Marcus & Millichap

±61,008 SQUARE FEET

TRACTOR SUPPLY + FORMER BIG LOTS

±42.29% OCCUPIED, VALUE-ADD, RETAIL OPPORTUNITY

1839 J A COCHRAN BYPASS
CHESTER, SOUTH CAROLINA 29706

ONLINE AUCTION

STARTING BID: $250,000

RI MARKETPLACE

ONLINE AUCTION

JULY 13-15, 2026

±61,008 SF, TWO-TENANT RETAIL 42.29% OCCUPIED BY TRACTOR SUPPLY WITH VACANT/FORMER BIG LOTS ON AN EXPANSIVE ±7.652 ACRE PARCEL OFFERED AT A SIGNIFICANT DISCOUNT BELOW REPLACEMENT COST

CASH FLOWING WITH ±$81K IN-PLACE INCOME AND VALUE ADD VIA LONG-TERM LEASE-UP OF THE ±32,205 SF BIG LOTS VACANCY, WITH POTENTIAL FOR ADAPTIVE REUSE; FLEXIBLE COMMERCIAL ZONING

LOCATED WITHIN A PRIME RETAIL CORRIDOR WITH FRONTAGE ALONG BOTH J A COCHRAN BYPASS AND LANCASTER HWY (±23K COMBINED VPD); LOCATED WITHIN CHESTER CROSSING NEAR A MIX OF NATIONAL/LOCAL RETAILERS

VIEW ONLINE AUCTION
JULY 13-15, 2026

RI MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

1839 J A COCHRAN BYPASS, CHESTER, SOUTH CAROLINA 29706

ONLINE AUCTION: JULY 13-15, 2026 | $250,000 STARTING BID

BUILDING: ±61,008 SF	PROPERTY TYPE: RETAIL	STORIES: ONE	HIGHWAY FRONTAGE (LANCASTER HWY)
PARCEL NUMBER: 079-03-08-012-000	TENANCY: MULTI (2)	INLINE	±15-MIN TO I-77
LOT SIZE: ±7.652 AC (±333,364 TOTAL SF)	OCCUPANCY: ±42.29% LEASED	YEAR BUILT: 1991	±45-MI TO CHARLOTTE, NC
PARKING: 292 SPACES	INCOME PRODUCING	ZONING: "GC" GENERAL COMMERCIAL	±45-MI TO UNION, SC
		PYLON/FACADE SIGN	±1-HR TO BOTH SPARTANBURG AND COLUMBIA, SC
		LOADING AREA	

Disclaimer & Source(s): Demographics provided by CoStar and/or ESRI. Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, and number of parking spaces. Total Building SF source is CAM RECS, while previous survey and Tractor Supply lease show a different number. Survey is the source for address however the survey is outdated and an outparcel was sold after the survey was obtained. Bidders need to confirm and perform their own due diligence prior to bidding.

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire an inline, two-tenant retail building located within Chester Crossing at 1839 J.A. Cochran Bypass in Chester, South Carolina 29706 (the "Property"). Currently ±42.29% occupied by Tractor Supply, the Property is offered significantly below replacement cost, creating an exceptional opportunity to acquire a highly visible retail asset with existing cash flow and substantial lease-up potential in the growing Greater Charlotte region.

Constructed in 1991, the Property consists of a ±61,008 SF single-story retail building situated on an expansive ±7.65-acre (±333,364 SF) parcel. Located within Chester Crossing Shopping Center, the site features 292 surface parking spaces, prominent pylon signage, and frontage along J.A. Cochran Bypass and Lancaster Highway, which carries approximately ±15,237 vehicles per day. The Property benefits from multiple points of ingress and egress, providing convenient access and strong visibility for both tenants and customers. The building is currently configured for two retail tenants, with Tractor Supply occupying ±25,803 SF and providing stable in-place income. The remaining ±35,205 SF, formerly occupied by Big Lots, became vacant following the retailer's corporate bankruptcy and presents a significant value-add leasing opportunity. The former Big Lots space offers functional second-generation retail improvements, a large open sales floor, and existing infrastructure that can accommodate a variety of retail, fitness, entertainment, discount, furniture, showroom, service-oriented, or specialty retail users. The Property currently generates more than $81,000 in annual rental income and offers investors the ability to increase cash flow through lease-up of the vacant space at market rents. According to CoStar, retail asking rents within the Chester market are around $14 per square foot NNN. Zoned "GC" (General Commercial), the Property permits a broad range of retail, commercial, and service uses, further enhancing long-term flexibility and investment appeal.

Chester is strategically located in Chester County along the Interstate 77 corridor, approximately ±45-Mi south of Downtown Charlotte, and serves as an important commercial and service hub between the Charlotte metropolitan area and Columbia, South Carolina. The Property is positioned along J.A. Cochran Bypass (SC-9 Bypass), one of Chester's primary retail corridors, providing excellent visibility, accessibility, and exposure to regional traffic. The Property is surrounded by a concentration of national and regional retailers including Walmart Supercenter, Food Lion, CVS, KJ's, AutoZone, Dollar Tree, and numerous quick-service restaurants and service-oriented businesses that generate consistent consumer activity throughout the trade area. Interstate 77, located approximately ±15 minutes from the Property, provides direct north-south connectivity to both Charlotte and Columbia, supporting regional commerce and customer draw from surrounding communities. The area benefits from a diverse economic base supported by manufacturing, distribution, healthcare, education, and government employment. Major employers in the region include Giti Tire, Eaton Corporation, Ross Distribution Center, Chester County School District, and MUSC Health Chester Medical Center, all of which contribute to a stable daytime population and workforce presence.Within a 5-mile radius, the Property serves ±13,652 residents with an average household income exceeding ±$58,000.

PROPERTY AERIAL

TWO-TENANT RETAIL
EXTERIOR PHOTOS

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TRACTOR SUPPLY + FORMER BIG LOTS

CHESTER, SOUTH CAROLINA

TWO-TENANT RETAIL
TRACTOR SUPPLY
EXTERIOR PHOTOS

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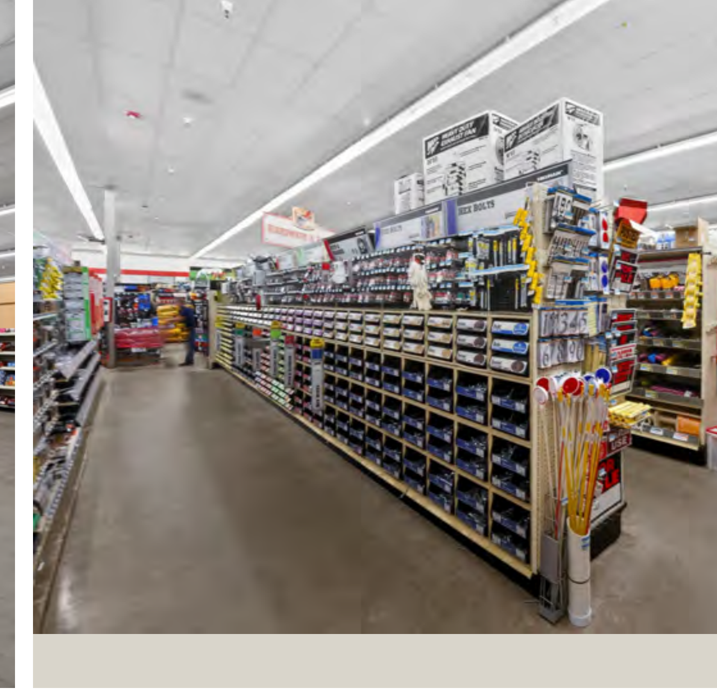
TWO-TENANT RETAIL
TRACTOR SUPPLY
INTERIOR PHOTOS



MARKETPLACE
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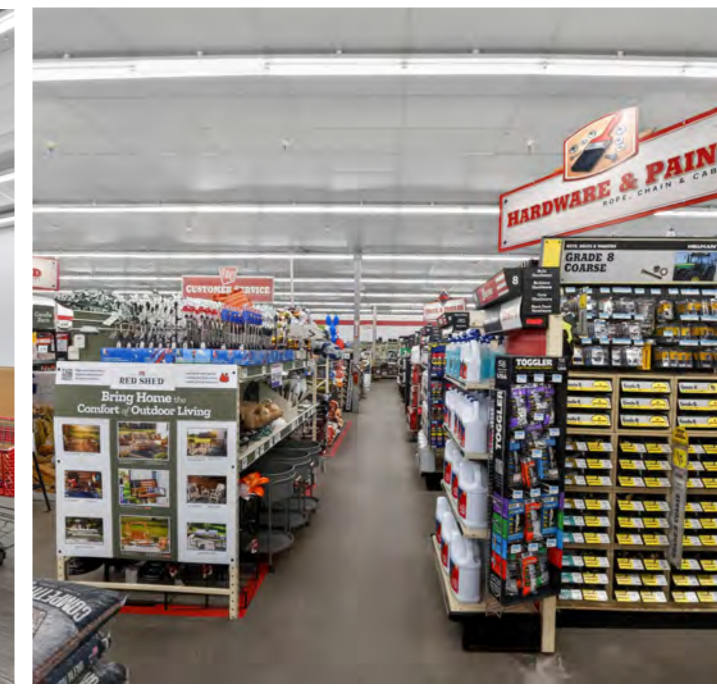

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TWO-TENANT RETAIL
BIG LOTS
EXTERIOR PHOTOS

VIEW ONLINE AUCTION
JULY 13-15, 2026

R MARKETPLACE
ONLINE AUCTION
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TWO-TENANT RETAIL
BIG LOTS
INTERIOR PHOTOS

VIEW ONLINE AUCTION
JULY 13-15, 2026

MARKETPLACE
ONLINE AUCTION
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VIEW ONLINE AUCTION
JULY 13-15, 2026

TWO-TENANT RETAIL
BIG LOTS
LOADING AREA

MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

TWO-TENANT RETAIL BUILDING
FLEXIBLE ZONING

VIEW ONLINE AUCTION
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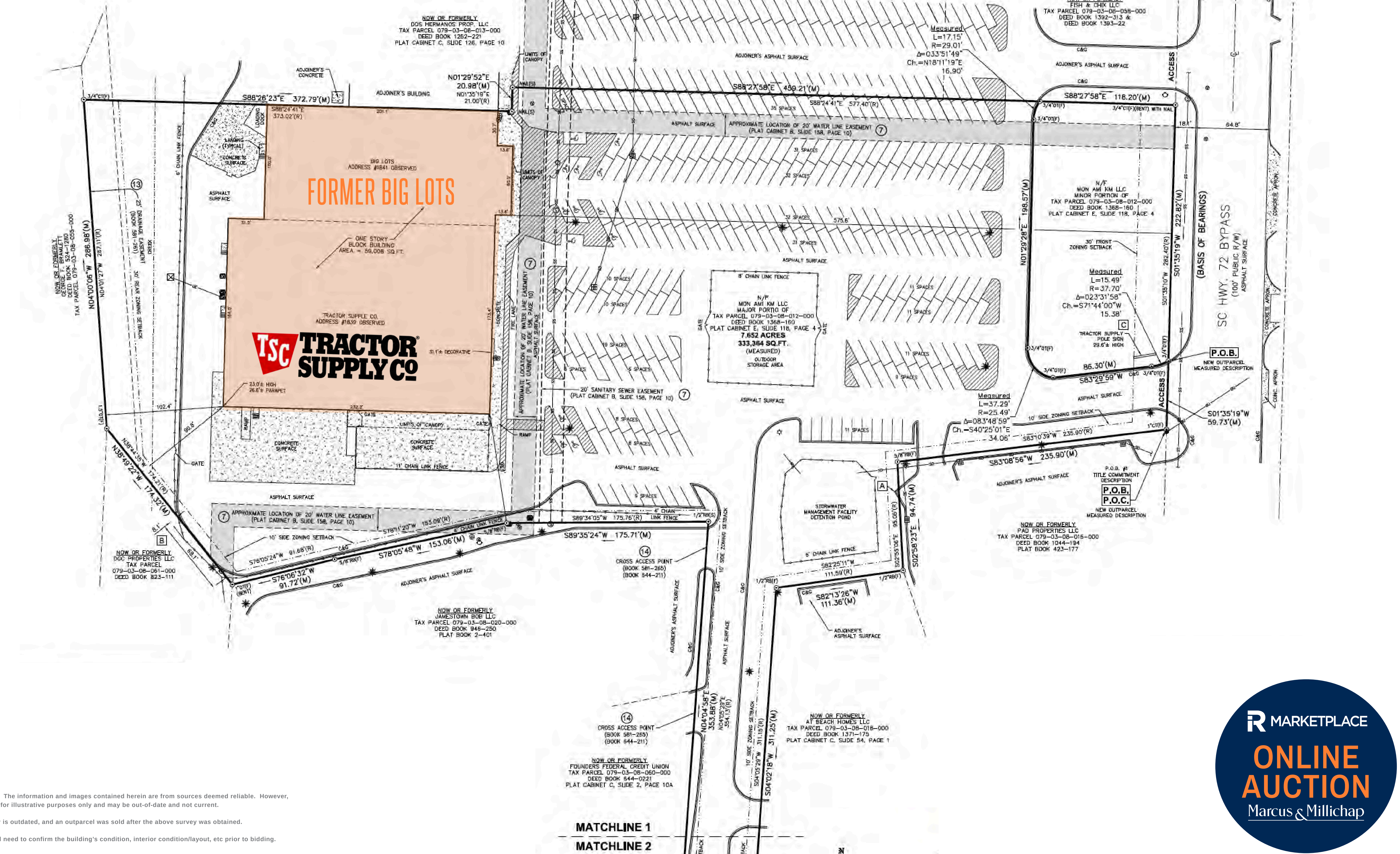
TRACTOR SUPPLY + FORMER BIG LOTS



CHESTER, SOUTH CAROLINA

MARKETPLACE
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Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current.

This survey is outdated, and an outparcel was sold after the above survey was obtained.

Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.

42.29% OCCUPIED WITH VALUE ADD
RENT ROLL + FINANCIALS

TENANT SUMMARY (AS OF MAY 2026)

TENANT NAME	SQUARE FEET	% BLDG SHARE	LEASE DATES START	LEASE DATES EXPIRATION	MONTHLY RENT (PSF)	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	ANNUAL EXPENSE REIMBURSEMENTS	RECOVERY RECONCILIATION INFORMATION	ESCALATION INFORMATION	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
Tractor Supply Co.	25,803	42.29%	6/13/1991* *Original Walmart lease	12/31/36	$3.15	$6,770.23	$81,242.76	$36,994.14	**Recovery Reconciliation for 01/2025-12/2025** - CAM Recovery: $9,529.20 annually - Insurance Recovery: $4,160.36 annually - Tax Recovery: $23,304.54	**Two (2), Five (5) Year Escalations** - $85,304.88 Annually for 01/01/2027-12/31/2031 - $89,570.16 Annually for 01/01/2032-12/31/2036	**Four (4), Five (5) Year Options** - $94,048.56 Annually for 01/01/2037-12/31/2041 - $98,751.00 Annually for 01/01/2042-12/31/2046 - $103,688.52 Annually for 01/01/2047-12/31/2051 - $108,872.88 Annually for 01/01/2052-12/31/2056
Vacant (Former Big Lots)	35,205	57.71%	-	-	$0.00	$0	$0	$0		-	-
Total	**61,008**					**$6,770.23**	**$81,242.76**	**$36,994.14**			

Occupied Tenants: 1 Unoccupied Tenants: 1 Occupied GLA: 42.29% Unoccupied GLA: 57.71%

PROPERTY FINANCIALS (2023-YTD 2026)

	2023	2024	2025	YTD 2026
RENTAL INCOME				
Base Rent	$277,066.04	$230,216.10	$424,354.99	$56,263.46
Reimbursements				
Property Tax Reimbursement	$53,237.28	$0.00	$62,017.06	-$7,175.12
CAM Reimbursement	$15,826.48	$11,385.85	$12,969.49	$3,970.50
Insurance Reimbursement	$15,107.39	$3,120.25	$4,278.42	$1,710.77
Tenant Reimbursement Bad Debt Expense	$0.00	-$4,495.57	-$1,513.38	$6,008.95
Total Reimbursements	**$84,171.15**	**$10,010.53**	**$77,751.59**	**$4,515.10**
Total Income	**$361,237.19**	**$240,226.63**	**$502,106.58**	**$60,778.56**
OPERATING EXPENSES				
RECOVERABLE EXPENSES				
Total Property Insurance	$9,259.49	$10,756.10	$10,121.96	$3,629.66
Total Inspections	$0.00	$0.00	$7,200.00	$600.00
Total Repairs + Maintenance	$15,826.48	$13,317.60	$16,105.58	$4,430.53
Total Property Taxes	$53,237.28	$0.00	$62,017.06	$0.00
NON-RECOVERABLE EXPENSES				
Total Property Legal Expense	$0.00	$2,897.36	$14,805.26	$0.00
Total Property Insurance Expense	$0.00	$0.00	$0.00	$295.96
Total Property Inspections Expense	$0.00	$2,710.00	$0.00	$732.00
Total Property Repairs & Maintenance Expense	$473.44	$7,843.32	$9,939.00	$5,850.33
Total Property Utilities Expense	$0.00	$0.00	$43,126.43	$17,865.58
Total Property Taxes Expense	$0.00	$54,302.03	-$8,837.18	$0.00
Total Recoverable Expenses	**$78,323.25**	**$24,073.70**	**$95,444.60**	**$8,660.19**
Total Non-Recoverable Expenses	**$473.44**	**$67,752.71**	**$59,033.51**	**$24,743.87**
Total Operating Expenses	**$78,796.69**	**$91,826.41**	**$154,478.11**	**$33,404.06**
Net Income	**$282,440.50**	**$148,400.22**	**$347,628.47**	**$27,374.50**

Disclaimer: Operating expenses and expense reimbursements on the Rent Roll and Budget are estimates based off historical numbers. Bidders will have to review and make their own assumptions including future NOI, as this Budget also does not include assumptions about the lease-up of the vacant space

CHESTER COUNTY
CHESTER, SC

Located in the northern Midlands of South Carolina, Chester County occupies a strategic position between the major metropolitan areas of Charlotte, North Carolina and Columbia, South Carolina. The county serves as an important commercial, manufacturing, and transportation corridor within the Carolinas, benefiting from access to key regional highways, a skilled workforce, and a business-friendly operating environment. Chester, the county seat, functions as the primary center for commerce, healthcare, education, and government services throughout the region.

Historically rooted in textile manufacturing, Chester County has evolved into a diversified economy supported by advanced manufacturing, automotive suppliers, logistics, distribution, healthcare, education, and public sector employment. The county has attracted substantial industrial investment in recent years due to its competitive labor costs, available industrial land, and strategic location within one of the fastest-growing regions in the Southeast. Major employers including Giti Tire, Eaton Corporation, and MUSC Health Chester Medical Center provide a stable economic foundation and support thousands of jobs throughout the area.

Transportation accessibility remains one of Chester County's strongest advantages. Located approximately midway between Charlotte and Columbia, the county provides convenient access to Interstate 77, U.S. Highway 321, and South Carolina Highway 9, connecting businesses and residents to major population centers throughout the Carolinas. Charlotte Douglas International Airport, one of the nation's busiest airports, is located within approximately one hour, while the Port of Charleston can be accessed within a single-day trucking radius, supporting regional distribution and industrial operations.

Beyond its economic strengths, Chester County offers an attractive quality of life characterized by affordable housing, a low cost of living, and access to abundant outdoor recreation. The county is home to Lake Wylie, the Catawba River, Chester State Park, and numerous recreational amenities that support tourism and enhance the area's appeal to residents and employers alike. Combined with its strategic location and growing industrial presence, Chester County continues to emerge as an attractive destination for investment and long-term economic growth within the Carolinas.

CHESTER SERVES AS THE PRIMARY RETAIL AND SERVICE DESTINATION F OR CHESTER COUNTY AND NEARBY COMMUNITIES, DRAWING CONSUMERS FROM A BROAD REGIONAL TRADE AREA

POSITIONED BETWEEN CHARLOTTE AND COLUMBIA, CHESTER OFFERS EASY ACCESS TO MAJOR MARKETS WHILE BENEFITING FROM A LOWER-COST BUSINESS ENVIRONMENT

LOCATED WITHIN THE BROADER CHARLOTTE REGION, CHESTER BENEFITS FROM LONG-TERM GROWTH, BUSINESS EXPANSION, AND CONTINUED INVESTMENT THROUGHOUT THE CAROLINAS

INDUSTRY
ACCESS & OPPORTUNITY

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REGIONAL ACCESSIBILITY

Located within the Charlotte-Columbia corridor, Chester County provides convenient connectivity throughout the Southeast via U.S. Highway 321, SC Highway 9, and nearby Interstate 77. Businesses benefit from access to two major metropolitan areas while operating within a lower-cost environment. The region also offers connectivity to Charlotte Douglas International Airport, the Port of Charleston, and major interstate networks that support manufacturing, distribution, and commercial activity throughout the Carolinas.

COMPETITIVE BUSINESS ENVIRONMENT

Chester County's location within the Charlotte region provides access to one of the Southeast's strongest economic corridors while maintaining a significantly lower cost structure than many larger metropolitan markets. Combined with available workforce, transportation access, and continued industrial growth, the county remains well-positioned for long-term economic expansion.

INDUSTRIAL & EMPLOYMENT BASE

Chester County's employment base is supported by a diverse mix of manufacturers, healthcare providers, educational institutions, and government employers. Major companies including Giti Tire, Eaton Corporation, and other regional manufacturers contribute significantly to the local economy. Continued investment in industrial facilities and workforce development initiatives has strengthened the county's position as an attractive destination for business expansion and long-term economic growth.

Chester County's economic base continues to diversify through ongoing investment from national and international manufacturers. Major employers include Giti Tire Manufacturing USA, Guardian Industries, Eaton Corporation, Carolina Poly, E&J Gallo Winery, and numerous advanced manufacturing and logistics operators. The county's employment base has grown steadily over the past decade, with civilian employment increasing from approximately 12,381 workers in 2014 to more than 14,200 workers in 2024.

MANUFACTURING LEADER IN THE CHARLOTTE REGION

Chester County has emerged as one of the Charlotte region's leading manufacturing centers, ranking #1 in both manufacturing employment growth and manufacturing employment concentration within the Charlotte metro region. Manufacturing accounts for approximately 46% of the county's private-sector workforce, supported by more than 50 manufacturers operating across automotive, building products, advanced materials, packaging, and industrial sectors. Recent manufacturing employment growth has significantly outpaced both regional and statewide averages, reinforcing the county's position as a key industrial hub within the Carolinas.

ACCESS TO A DEEP REGIONAL LABOR POOL

While Chester County maintains a population of approximately 32,000 residents, its strategic location allows employers to draw from a labor shed exceeding 2.5 million people and a civilian workforce approaching 1.7 million workers across the Charlotte and Columbia metropolitan regions. This access to a substantially larger labor pool has helped attract major employers and industrial investment while supporting continued business expansion throughout the county.

AFFORDABILITY & QUALITY OF LIFE

Residents benefit from a lower cost of living than many major Southeastern markets while maintaining access to employment opportunities, outdoor recreation, and regional amenities. Chester County offers a blend of small-town character and strategic proximity to Charlotte, providing an attractive environment for families, businesses, and workforce recruitment. This balance of affordability, accessibility, and economic opportunity continues to support population stability and long-term investment throughout the region.

Source: https://charlotteregion.com/york-county-sc/

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RI MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

BUSINESS-FOCUSED
THE STATE OF SOUTH CAROLINA

Recognized Nationally for Economic Development & Employer Success

QUALITY OF LIFE & GROWTH

South Carolina continues to attract residents and businesses through its favorable cost structure, business-friendly environment, and high quality of life. The state's population has grown steadily over the past decade as migration from higher-cost markets fuels residential and economic expansion. Residents benefit from access to coastal destinations, outdoor recreation, major universities, and a lower overall cost of living relative to many major U.S. markets. The state's continued population growth supports workforce availability, consumer demand, and long-term economic development throughout the Southeast.

- Population exceeds ±5.5 million residents
- Cost of living remains below the national average
- Home to 47 state parks, Atlantic coastline, lakes, and mountain recreation
- Consistent inbound migration supports long-term growth

PRO-BUSINESS ENVIRONMENT

South Carolina has established itself as one of the Southeast's most competitive business environments through a combination of favorable tax policies, workforce development initiatives, and economic incentive programs. The state maintains a 5% corporate income tax rate and continues to attract significant domestic and international investment across manufacturing, logistics, automotive, aerospace, and advanced industrial sectors. Major employers continue expanding throughout the state due to its business-friendly regulatory climate and strategic Southeast location.

- 5% corporate income tax rate
- No inventory tax
- Robust state and local incentive programs
- Strong track record of corporate relocations and expansions

STRATEGIC CONNECTIVITY

South Carolina provides exceptional access to domestic and international markets through an extensive highway, rail, port, and air transportation network. The state is served by five interstate highways and multiple major freight corridors connecting businesses to the broader Southeast and East Coast. The Port of Charleston serves as one of the nation's leading container ports and generates an economic impact approaching $87 billion annually across South Carolina. The state's logistics infrastructure supports manufacturing, import/export operations, distribution, and regional commerce throughout the Carolinas and beyond.

- Port of Charleston generates nearly $87B in statewide economic impact
- Five interstate highways connect major Southeastern markets
- Access to major commercial airports including Charleston, Greenville-Spartanburg, and Columbia
- Strategic location within one-day trucking reach of major East Coast population centers

DIVERSE EMPLOYERS & GROWING WORKFORCE

Manufacturing remains one of South Carolina's most important economic drivers, supporting approximately 30% of the state's total economic activity through direct and indirect impacts. South Carolina has become a nationally recognized center for advanced manufacturing, automotive production, aerospace, tire manufacturing, and industrial innovation. Over the past decade, manufacturing employment has grown more than 17%, while the state now leads the nation in the export sales of both passenger vehicles and tires. Major employers including BMW, Boeing, Michelin, Volvo, Bosch, Continental, and numerous suppliers continue to expand operations throughout the state.

- Manufacturing contributes approximately $294B-$313B in annual economic impact
- Manufacturing supports more than 730,000 jobs statewide
- Manufacturing wages average approximately $75,700 annually, exceeding the statewide average by roughly 24%

CHARLOTTE REGION ADVANTAGE

South Carolina's northern counties benefit from direct access to the Charlotte metropolitan area, one of the fastest-growing and most economically significant regions in the United States. The Charlotte MSA supports a population exceeding ±2.9 million residents and serves as a major center for finance, advanced manufacturing, healthcare, logistics, and corporate headquarters operations. Communities throughout northern South Carolina, including Chester County, benefit from access to Charlotte's workforce, transportation infrastructure, capital investment, and diverse employment base while maintaining a lower cost operating environment. This strategic relationship continues to drive business expansion, population growth, and economic investment throughout the region.

Top States for Doing Business
SC Ranks
3rd

Business Incentive Programs
SC Ranks
2nd

Workforce Development Programs
SC Ranks
3rd

Logistics & Infrastructure
SC Ranks
6th

Cooperative & Responsive State Government
SC Ranks
4th

Favorable Regulatory Environment
SC Ranks
1st

Top States for Doing Business
SC Ranks
3rd

Business Incentive Programs
SC Ranks
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Workforce Development Programs
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Logistics & Infrastructure
SC Ranks
6th

Cooperative & Responsive State Government
SC Ranks
4th

Favorable Regulatory Environment
SC Ranks
1st

MAJOR EMPLOYMENT CENTER

The Charlotte region supports one of the largest and most diverse employment bases in the Southeast, anchored by financial services, healthcare, logistics, energy, manufacturing, and technology industries. Home to major employers including Bank of America, Wells Fargo, Atrium Health, Advocate Health, Duke Energy, Honeywell, and Lowe's, the metro continues to attract both corporate investment and skilled talent. Charlotte Douglas International Airport further strengthens the region's economic reach, connecting businesses to domestic and international markets.

CORPORATE & FINANCIAL HUB

Recognized as the second-largest banking center in the United States, the Charlotte MSA serves as a major headquarters location for national and global companies. The region supports a strong concentration of Fortune 500 and Fortune 1000 firms, providing a stable economic foundation and driving demand across office, industrial, retail, and residential sectors. Its diversified economy and pro-growth business climate continue to attract employers from across the country.

REGIONAL GROWTH & COMPETITIVENESS

The Charlotte MSA continues to rank among the nation's fastest-growing metropolitan areas, benefiting from sustained population growth, workforce expansion, and corporate relocation activity. Businesses gain access to a highly educated labor pool, extensive transportation infrastructure, and a strategic Southeast location, while surrounding communities such as Chester benefit from regional economic momentum at a lower cost of operation. This combination of growth, accessibility, and affordability continues to support long-term investment throughout the region.

THE SOUTHEAST'S ECONOMIC ENGINE
THE CHARLOTTE MSA

The Charlotte-Concord-Gastonia MSA is one of the Southeast's most dynamic economic regions, supporting a population of more than ±2.9 million residents across North Carolina and South Carolina. Anchored by Charlotte, the metro has emerged as a leading center for finance, advanced manufacturing, logistics, healthcare, and corporate headquarters operations, attracting businesses and new residents from across the country.

Strategically positioned at the intersection of major interstate corridors including I-77, I-85, I-40, I-485, and I-74, the Charlotte region provides exceptional connectivity throughout the Southeast. Charlotte Douglas International Airport (CLT), one of the busiest airports in the United States, serves more than ±58 million passengers annually and offers nonstop service to more than 180 destinations worldwide. The region's transportation infrastructure supports efficient movement of goods, talent, and capital throughout the Carolinas and beyond.

The regional economy is anchored by a diverse mix of industries including financial services, advanced manufacturing, healthcare, energy, technology, logistics, and professional services. Charlotte is home to Bank of America and Truist Financial, while major employers such as Wells Fargo, Duke Energy, Honeywell, Lowe's, and Nucor provide a substantial employment base. This diversity has helped fuel long-term economic growth and resilience throughout the MSA.

The Charlotte MSA continues to rank among the nation's fastest-growing metropolitan areas, driven by corporate relocations, workforce expansion, and sustained population growth. Regional employment has expanded significantly over the past decade as companies continue to invest throughout the Carolinas. This growth has strengthened demand for retail, industrial, office, residential, and hospitality real estate while supporting long-term economic development across the broader region.

Communities throughout northern South Carolina, including Chester County, benefit directly from the economic strength of the Charlotte region while maintaining a lower-cost operating environment. This combination of regional accessibility, workforce availability, and economic diversification continues to support business expansion, investment activity, and long-term population growth throughout the corridor between Charlotte and Columbia.

Source: https://charlotteregion.com/do-business-here/why-the-region/

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LOW COST OF DOING BUSINESS
North Carolina's 2.25% corporate tax rate is lowest in the nation, and falling to 0% by 2030

15% LOWER ELECTRICITY COSTS, REGIONALLY, THAN THE NATIONAL AVERAGE
More than 50% of power supply is from carbon-free source

TOP 10 FASTEST GROWING LARGE METRO
Projected population of 4.3M in 2050

TOP 10 MOST CONNECTED AIRPORTS
in the world with 180+ direct flights

POTENTIAL FOR OUTPRACEL DEVELOPMENT

BUILT-IN CROSS-TRAFFIC FROM CO-TENANTS AND NEARBY RETAILERS

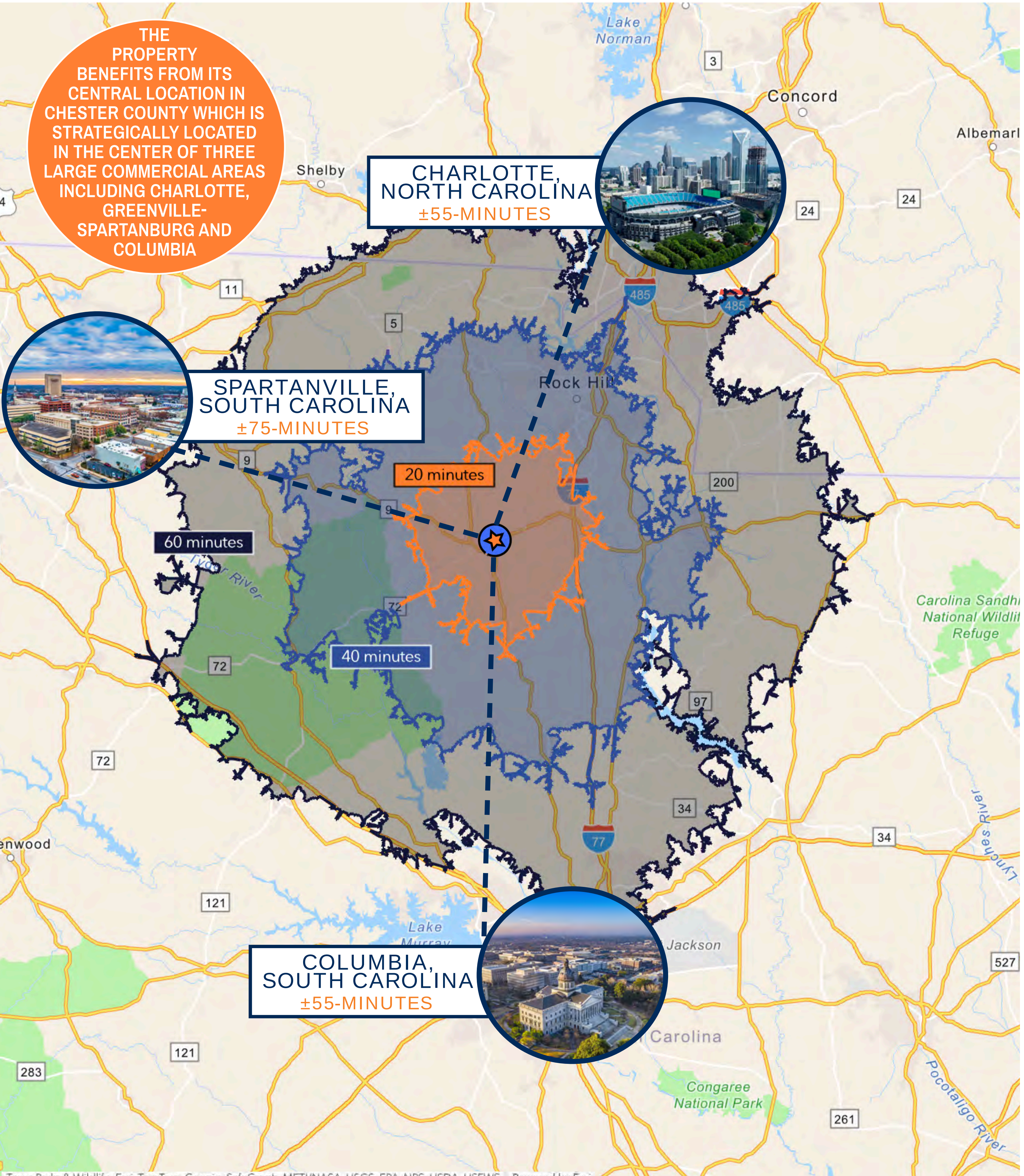
INLINE, TWO-TENANT RETAIL

CROSS ACCESS WITH CHESTER CROSSING

HIGH TRAFFIC CORRIDOR

CHARLOTTE MSA

CHARLOTTE METROPOLITAN AREA
DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE
DEMOGRAPHICS

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Households
In 2018, there were **5,724** households with an average size of **2.35** people per household.

Household expenditure is **$52,386** per year, with **$2,083** spent eating out, **$6,504** on transport and **$18,222** on retail.

Household Income
Disposable income averages **$47,291** per household or **$24,260** per capita.

An estimated **23.1%** households live below the poverty line while **1.0%** have $200,000 or more in disposable income.

Population
13,652 people live in the area, **6,486** men and **7,166** women.

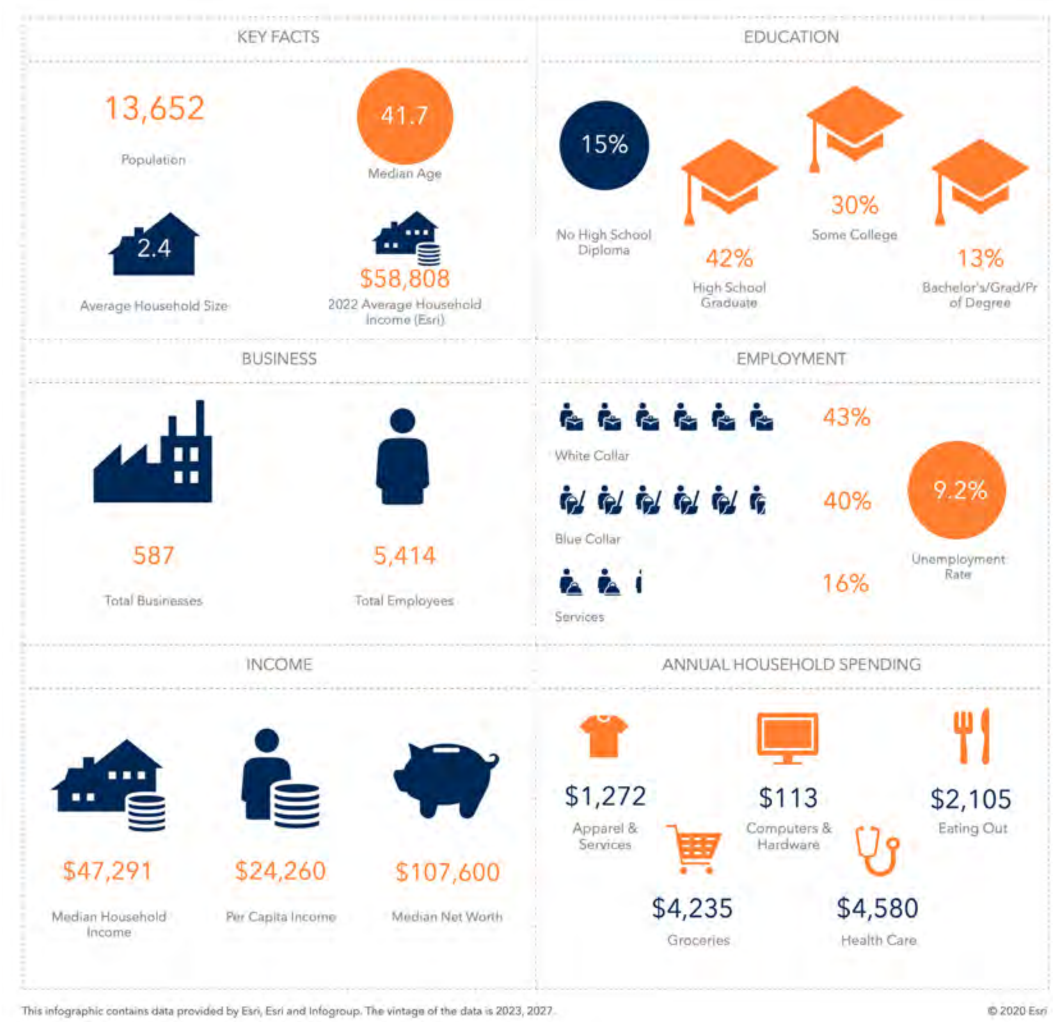
With growth of **-0.3%**, the population is expected to reach **13,445** by 2024.

Home Value
The median home value is **$155,027** with home ownership at **70.4%**.

Of the **6,429** homes **4,028** are owner occupied and **705** (**11.0%**) vacant.

Age
The median age is **41.7**.

22.5% are under 18, **58.1%** 18-65 and **19.4%** 65 or older.



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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID #ZAH1240136

ONLINE AUCTION

STARTING BID $250,000

AUCTION DATES: JULY 13-15, 2026

CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (https://marketplace.realinsight.com/legal-sale-terms). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (https://marketplace.realinsight.com/faq-bid-registration).

AUCTION DATE

The Auction end date is set for JULY 13-15, 2026.

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (https://marketplace.realinsight.com/faq-bidding).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

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