

1179 GALLERIA BLVD ROCK HILL, SC

Goodwill



**OFFERED
FOR SALE**

\$10,793,000 | 5.75% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



TOWNEPLACE SUITES

Fairfield
BY MARRIOTT



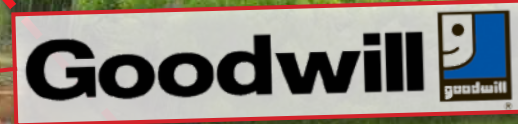
Bradford Park
280 Apartments



76,400 VPD



GALLERIA BLVD



PRATT INDUSTRIES

scentsy
FRAGRANCE CONSULTANT

ROSS
DRESS FOR LESS®
Distribution

SUMMIT
STAIRS AND MILLWORK

MERLO

Coroplast
tape

Goodwill 

MOTOR
HARLEY-DAVIDSON
CYCLES

GALLERIA BLVD





PROPERTY PHOTOS



GOODWILL ROCK HILL, SC

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PROPERTY PHOTOS

GOODWILL ROCK HILL, SC

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EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 50,000 SF Net-Lease Industrial building in Rock Hill, SC. The Premises has been leased to Goodwill Industries of the Southern Piedmont, Inc. for 15 years with 4 x 5 year extensions remaining. The Asset boasts easy access to I-77 along a major industrial corridor outside of Charlotte, NC

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$620,574
Rent Escalation	6-10	\$682,631
Rent Escalation	11-15	\$750,895
1st Extension Term	16-20	\$825,984
2nd Extension Term	21-25	\$908,582
3rd Extension Term	26-30	\$999,441
4th Extension Term	31-35	\$1,099,385

NOI	\$620,574
CAP RATE	5.75%
LISTING PRICE	\$10,792,591

BUILDING SPECS	
Building Size (GLA)	50,000 SF
Retail SF	10,000 SF
Warehouse SF	40,000 SF
Zoning	Industry General (IG)
Land Size	11 Acres
Ceiling Heights	25'
Column Spacing	TBD
Doors	6 Dock Doors (w/ Levelers) 1 Drive-In Door
Lighting	LED Lights
Parking Spaces	Trailer Parking Area with 40 Spaces

ASSET SNAPSHOT

Tenant Name	Goodwill
Address	1179 Galleria Blvd, Rock Hill, SC 29730
Year Built/Renovated	2024
Signatory/Guarantor	Goodwill Industries of the Southern Piedmont, Inc (Corporate)
Rent Type	NNN
Landlord Responsibilities	Administrative
Rent Commencement Date	3/29/2024
Lease Expiration	3/31/2039
Remaining Term	12.5 Years
Rental Increases	10% Every 5 Years and in Option Periods
Current Annual Rent	\$620,574



95,006
PEOPLE
IN 5 MILE RADIUS

\$96,404
AHHI IN
5 MILE RADIUS

76,400
VPD ON
INTERSTATE 77



ATTRACTIVE LEASE STRUCTURE WITH NEAR-TERM RENT GROWTH

- 15-Year Absolute NNN Lease (Zero Landlord Responsibilities)
- 10% Rent Increases Every Five Years (1.92% Annualized)
- Four (4) Five-Year Extension Options
- Long-Term Compounding Income Growth



STRONG REGIONAL GUARANTOR

- Guaranteed by Goodwill Industries of the Southern Piedmont, Inc.
- 40+ Locations Across the Southeast
- \$85M+ in Revenue | 1,200+ Employees
- Established Affiliate of National Goodwill Network



LOCATED IN A DENSE INDUSTRIAL CORRIDOR

- Over 1.9M SF of Industrial Space Within 1 Mile
- 0% Vacancy Within 1-Mile Radius
- Adjacent to Major Users: Ross Distribution, Pepsi, UPS, AXIAL Southgate, West Marine



YORK COUNTY INDUSTRIAL MARKET STRENGTH

- #2 Most Active Charlotte Submarket in 2024 (By Volume)
- 16.3M SF Leased in Charlotte MSA (2024)
- 13% of Leasing Activity Occurred in Rock Hill
- Top Submarket by Percentage of Inventory Absorption



WAREHOUSE + IOS WITH EXCELLENT CONNECTIVITY

- 40,000 SF Warehouse + 10,000 SF Retail Component
- Six (6) Dock-High Doors with Levelers + One (1) Drive-In Door
- Dedicated Trailer Parking Area with 40 Spaces (Rare IOS Component)
- Less Than 1.5 Miles to I-77 (76,400 VPD)
- Direct Access to Charlotte MSA and Port of Charleston Logistics Routes



2024 CONSTRUCTION | HIGH FUNCTIONALITY

- Newly Constructed Modern Industrial Facility
- 25' Clear Heights
- LED Lighting Throughout
- Designed for Distribution + Retail Efficiency
- High Replacement Cost Relative to Current Basis





LOCATION MAP

GOODWILL ROCK HILL, SC

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GREENSBORO

102 MILES
1:55 DRIVE

ASHEVILLE

101 MILES
2:25 DRIVE

CHARLOTTE

21 MILES
0:30 DRIVE

GREENVILLE

81 MILES
2:05 DRIVE

1 MILES

4,307
PEOPLE
\$82,966
AHHI
2,853
TOTAL
EMPLOYEES

3 MILES

29,267
PEOPLE
\$90,783
AHHI
17,627
TOTAL
EMPLOYEES

5 MILES

95,006
PEOPLE
\$96,404
AHHI
39,873
TOTAL
EMPLOYEES

Charlotte MSA

The Charlotte Metropolitan Statistical Area (MSA), located in North Carolina, encompasses a vibrant and rapidly growing region that serves as a major economic and cultural hub in the southeastern United States. Centered around the city of Charlotte, with a population exceeding 2.7 million residents, the MSA boasts a diverse economy, with a strong presence in finance, technology, healthcare, and manufacturing sectors. With a substantial GDP surpassing \$207 billion, the area is known for its impressive skyline, offering a blend of modern amenities, historic charm, and a thriving arts scene. The Charlotte MSA's dynamic growth, bustling urban atmosphere, and proximity to natural attractions make it an attractive destination for both businesses and residents seeking a blend of opportunities and quality of life.

Goodwill Industries of the Southern Piedmont is a nonprofit organization that connects people to opportunities for gainful employment and meaningful work. They build pathways for both community members and Goodwill team members to enhance their skills, achieve more for themselves and their families, and pursue long-term economic mobility. By investing in the success of those they serve – and those who serve alongside them – they strengthen the communities at the heart of their mission.

Goodwill Industries of the Southern Piedmont oversees an 18-county region that includes: Polk, Rutherford, Cleveland, Lincoln, Gaston, Mecklenburg, Cabarrus, Union, Stanly, Anson, Montgomery, Richmond, and Scotland counties in North Carolina; as well as York, Chester, Lancaster, Chesterfield, and Marlboro counties in South Carolina.

Goodwill Industries of the Southern Piedmont is a registered, reputable 501(c)(3) nonprofit organization and has been serving the community for more than 60 years. They are accredited by the Better Business Bureau, have earned a Platinum transparency rating from Candid Guidestar, and have earned a four-star charity rating from Charity Navigator. They operate 36 retail stores in the Southern Piedmont region of North Carolina and South Carolina, and provide Construction & Trade Skills training and employment services in six counties.

QUICK FACTS

Founded:	1965
Ownership:	Private
# of Locations:	36+
Headquarters:	Charlotte, NC
Guaranty:	Corporate from this operator





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Exclusively Offered By



Primary Deal Contacts

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.377.4469
mlucier@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

BEN OLMSTEAD

Senior Associate
980.498.3296
bolmstead@atlanticretail.com

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