

The Power House | Mixed-Use
Food Hall, Luxury Apartments, & Entertainment
Middle James Brewing Company, Craft Cocktail Bar, Pink Tomato



Winthrop University
4,894 Students Enrolled

Charlotte Avenue YMCA

The Historic
Lowenstein Building

225K SF Class A Office, Retail & Dining

Rock Hill Sports & Event Center

170K SF Athletic and Event Center

Legal Remedy Brewing

Hoppin'

The Roasting Company

Sleeping Giant Distillery

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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The Dealership

119 South Oakland Avenue | Rock Hill, SC 29730

Property Highlights

18,685 SF

Square Footage

1.25 AC

Acres

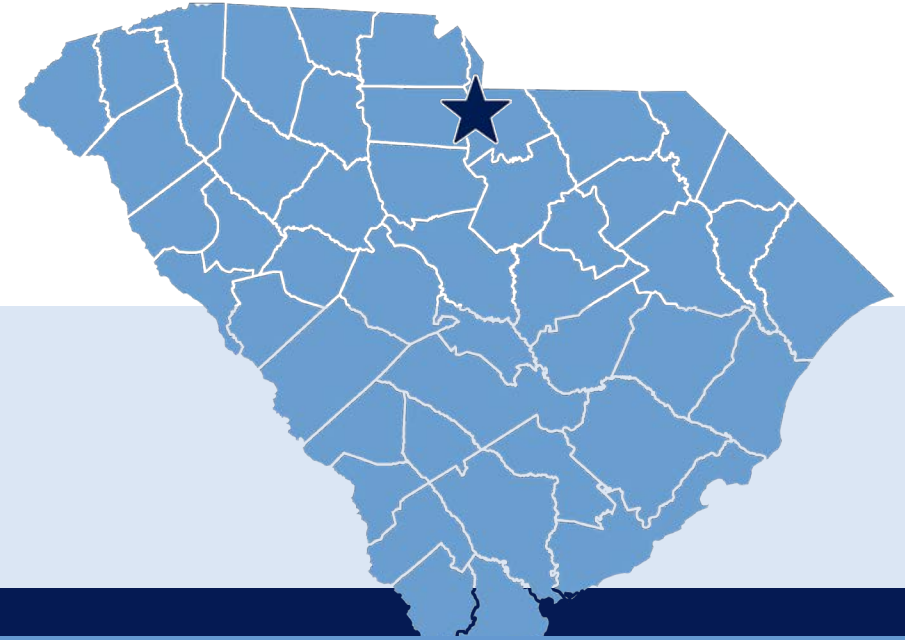
1956

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

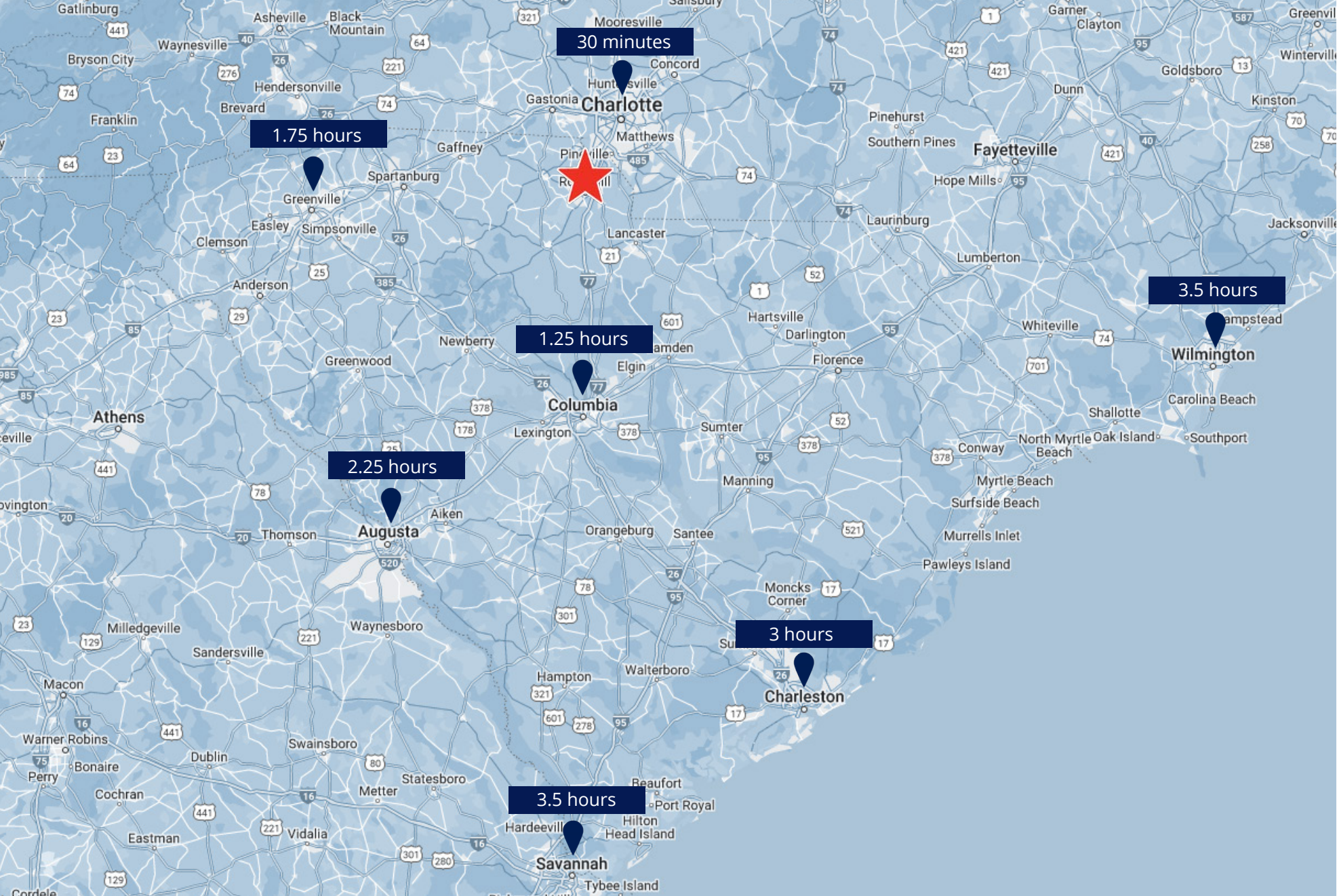
2024 Hospitality
Tax Revenue



\$92K

Average household income
within a 5-mile radius

Location Map

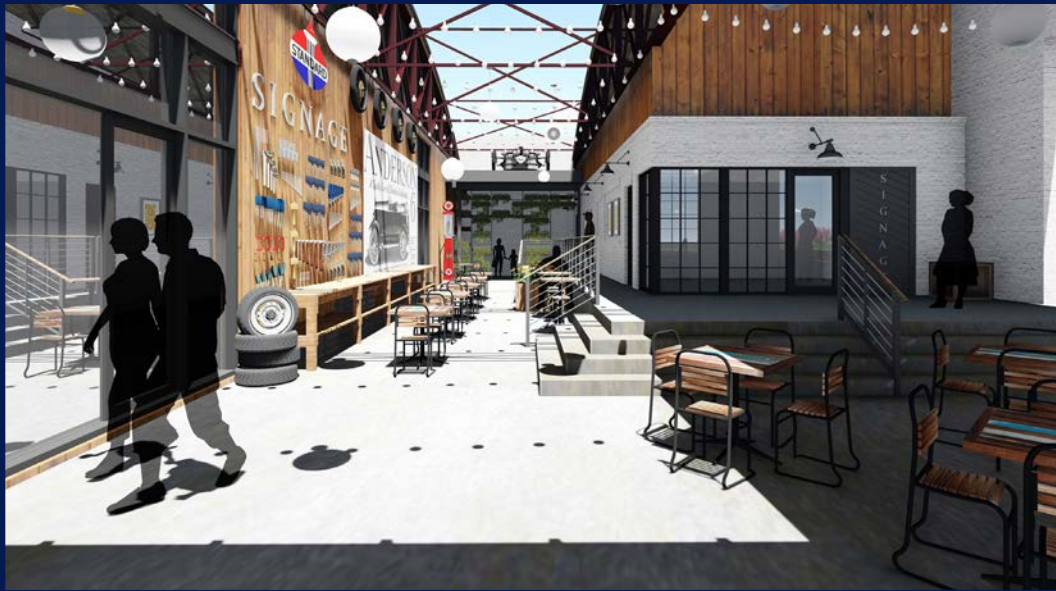


Property Overview

The Dealership | Redevelopment Opportunity | Rock Hill, SC | Charlotte MSA



Potential Concept Renderings



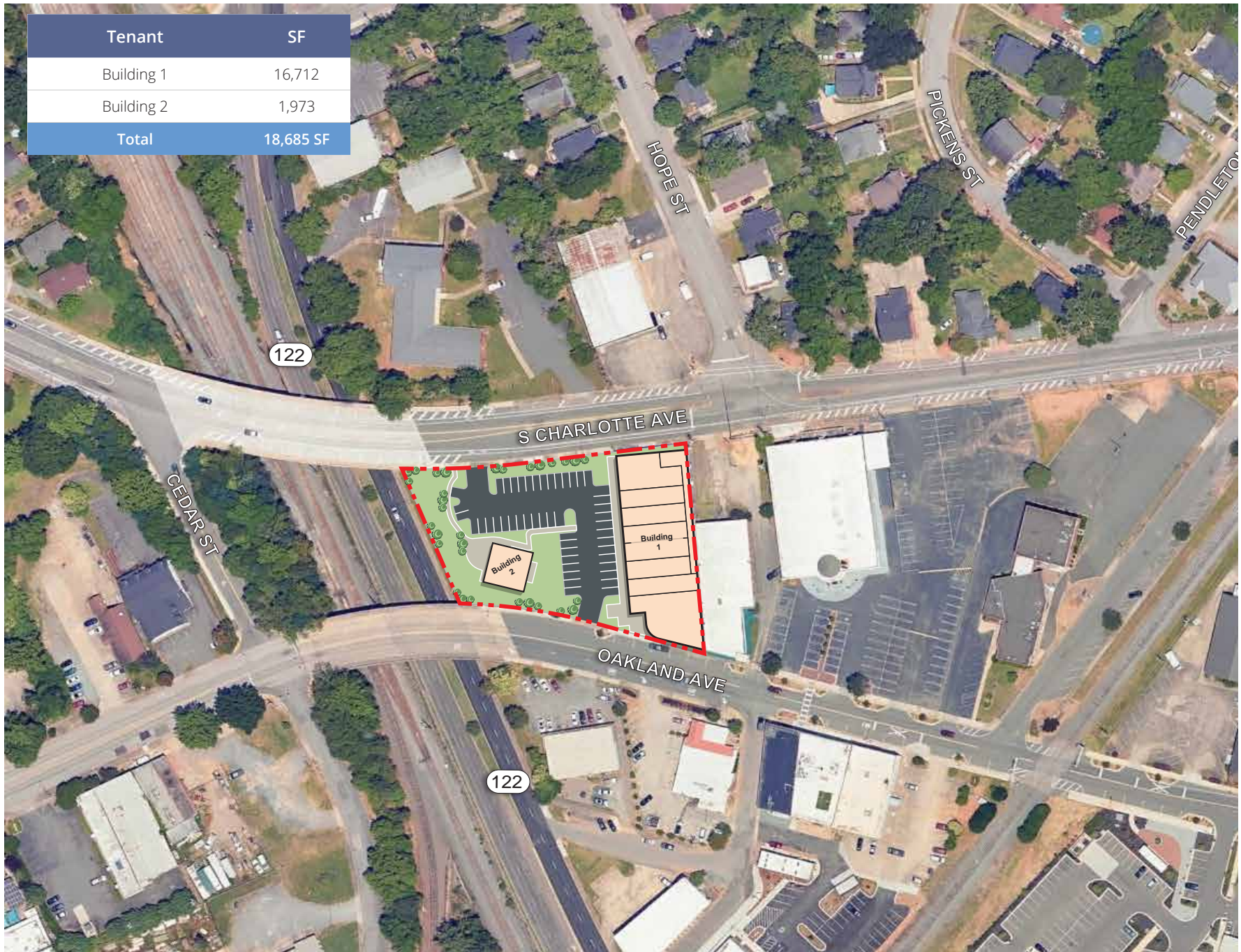
THE DEALERSHIP

PROPERTY OVERVIEW

MARKET OVERVIEW

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.

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



South Carolina Textile Mill Credit

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

Income/License/Bank/Insurance Premium Tax Credit:

- Applies to state income taxes, corporate license fees, bank taxes, or insurance premium taxes.
- The credit is earned in the year the site is placed in service and claimed in equal installments over five years.
- Unused credits can be carried forward for five years.

Property Tax Credit:

- Applies against up to 75% of real property taxes due on the textile mill site each year for up to eight years.
- Requires approval from the local governing body and affected taxing entities.



Eligibility Requirements

Ownership

The taxpayer must not have owned the site immediately prior to its abandonment if the site was operational at that time.

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.

Notice of Intent to Rehabilitate

Must be filed with the South Carolina Department of Revenue (for income tax credit) or with the local governing body (for property tax credit) before obtaining building permits. This notice should include:

- Intent to rehabilitate the site.
- Location and acreage of the site.
- Estimated rehabilitation expenses.
- Details on buildings to be renovated or demolished.
- Whether new construction is involved.

Expense Threshold

Actual rehabilitation expenses must be between 80% and 125% of the estimated expenses provided in the Notice of Intent to qualify for the full credit.

Expenses below 80% disqualify the project from receiving the credit.

If expenses exceed 125%, the credit is capped at 25% of 125% of the estimated expenses.

Case Study

Plush Mill Redevelopment in Greenville, SC

The redevelopment of the Plush Mill in Greenville serves as an illustrative 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.



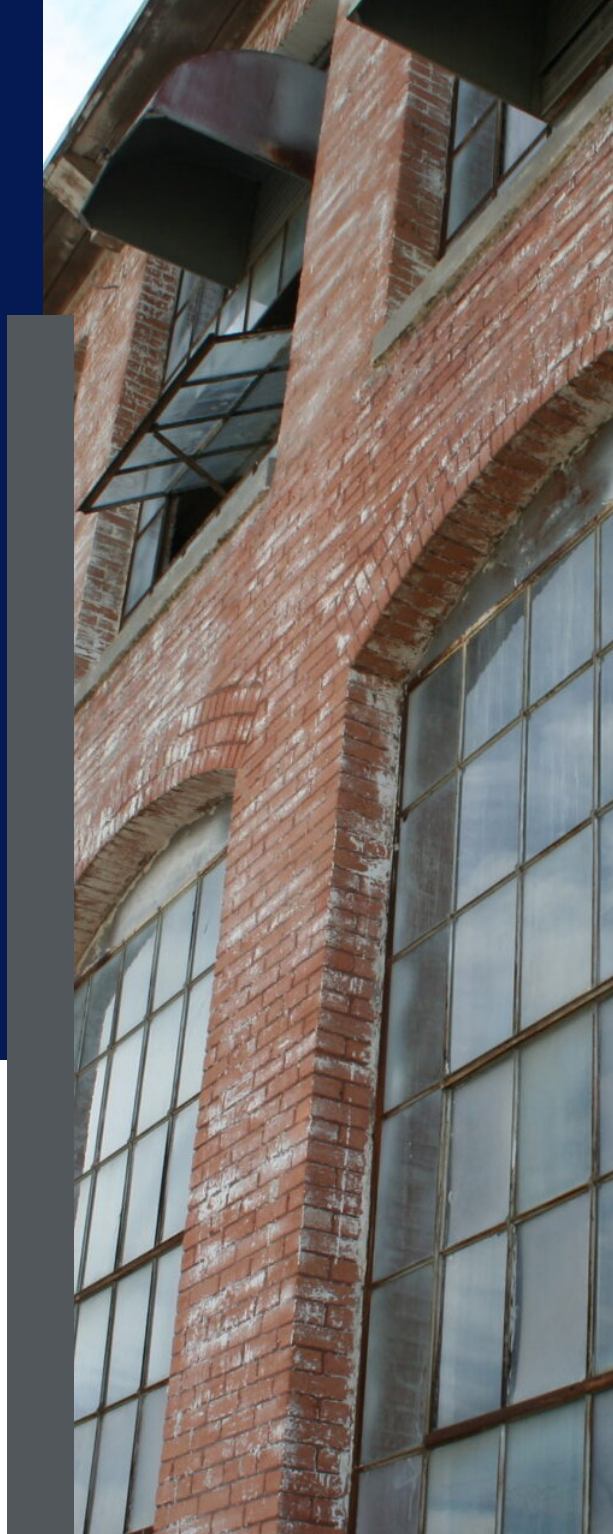
Complementary Incentives:

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.

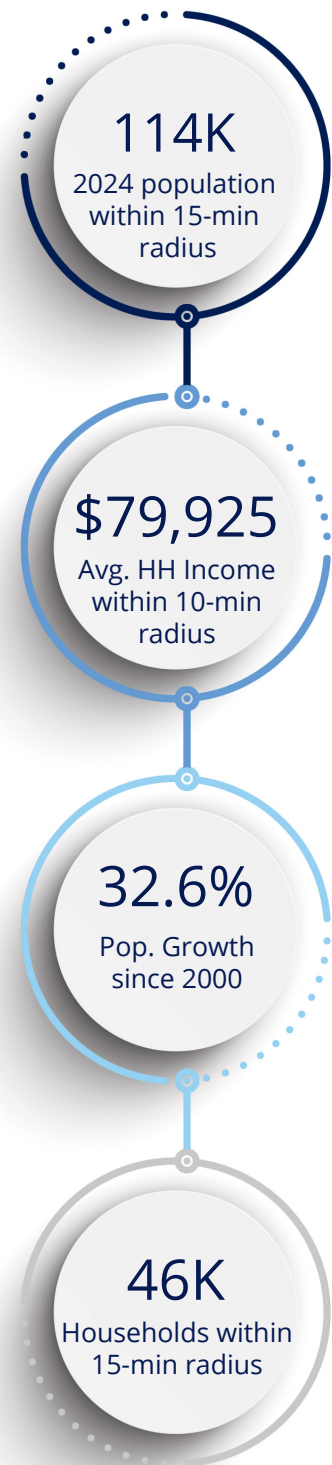


Demographics

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

The Dealership | Redevelopment Opportunity | Rock Hill, SC | Charlotte MSA



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

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.



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.



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.



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.



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.



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.



Aerial Map

Rock Hill - York County Airport
77 Flights per day

Northwoods Square

Riverview Commons

Westminster Catawba Christian School
748 Students Enrolled

Cherry Road Crossing

Piedmont Medical Center
238 Beds

HWY 21

Manchester Village

Rock Hill Galleria

The Commons at Winthrop

Sullivan Middle School
808 Students Enrolled

Northwestern High School
1,764 Students Enrolled

McConnells Corner

Winthrop Coliseum

Manchester Meadows Park

Charlotte Avenue YMCA

David Lyle Blvd

Northside Elementary School
514 Students Enrolled

Academy Sports+Outdoors

Rock Hill Sports & Event Center

Finley Road Elementary School
356 Students Enrolled

Episcopal Day School
434 Students Enrolled

Belleview Elementary School
421 Students Enrolled

York Technical College
4,521 Students Enrolled

Clinton College (HBCU)
240 Students Enrolled

East Side Shopping Center



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.



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.

York County's Top Employers

Local Stats



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.



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



3,300 employees



2,000 employees



Home Mortgage

1,283 employees



986 employees

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.



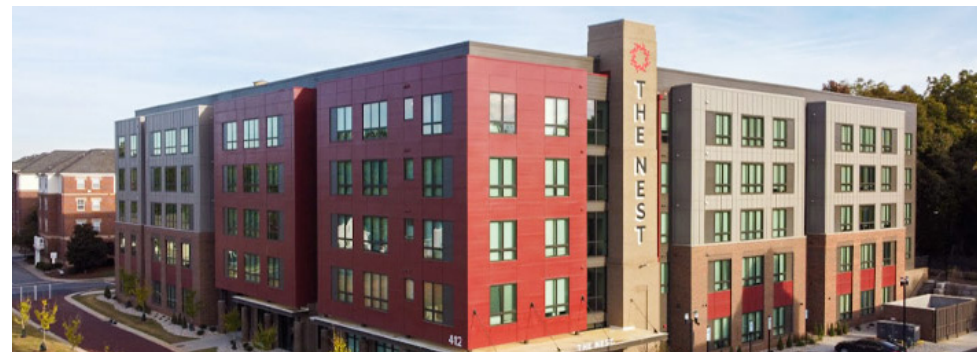
The Rock Hill Sports & Event Center

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.



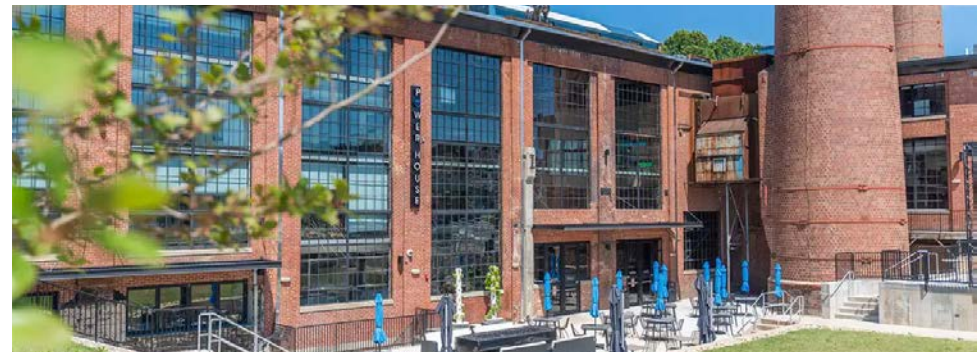
The Cambria Hotel

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)



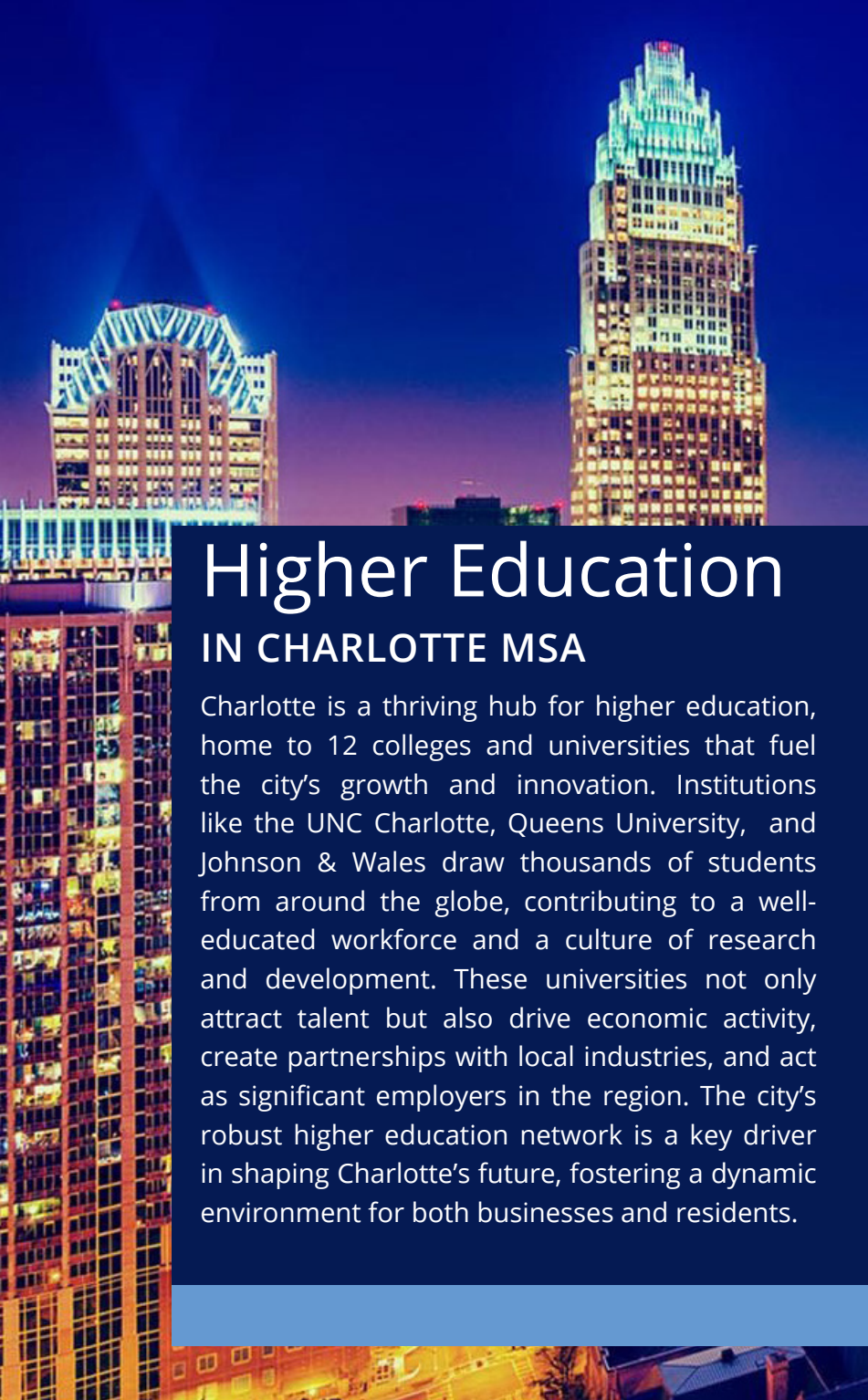
1,000+ internationally owned companies operate in the region



25 universities with nearly 300K students within 200 miles



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



Knowledge Capital: Charlotte's Thriving Academic Hub

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.



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

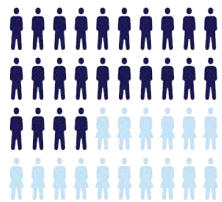
Top Companies in the Region



Source: Charlotte Regional Business Alliance



Demographic Information



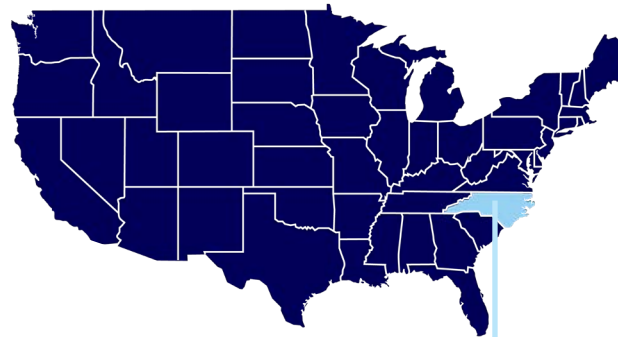
2.8 M

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.



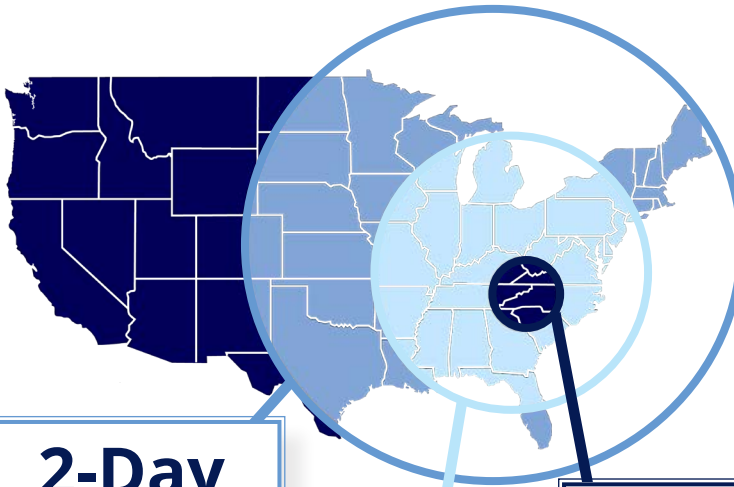
Charlotte Douglas In't Airport

1,400+ Daily Flights
175+ Destinations
35+ International Destinations



Truck Delivery from Charlotte

72% of the U.S. population lives within a 2-day drive



2-Day
TRUCKING DISTANCE

72%
OF THE U.S. MARKET
WITHIN A 2-DAY DRIVE

12M
PEOPLE LIVE WITHIN
A 3-HR DRIVE



4 Major Interstates

I-40, I-77, I-85, I-485



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



BANK OF AMERICA

Honeywell

NUCOR



TRUIST

ALBEMARLE



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.

CLT 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

Charlottians 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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