for a minimum of one year before filing the Notice of Intent to Rehabilitate.

Process

- File Notice of Intent to Rehabilitate (with SCDOR or local gov't) before incurring expenses
- Gain local ordinance approval (for property tax credits)
- Claim credits after the property is placed in service

Transferability

- Income Tax Credit: Transferable to lessees or purchasers of the rehabilitated property.
- Property Tax Credit: Non-transferable; must be used by the taxpayer who earns it.

Case Study

Plush Mill Redevelopment in Greenville, SC

The redevelopment of the Plush Mill in Greenville serves as an example of leveraging the South Carolina Textile Mill Credit:

Background:

The Plush Mill, once an abandoned textile facility, was transformed into a 24,116-square-foot co-working and shared office space known as Serendipity Labs.

Financing:

- Total project cost: $9.4 million.
- Utilized $1.1 million in South Carolina Textile Communities Revitalization Tax Credit equity.
- Leveraged $9 million of New Markets Tax Credit (NMTC) allocation.

Community Impact:

- The project revitalized a long-neglected neighborhood, providing affordable workspace options and supporting local non-profit organizations.
- Created approximately 250 direct jobs in a low-income community with a 44.2% poverty rate.



Key Takeaways

Strategic Planning:
Early coordination with tax professionals and local authorities is crucial to navigate the application process and maximize available credits.

Complementary Incentives:
The textile mill credit can be combined with other incentives, such as federal Historic Tax Credits, to enhance project viability.

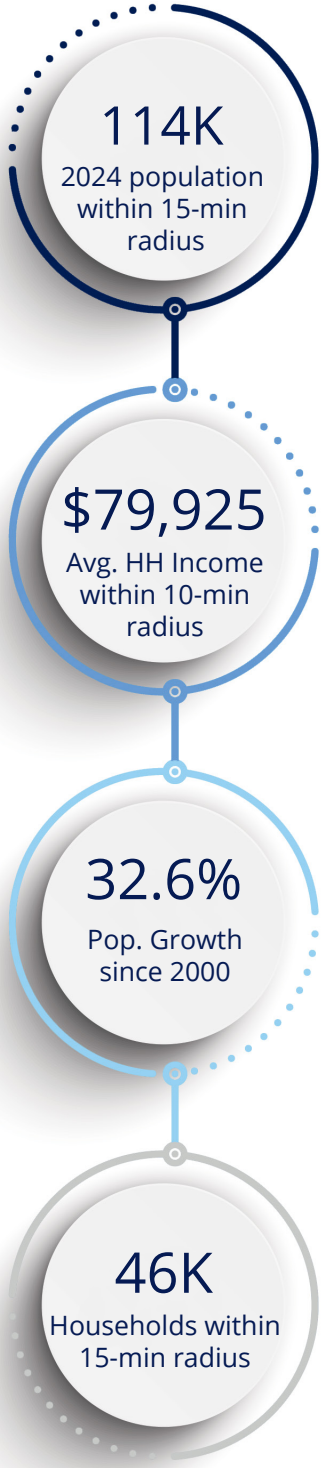
Community Engagement:
Projects that address community needs and involve local stakeholders are more likely to gain support and succeed.

Demographics

Population	1 Mile	3 Miles	5 Miles
2024 Population	11,237	52,317	98,034
Est. 2029 Population	12,207	55,255	103,911
2010 Population	10,167	46,964	84,283
2024-2029 Pop. Change	8.6%	5.6%	6.0%
2000-2024 Pop. Change	17.9%	25.1%	46.0%

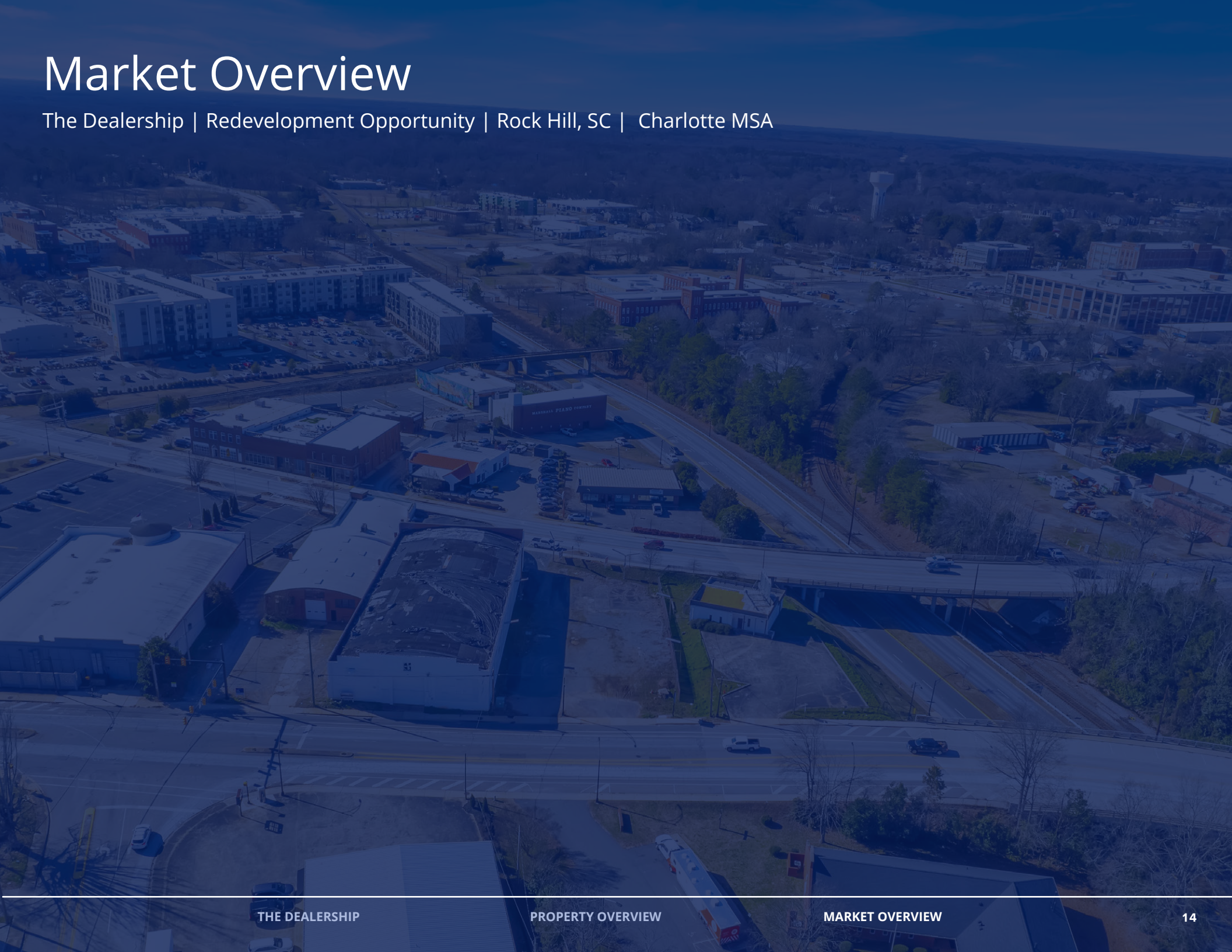
Households	1 Mile	3 Miles	5 Miles
2024 Households	4,654	21,283	39,763
Est. 2029 Households	5,160	22,855	42,819
2010 Households	4,015	18,451	32,852
2024-2029 HH Change	10.9%	7.4%	7.7%
2000-2024 HH Change	22.1%	37.3%	57.8%

Income	1 Mile	3 Miles	5 Miles
Average HH Income	$56,676	$76,649	$92,109
Median HH Income	$40,364	$57,425	$68,120
Per Capita Income	$24,040	$31,509	$37,638



Market Overview

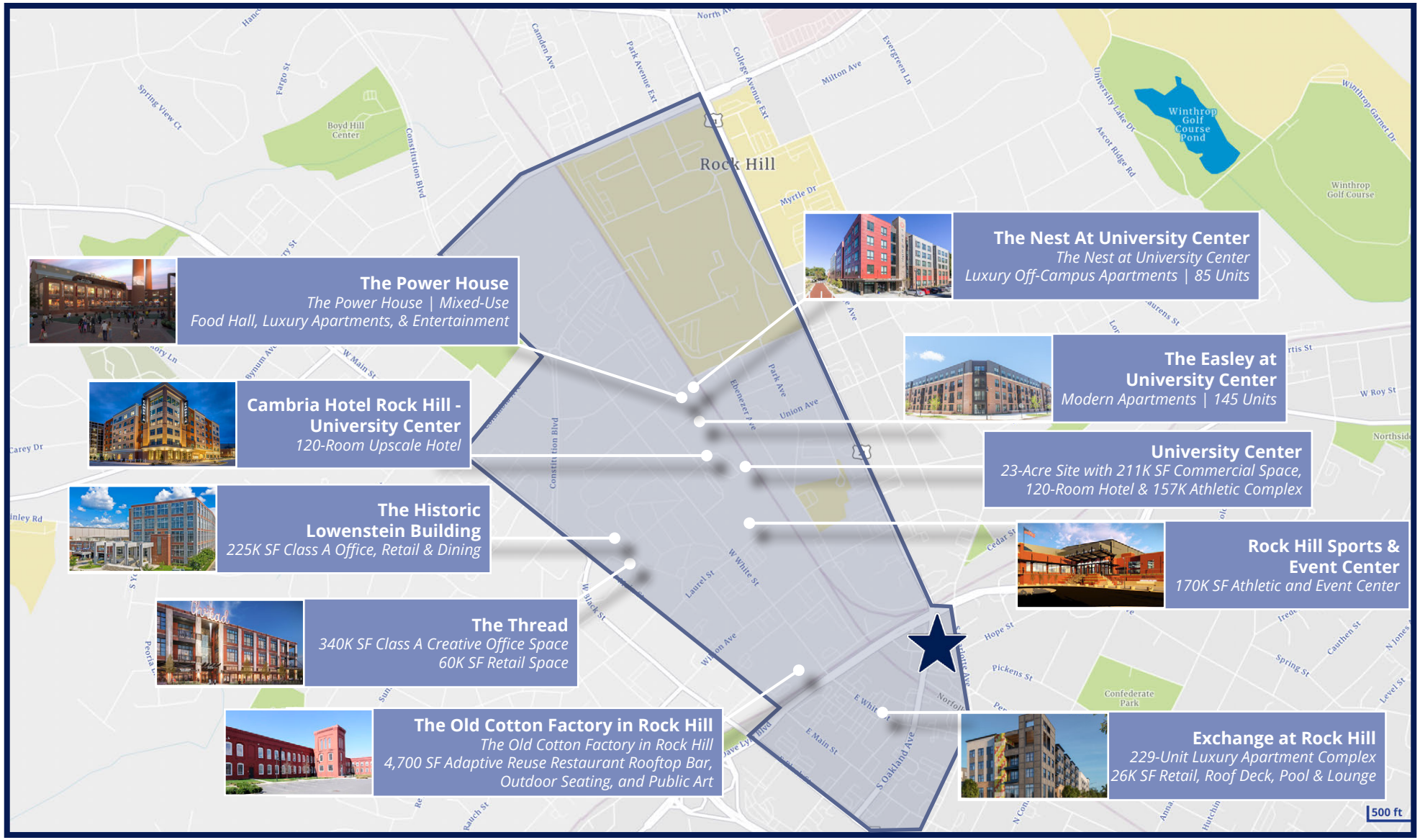
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Exchange at Rock Hill
229-Unit Luxury Apartment Complex
26K SF Retail, Roof Deck, Pool & Lounge
The Old Cotton Factory in Rock Hill
4,700 SF Adaptive Reuse Restaurant Rooftop Bar, Outdoor Seating, and Public Art
Rock Hill Sports & Event Center
170K SF Athletic and Event Center
The Historic Lowenstein Building
225K SF Class A Office, Retail & Dining
The Thread
340K SF Class A Creative Office Space, 60K SF Retail Space
TWO SCOOPS CREAMERY
KNOWLEDGE PERK
HOPPIN'
BEER. COCKTAILS. GOOD VIBES.
Amélie's
A FRENCH BAKERY & CAFÉ
MILLSTONE PIZZA TAPHOUSE
ROCK HILL
THE FLIPSIDE RESTAURANT
KOUNTER
SLEEPING GIANT
ROCK HILL BREWING COMPANY
TATTOOED BREWS
Tavern
OY PAPI
TACOS & TEQUILA
RoCo
Roasting Company
LEGAL REMEDY
LRB
BREWING Co.
DECORATIVE LIGHTING

Knowledge Park

Knowledge Park, located in Rock Hill, South Carolina, is a transformative 23-acre mixed-use development designed to revitalize the historic textile mill district into a modern hub for business, transformative education, and recreation. Strategically positioned between Winthrop University and Old Town Rock Hill, Knowledge Park serves as a dynamic bridge connecting academic, commercial, and cultural spheres.



Economic Drivers



Piedmont Medical Center

Piedmont Medical Center is a full-service hospital providing a wide range of healthcare services including emergency care, surgery, and maternity services. The center employs approximately 2,000 people and plays a vital role in ensuring the health and wellness of the community.

Winthrop Coliseum

Winthrop Coliseum is a multi-purpose arena located on the Winthrop University campus, hosting athletic events, concerts, and community gatherings. The venue draws visitors to Rock Hill, generating economic activity for local hotels, restaurants, and retail establishments.

Atlas Copco Compressors LLC - Corporate HQ

Atlas Copco Compressors' North American corporate headquarters is located in Rock Hill, specializing in industrial air and gas compressors. The company employs hundreds of people and supports the local economy through job creation, manufacturing, and technical services in the industrial sector.

Winthrop University

Winthrop University is a public university offering a wide range of undergraduate and graduate programs. With an enrollment of nearly 5,000 students and hundreds of faculty and staff, the university significantly impacts the local economy through direct employment, student spending, and the attraction of visitors to the area.

Rock Hill Sports & Event Center

The Rock Hill Sports & Event Center is a state-of-the-art facility hosting basketball tournaments, volleyball matches, and other sporting events. It attracts athletes and visitors from across the country, generating revenue for local businesses and enhancing Rock Hill's status as a premier sports tourism destination.

Ross Stores Distribution Center

The Ross Stores Distribution Center in Rock Hill serves as a major hub for distributing clothing and home goods to retail stores. Employing approximately 3,300 people, the facility provides substantial economic impact through job creation and support for the retail supply chain.

Comporium Headquarters

Comporium is a telecommunications provider headquartered in Rock Hill, offering Internet, cable, and phone services. It employs nearly 1,000 individuals and is crucial for supporting communication infrastructure in the region.

Aerial Map


Rock Hill - York County Airport
77 Flights per day
Northwoods Square
PET SUPPLIES PLUS
Harris Teeter
Neighborhood Food & Pharmacy
Riverview Commons
FOOD LION
91,200VPD
PETSMART
THE HOME DEPOT
LIDL
Catawba River
INTERSTATE 77
Westminster Catawba Christian School
748 Students Enrolled
ALDI
Cherry Road Crossing
Publix
FOOD LION
Piedmont Medical Center
288 Beds
Publix
Walmart
Neighborhood Market
31,000 VPD
HWY 21
Rock Hill Galleria
belk
DICK'S SPORTING GOODS
HIBBETT SPORTS
Walmart
ASHLEY
Manchester Village
REGAL CINEMAS
TJ maxx
Michaels
ROSS
DRESS FOR LESS
five BELOW
ULTA
The Commons at Winthrop
EARTH FARE
ACE Hardware
Cherry Road
Sullivan Middle School
808 Students Enrolled
Northwestern High School
1,764 Students Enrolled
KOHL'S
HOBBY LOBBY
Manchester Meadows Park
McConnells Corner
FOOD LION
Winthrop Coliseum
Charlotte Avenue YMCA
David Lyle Blvd
Academy
SPORTS+OUTDOORS
WINTHROP UNIVERSITY
Northside Elementary School
514 Students Enrolled
INTERSTATE 77
FOOD LION
LOWE'S
Sam's Club
Rock Hill Sports & Event Center
Finley Road Elementary School
356 Students Enrolled
York Technical College
4,521 Students Enrolled
TARGET
BEST BUY
Episcopal Day School
434 Students Enrolled
Belleview Elementary School
421 Students Enrolled
HWY 901
East Side Shopping Center
FOOD LION
Clinton College (HBCU)
240 Students Enrolled
N
W
E
S

Rock Hill, SC Market Overview

Rock Hill is just south of the South Carolina/North Carolina border and has become an economic force of its own as more and more businesses make it their home. Along with an innovative and progressive business climate, Rock Hill offers favorable tax laws, low gas prices, excellent training and education opportunities, and appealing business incentives. The city is home to more than 79,000 residents and is expected to grow by an additional 6 percent over the next five years. The average household income was $64,770 at the end of 2024, boosted by corporate relocations. The new businesses that have flocked to Rock Hill have made it a regional center for technology and creative companies. Rock Hill hosts several business and industrial parks, including TechPark, Waterford Business Park, and Riverwalk Business Park. The Knowledge Park initiative aims to attract technology-driven businesses by offering resources like gigabit broadband and affordable office space.

York County's Top Employers

Local Stats

5th

The business sector of Rock Hill, which has a population of more than 79,000 is the fifth largest city in South Carolina, boasting a mix of traditional business and new ventures.

7.7%

The number of households in Rock Hill is projected to grow by 7.7% over the next half decade.

ROSS DRESS FOR LESS	3,300 employees
Piedmont Medical Center	2,000 employees
WELLS FARGO Home Mortgage	1,283 employees
comporium	986 employees



Winthrop University & Coliseum

Winthrop University offers undergraduate and graduate degrees through five colleges and schools. With approximately 5,000 students, it is the sixth largest university in South Carolina. Winthrop Coliseum is a 6,100-seat multi-purpose arena in Rock Hill, South Carolina. It was built in 1982 and is home to the Winthrop University Eagles basketball and volleyball teams. The facility accommodates conventions, trade shows, concerts, special events, and other sporting tournaments.



The Thread

The Thread is a transformative adaptive reuse project revitalizing a historic 400,000-square-foot textile mill and warehouse into a vibrant mixed-use development. Situated within the Knowledge Park district, it serves as a dynamic connector between Old Town Rock Hill and Winthrop University, fostering a seamless blend of work, dining, shopping, and entertainment experiences.



Rock Hill Gears Up for $15M Sports Complex Expansion

In early 2024, the Rock Hill Planning Commission approved a new sports and rec facility near downtown. The project calls for a $15 million public investment in the 40,500-square-foot venue at North Lee and West White streets. The facility is being planned to accommodate basketball, volleyball and pickleball events to supplement the nearby Rock Hill Sports & Event Center.

Manufacturing & Distribution

3D Systems HQ

3D Systems Corporation engineers manufactures, and sells 3D printers and related materials. The company is based in Rock Hill and employs over 2,400 people. In early 2022, the company completed a $13 million investment, which included a 100,000-square-foot facility which increased the firm's manufacturing capabilities.

160K SF
Of Office Space

$440M
Expected 2024 Revenue



Transaxle Manufacturing of America

Transaxle Manufacturing of America (TMA) is a world-class manufacturer of transaxles that consists of a combination transmission and rear axles in small tractors and utility vehicles. TMA is located on a 40 acre, $35 million dollar facility in Rock Hill, South Carolina's Waterford Industrial Park.

Ross Stores

Ross Dress for Less occupies nearly 3.6 million square feet of industrial space between Rock Hill and Fort Mill. In 2020, the discount retailer announced a $68 million investment to expand its York County distribution and warehousing operation. The move is anticipated to have created 700 new jobs between 2020-2025.



Atlas Copco USA

Atlas Copco companies develop, manufacture, service, and rent industrial tools, air compressors (of which it is the world's leading producer), construction and assembly systems. The Group operates in four areas: Compressor Technology, Vacuum Technology, Power Technology and Industrial Technology. In 2022, the manufacturer signed a near 300,000 square foot lease in Rock Hill at the Rock Hill Commerce Center.



Major Economic Drivers

Rock Hill Commerce Center

Strategic Capital Partners has initiated a $55 million multi-phase industrial development on an 80-acre site. The project aims to deliver over one million square feet of Class A industrial space, with Phase One comprising two buildings totaling 800,000 square feet. Completion is expected by year-end.

719K SF

Of Industrial Space Under Construction in York County



Mixson Properties Industrial Park

Mixson Properties is seeking to develop a 178-acre site at 1734 Hopewell Road into an industrial park comprising seven buildings totaling around 1.3 million square feet. The project has received initial approval from the Rock Hill City Council.

Selwyn Waterford

Selwyn Property Group, in partnership with CIP Real Estate, has completed a two-building, 240,000-square-foot industrial project at 656 Red River Road in Waterford Business Park. Designed for single or multiple tenants, the buildings are now available for lease.



Aspen Business Park

Situated on over 215 acres adjacent to Rock Hill/York County Airport, Aspen Business Park is a master-planned development featuring 10 buildings totaling approximately 1.96 million square feet. The project is expected to generate at least 1,000 new jobs, with industrial sites available for purchase or build-to-suit leases.



University Center

University Center at Knowledge Park is located in Rock Hill, South Carolina. University Center is a ±1.3 million square foot revival of the historic ±23-acre Rock Hill Printing & Finishing Company ("The Bleachery") site into a ±$200 million mixed-use development, which will include office, retail, and restaurant space as well as the Rock Hill Sports & Event Center, hotels, market rate apartments, and student housing at completion.



The Lowenstein Building

After renovations, The Lowenstein & 1939 Building now consists of ±225,000 SF of Class "A" office, retail, and restaurant space. Current tenants include: American Cornhole League, Atlas Copco & subsidiary Chicago Pneumatic, City of Rock Hill, Edward Jones, Keck & Wood, Old Town Kitchen & Cocktails, Nucor Skyline, Nucor Towers & Structures, Piedmont Medical Center, The Tuttle Company, and Winthrop University.



The Park at University Center

The Park at University Center opened in 2023. It consists of ±19,000 SF retail space and is connected to University Center Deck B, which provides University Center with ±470 parking spaces, and the My Ride Transit Hub. Current tenants include: Dank Burrito and Everbowl with Little Empire Pizza set to open mid-2024.



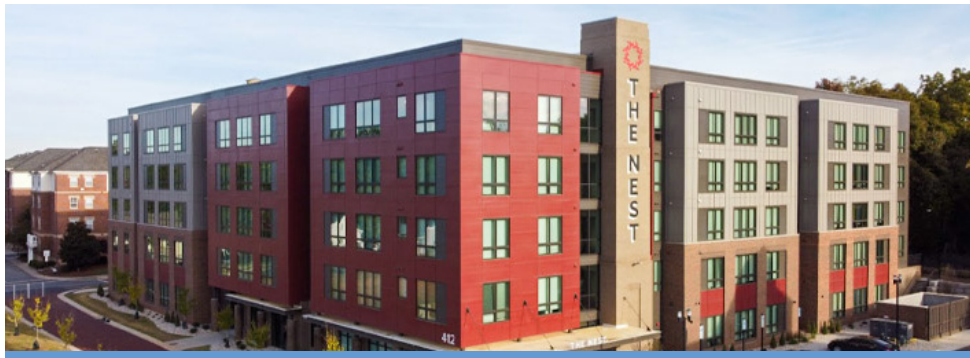
The Rock Hill Sports & Event Center

The Rock Hill Sports & Event Center opened in 2019. The center hosts city athletic programs, sports tournaments, conferences, conventions, concerts, and other special events. The ±170,000 SF Rock Hill Sports & Event Center features a ±12,500 SF Championship Court with ±1,200 stadium seats, a ±72,000 SF Main Court with 700 permanent seats, 8 basketball courts, 16 volleyball courts, and a walking track.



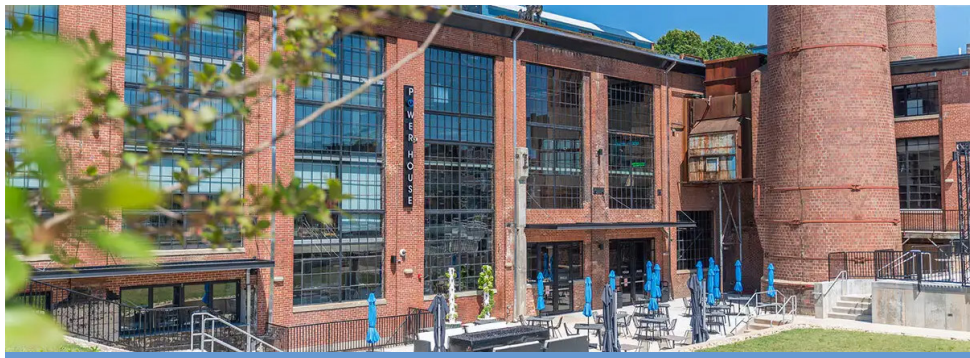
The Cambria Hotel

The Cambria Hotel Rock Hill is an upscale hotel situated within the University Center Knowledge Park development. The hotel offers modern amenities, including a stylish on-site restaurant, a rooftop bar, and a wellness center.



The Nest at University Center

The Nest at University Center is a luxury off-campus housing community adjacent to Winthrop University. It offers fully furnished apartments and amenities such as a pool, two gyms, and study lounges, all within walking distance to campus and local attractions.



The Power House

The Power House is a revitalized mixed-use development. This historic site now features luxury apartments, a diverse food hall, an on-site brewery, and versatile event spaces, serving as a central hub for dining, entertainment, and community gatherings.

Charlotte, NC
Region Overview

Sustained Growth Market

Over the past decade, Charlotte, North Carolina, has undergone remarkable growth, fueled by a surge in population and robust economic expansion. According to the U.S. Census Bureau, the city's population increased by over 27% from 2010 to 2020, indicative of its rising appeal as a destination for residents and businesses alike. This population boom has been paralleled by steady economic growth, with the city's GDP expanding at an average annual rate of around 3% during the same period. A significant contributor to Charlotte's economic success is its diverse and thriving business ecosystem, anchored by major corporations such as Bank of America, Wells Fargo, Duke Energy, and Lowe's Companies.

Moreover, Charlotte's job market has thrived, witnessing the addition of over 200,000 new jobs since 2010, as reported by the Bureau of Labor Statistics. This employment growth has been particularly pronounced in key sectors such as finance, where institutions like Ally Financial and Truist Financial Corporation have expanded their presence, as well as technology, with companies like Honeywell International and Red Ventures establishing significant operations in the city. Additionally, the healthcare sector, represented by organizations like Atrium Health and Novant Health, has experienced substantial growth, further bolstering Charlotte's economic vitality. Alongside these developments, Charlotte's real estate market has experienced a significant boom, with property values soaring by over 40% on average since 2010, according to data from Zillow. This surge in property values reflects the city's growing attractiveness as a place to live and work, driving demand for real estate across the region. Overall, Charlotte's sustained growth over the past decade underscores its emergence as a major economic and cultural powerhouse in the Southeastern United States.



Charlotte is the 11th fastest growing major metropolitan area in the U.S.

#2 State for Business

2.9 Million MSA Population

117+ People Move to Charlotte per Day

27% MSA Population Growth 2010-2024

15th Most Populous City in the US

#3 Largest Increasing City Population from 2022 - 2023



Charlotte , NC Market Overview



Over 100 people a day are moving to the Charlotte Region. They come for jobs in a healthy and growing economy with thriving health care, finance and professional services sectors and a tech talent pool growing twice as fast as the national average. People come to start and grow businesses in the United States with an educated, talented and innovative workforce, regularly ranked in the top three places to start a business. They are also coming for a lower cost of living and affordable real estate in neighborhoods fit for any lifestyle – from vibrant urban centers to suburban cul-de-sac to quaint small towns and rural areas.

Source: Charlotte Regional Business Alliance

7th busiest airport in the world for aircraft movements

35.3% of residents hold a bachelor's degree or higher

(Source: US Census Bureau, American Community Survey, (5-year estimates, 2015-2019) via JobsEQ)

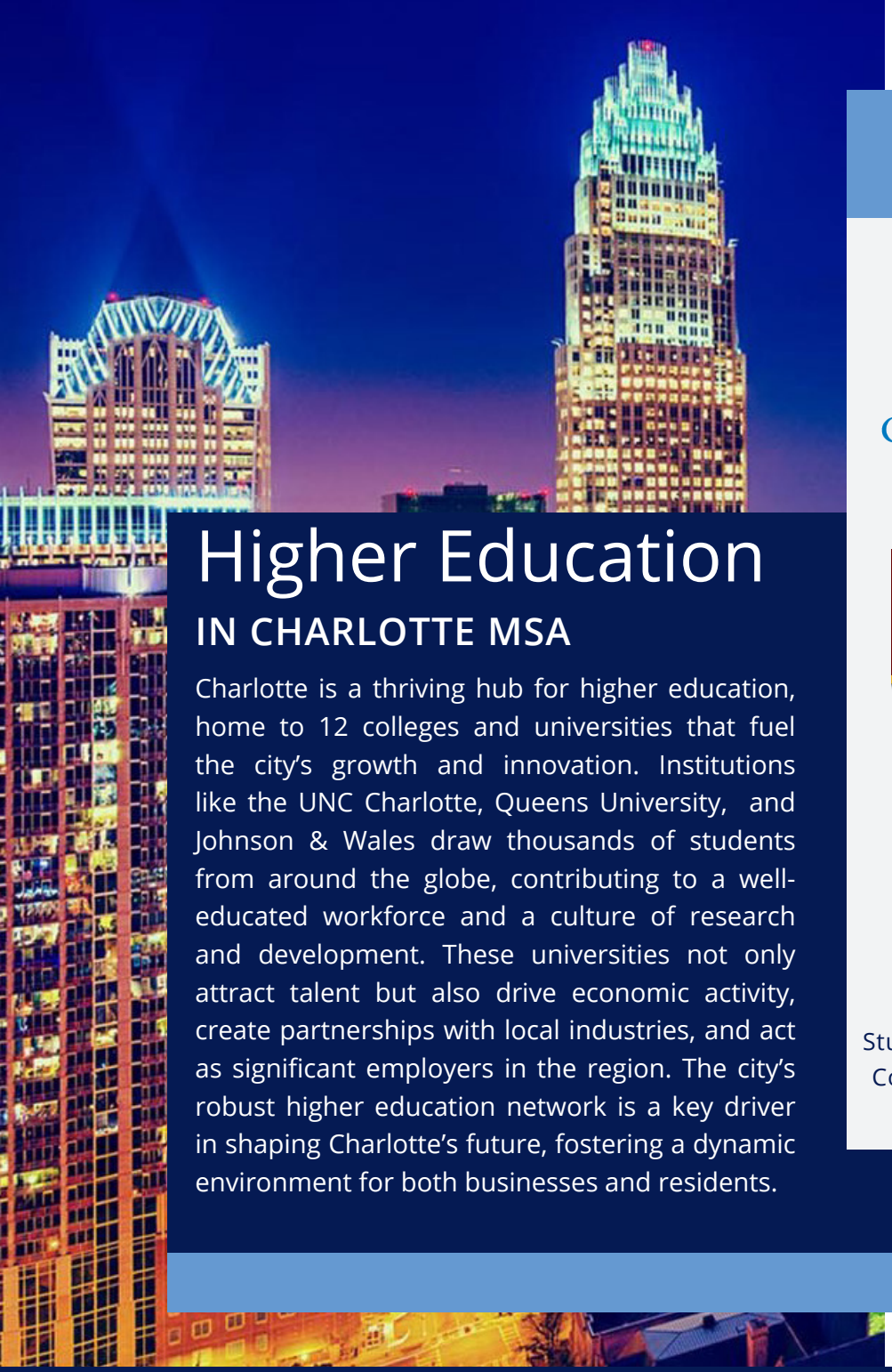
98.1% cost of living index

(Source: C2ER,2020, Q4)

1,000+ internationally owned companies operate in the region

25 universities with nearly 300K students within 200 miles

2.5% state corporate income tax - lowest rate among states with corporate tax



Higher Education

IN CHARLOTTE MSA

Charlotte is a thriving hub for higher education, home to 12 colleges and universities that fuel the city's growth and innovation. Institutions like the UNC Charlotte, Queens University, and Johnson & Wales draw thousands of students from around the globe, contributing to a well-educated workforce and a culture of research and development. These universities not only attract talent but also drive economic activity, create partnerships with local industries, and act as significant employers in the region. The city's robust higher education network is a key driver in shaping Charlotte's future, fostering a dynamic environment for both businesses and residents.

Knowledge Capital:
Charlotte's Thriving Academic Hub

University of North Carolina Charlotte

Johnson & Wales University

Belmont Abbey College

Cabarrus College of Health Sciences

Queens University of Charlotte 1857

Carolinas College of Health Sciences

Winthrop University

Charlotte Christian College and Theological Seminary

Davidson College

Johnson C. Smith University

Western Carolina University

Lenoir-Rhyne University

52,000
Students Attend the Area's Colleges and Universities

41,500+
Undergraduate Students

#10
US City to Start a Career After College

Source: National Center for Education Statistics; Coworking Cafe

Economic Expansion

IN CHARLOTTE REGION

The Charlotte Region remains a magnet for professional and technical talent, drawing businesses nationwide. Since November 2018, three Fortune 1000 companies—Honeywell in manufacturing, Truist in finance (formed from the BB&T and SunTrust merger), and Dentsply Sirona in medical supplies—have relocated to the area. Headquarters operations in the region employ approximately 45,000 people, double the national average concentration.

The Charlotte Region is a global hub with over 1,000 international companies from 40 countries and a population of 250,000 foreign-born individuals and families. The ongoing relocation and expansion of businesses and people are fostering greater international connections and partnerships. North Carolina is among nine US states where employment in international businesses exceeds 7% of total employment.



Charlotte's Economic Drivers

Technology
6 Homegrown Unicorns
67,000 Jobs

Financial Services
3.5x US Avg Banking Jobs
104,000 Jobs

Life Sciences
50+ Research Centers
175,000 Jobs

Logistics & Distribution
100M People 1-Day Drive
89,000 Jobs

Advanced Manufacturing
3,500 Manufacturers
146,000 Jobs

Top Companies in the Region

Bank of America, Lowe's, Honeywell, Duke Energy, Sonic Automotive, Truist, Brighthouse Financial, CommScope, Domtar, Coca-Cola Consolidated, Sealed Air, JELD-WEN, Dentsply Sirona, Albemarle, Curtiss-Wright, Ingersoll Rand, TTX

Source: Charlotte Regional Business Alliance



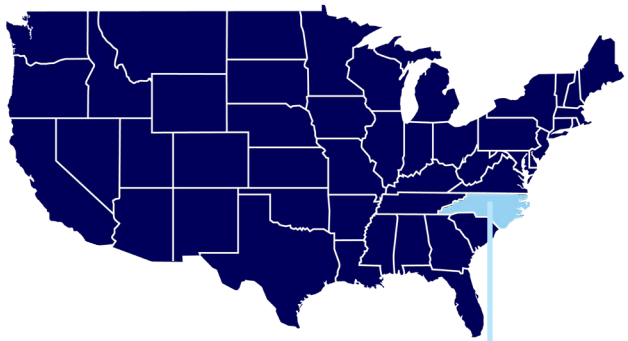
Demographic Information

2.8 M
Total MSA Population
233 people per square mile

1.2 M
Total Housing Units
$373,800 median value

1.2 M
Total Employment
3.3% unemployment rate

38.4
Median Age
US National med age 39



2.5%
North Carolina
Corporate Income Tax

11%
Production occupations more concentrated than national average

42%
Growth in business and financial operations occupations since 2010

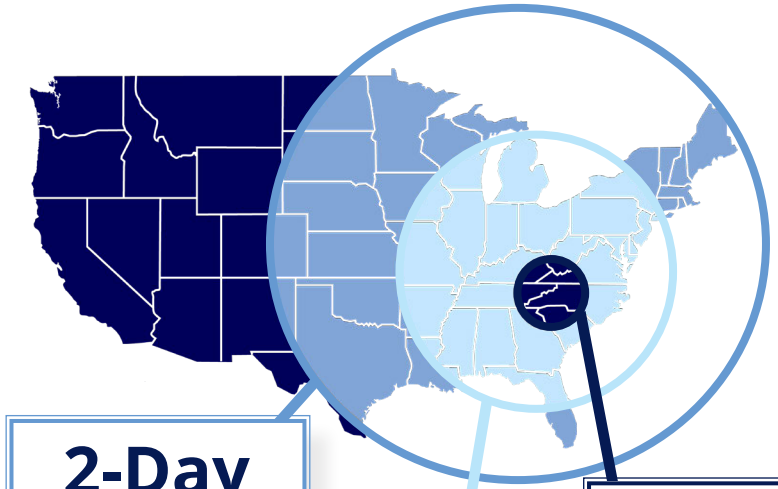
91%
Growth in tech workers since 2010

16%
Labor Force Growth since 2010

Transportation

The Charlotte Region is one of the most connected regions in the country due to its convenient location at the center of the East Coast. Strategic investments in infrastructure provide access to cities around the country and the world. Four major interstates cross through the region (I-40, I-77, I-85 and I-485) connecting the region domestically by car or truck. Extensive rail service by Norfolk Southern and CSX, two the top five railroads in the country, join the region to the railroads' expansive network of over 40,000 route miles, and three major ports within 250 miles.

The local Charlotte Inland Terminal as well as intermodal facilities from Norfolk Southern and CSX ensure businesses are always able to move their freight efficiently between rail and truck. The most important infrastructure in the region is Charlotte Douglas International Airport. As the second largest hub of the world's largest airline, American Airlines, Charlotte Douglas International Airport has over 1,400 daily flights, and is the 7th busiest airport in the world. Whether by car, truck, train, or plane, the Charlotte Region will allow you to get where you need to go quickly and efficiently.





Charlotte Douglas In't Airport
1,400+ Daily Flights
175+ Destinations
35+ International Destinations

4 Major Interstates
I-40, I-77, I-85, I-485

Truck Delivery from Charlotte
72% of the U.S. population lives within a 2-day drive

Major Ports within 250 miles
Port of Wilmington, NC
Port of Charleston, SC
Port of Savannah, GA
Inland Port of Greer
Inland Port of Dillon

Charlotte Residential Market





"Three of the top five hottest housing markets in both June and December were Durham, Raleigh, and Charlotte, North Carolina, mostly thanks to strong buyer demand and relatively high affordability."

- U.S. News & World Report
February 2024

117 + People
Average move here each day

$115,700
Average income

11%
Average multi-family vacancy

1.1 M
Number of households

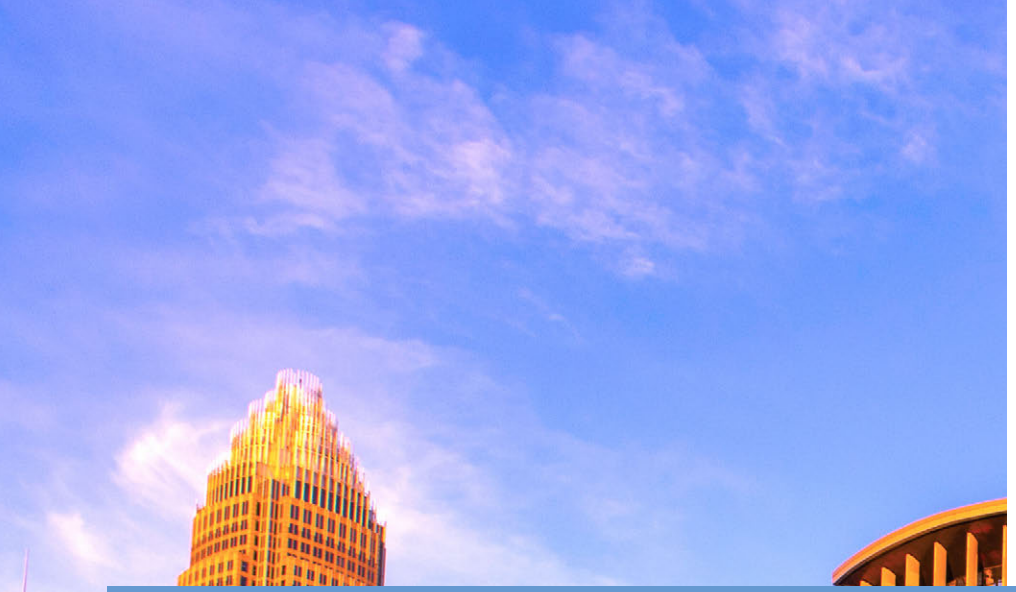




$433,417
Average Price of a House

$319,335
Average Price of Townhomes

$314,000
Average Price of Condo



2024 Fortune 500
Headquarters in the Region

Lowe's · Bank of America · Honeywell · Nucor · Duke Energy · Truist · Albemarle · Sonic Automotive

Doing Business in the Charlotte Market

The Charlotte region continues to attract established businesses, driven by a skilled labor force, low cost of living, and business friendly municipalities. Charlotte has been the beneficiary of over 60,000 new jobs and nearly $12 billion of capital investment since the onset of the pandemic, with new jobs being diversified across the finance, health care, manufacturing, and logistics industries. Charlotte is expected to continue to thrive economically as one of the fastest growing MSAs in the country.



Charlotte Douglas International Airport (CLT)

- CLT is the 9th Busiest Airport by passenger volume in the United States
- The airport offers 186 nonstop destinations, which include 37+ international flights
- Over 118,600 passengers pass through Charlotte Douglas International Airport each day
- A $3.1B renovation project is underway, which adds additional concourses, terminals and runway

Dynamic Interstate System & Port Proximity

- Interconnected interstate highways provide critical access to the super region
- Charlotte is less than a day's drive from ports along the Eastern Seaboard, most notably The Port of Charleston, The Port of Savannah, and The Port of Wilmington
- Charlotte's truck access gives companies reach to surrounding population centers

Critical Rail System

- CSX and Norfolk Southern connect the region to an expansive network of more than 40,000 miles of routing
- The Charlotte Intermodal Facility has 250,000 of annual cargo lift capacity; it has an estimated $7.6B economic impact projected by 2034
- 3 major ports are within 250 miles – connected by the rail system

Charlotte

QUALITY OF LIFE

Charlotte's geographical location, generally temperate weather, relative affordability and local culture are all draws to the Queen City. Pro sports representation in the NBA and NFL give residents something to root for, while museums, parks and an exploding brewery scene offer more diversions for people with varying interests. As an additional draw, the average cost of livings is 3% below the national level in the metro.



Entertainment & Breweries

Charlotteans love to socialize and celebrate; as a result the community calendar is full of events. Community events range from holiday parades to immersive outdoor festivals and cultural celebrations. Not to mention, Charlotte was voted one of the Top Ten Best Beer Cities in the country by USA Today.



Arts & Culture

With several theatre venues, art, and history museums and more than 100 symphony performances annually, the Charlotte Region's cultural community is alive and thriving. Residents and visitors can discover the region's rich history and heritage by exploring museums, historic sites, and cultural centers.





Sports & Events

The Charlotte Region hosts 220 days of live sporting events annually. The region is home to the NBA's Charlotte Hornets, NFL's Carolina Panthers, MLS's Charlotte FC, the home of NASCAR, NHL minor league's Charlotte Checkers, and AAA baseball's Charlotte Knights. The Charlotte Region also hosts several unique sporting events such as the annual Wells Fargo PGA tournament, the NBA All-Star Game in 2019, and the Presidents Cup in 2022.



Outdoors & Adventure

With more than 210 parks, the Charlotte Region provides excellent access to tennis courts, swimming pools, golf courses, greenways, mountain biking, fishing and much more. The U.S. National Whitewater Center in the region hosts Olympic hopefuls as they train for kayak and canoe slalom events. The center also offers hiking and biking trails, ziplining, ropes courses, and paddle boarding.

The Dealership

Redevelopment Opportunity | Rock Hill, SC | Offering Memorandum

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