
10525

MALLARD CREEK ROAD

AVAILABLE FOR SALE OR FOR LEASE



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INVESTMENT OVERVIEW 03

LOCATION OVERVIEW 06

UNIVERSITY AREA OVERVIEW 10

CHARLOTTE OVERVIEW 17



OPPORTUNITY **OVERVIEW**





THE OFFERING

JLL is pleased to exclusively offer the opportunity to acquire or lease a single-tenant, soon-to-be-vacant Quick-Service Restaurant (the “Property”) in Charlotte, North Carolina, within the established University Area submarket of the Charlotte MSA. This opportunity presents immediate upside with the option to redevelop / re-tenant the building or occupy the building as a user, both scenarios capitalizing on the immediate area’s concentration of commercial and residential drivers as well as the University Area’s unprecedented economic growth.

The Property is located at the well-traveled intersection of Mallard Creek Road (15,500 VPD), W. Mallard Creek Church Road (22,000 VPD) and Prosperity Church Road (17,000 VPD). Serving as main thoroughfares for the University Area, this intersection boasts a collection of corporate office users, shopping centers, retailers, and apartment complexes. The Property sits directly adjacent to a CVS Pharmacy, which ranks in the top 84th percentile of all CVS Pharmacy locations in North Carolina for customer traffic counts (*Placer A.I.*). Similarly, Cochran Commons (the Harris Teeter-anchored shopping center directly across the street from the Property) is also highly ranked for customer traffic counts placing in the 76th percentile of all shopping centers in North Carolina (*Placer A.I.*). Directly behind Cochran Commons is the new Mallard Point Apartment development. This three-building, 260-unit complex is one of the latest developments in the immediate area and indicates the growing demand for retailers and service providers.

The University Area is one of the fastest-growing submarkets in the Charlotte MSA home to major economic drivers such as the University Research Park and the University of North Carolina at Charlotte (UNC Charlotte). UNC Charlotte is the largest university in North Carolina educating over 30,000 students and employing over 3,000 faculty and staff. In 2020, University Research Park made national headlines with the announcement that Centene Corporation will make the research park home to its east coast headquarters. This \$1 billion economic announcement was the largest in state history, and Centene Corporation plans to build over 1 million SF and employ up to 6,000 people, all in the heart of the University Area.

PROPERTY SUMMARY

| | |
|-----------------------------|--|
| ADDRESS | 10525 Mallard Creek Rd., Charlotte, NC |
| RETAIL TYPE | Quick Service Restaurant (QSR) |
| TOTAL SF* | 3,195 |
| PARCEL SIZE | 1.96 acres |
| PARCEL ID | 02936127 |
| COUNTY | Mecklenburg |
| ZONING | B-1 (CD) - Business Neighborhood (Conditional Zoning) |
| YEAR BUILT* | 2001 |
| PARKING | 43 surface spaces (13.46 per 1,000 SF) |
| CURRENT TENANT | Jack in the Box |
| REMAINING LEASE TERM | < 1 year |

*Source: Costar

OPPORTUNITY HIGHLIGHTS

CAPITALIZE ON A HIGHLY VISIBLE PROPERTY IN ONE OF CHARLOTTE'S FASTEST GROWING SUBMARKETS

UNIVERSITY SUBMARKET IS POISED FOR CONTINUED GROWTH



Opportunity to acquire or lease a soon-to-be vacant QSR with a drive-thru located in a highly desirable location in one of the most established submarkets of the Charlotte MSA



Immediate upside potential and optionality via lease to QSR user, retrofit for new user or redevelop, capitalizing on the immediate area's growth and high concentration of shopping centers, healthcare facilities, and office buildings.



Great accessibility to Charlotte's main thoroughfares: I-85 (150,000 VPD), I-485 (98,500 VPD), and I-77 (104,000 VPD). Located at the intersection of Mallard Creek Rd. (15,500 VPD) and Prosperity Church Rd. (17,000 VPD) / W. Mallard Creek Church Rd. (22,000 VPD).



Close proximity to the University Research Park - one of the largest research parks in the region and future home to Centene Corporation's new east coast headquarters - \$1 billion dollar investment; largest economic development announcement in state history



Directly across the street from Cochran Commons, which ranks in the top 76th percentile of all shopping centers in N.C. for customer traffic counts (*Placer A.I.*) and the new Mallard Point Apartment complex. This new multifamily complex is comprised of 11.6 acres, three buildings, 260 luxury units, and over 270,600 SF of total development.



Charlotte is one of the leading metropolitan areas for economic growth. *PWC* and *ULI* ranked Charlotte the "No. 1 Real Estate Markets to Watch" and *YELP* voted Charlotte the "No. 1 City for Economic Opportunity"



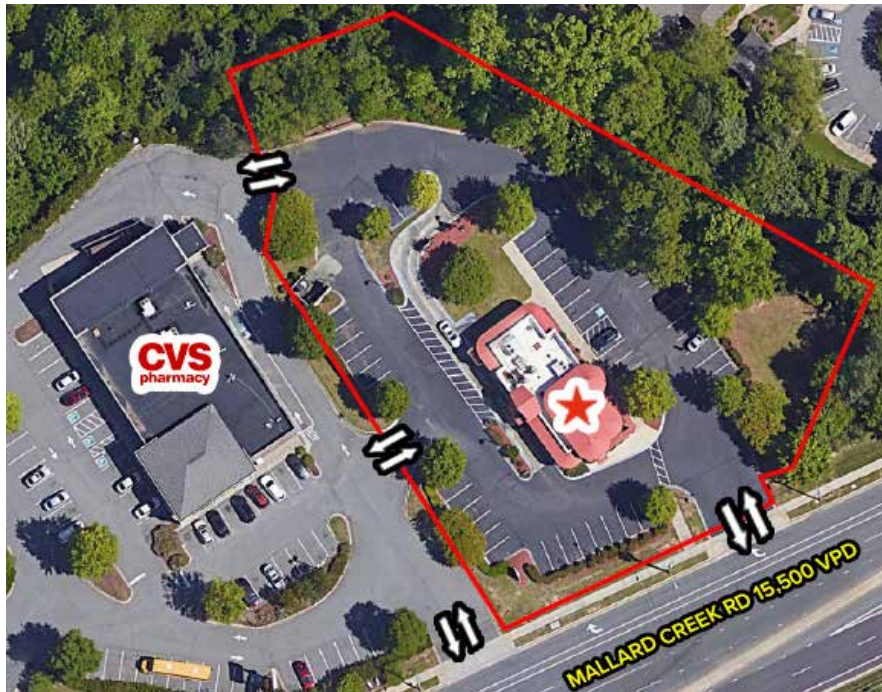


LOCATION **OVERVIEW**

SITE DESCRIPTION

10525 Mallard Creek Road is a highly visible property located near the well-traveled intersection of Mallard Creek Road (15,500 VPD), Prosperity Church Road (17,000 VPD), and W. Mallard Creek Church Rd. (22,000 VPD). The Site boasts approximately 141 feet of frontage along Mallard Creek Road with one direct ingress and egress point and an ancillary ingress and egress point through the CVS Pharmacy lot. Adjacent to CVS Pharmacy (ranked 84th percentile of all CVS Pharmacy locations in N.C. for customer traffic counts - *Placer A.I.*), there are two additional ingress and egress points connecting the Subject Property with CVS Pharmacy. The connectivity and accessibility to major area roadways as well as the close proximity to shopping centers, apartment complexes, and the University Research Park makes the Site an attractive location for retailers.

| | | |
|---------------|---|---|
| 1.96 ACRES | ±141' FRONTAGE ON MALLARD CREEK RD. | B-1 (CD) ZONING BUSINESS - NEIGHBORHOOD CONDITIONAL ZONING |
|---------------|---|---|



ZONING DESCRIPTION

B-1 (BUSINESS NEIGHBORHOOD)

Mecklenburg County Zoning Ordinances Part 8 - Business Districts

The purpose of the B-1 (Neighborhood Business) district is to create and protect business centers for the retailing of merchandise such as groceries, drugs and household items and the provision of professional services for the convenience of dwellers of nearby residential areas. Standards are designed so that uses within this district may be soundly and permanently developed and maintained in such a way as to be compatible with adjacent residential properties

[CLICK HERE FOR ZONING DETAILS AND ORDINANCES](#)



CURRENT USE RESTRICTIONS

The Subject Property is under a Property Easements and Covenants Agreement with the adjacent CVS Pharmacy. Per the agreement, the Site is restricted to the following uses: health and beauty aids stores*, drug store, pharmacy prescription department**, pinball / video game / arcade hall, gambling office, massage parlor, cinema, video or book selling / renting store, any form of adult entertainment or merchandise, bar / club, bowling alley, skating rink, billiards / pool hall, firearms / shooting range, health club or exercise salon, theater, educational / vocational facility, flea market, dry cleaning service warehouse, gas station, auto-repair facility, or office except as incidental to a permitted retail use.

*Beauty Aids Store includes: a store which devotes more than 20% of its retail selling space to the display and sale of health and beauty aids

**Pharmacy Prescription Department includes: dispensing of prescription drugs by physicians, dentists, health care practitioners, or entities such as health maintenance organization.

BY-RIGHT USES - B-1 ZONING

- Automotive Service Stations, including minor adjustments, repairs and lubrication
- Bakeries, retail, including manufacturing of goods for sale on premises
- Barber and beauty shops
- Bus and train terminal
- Civic, social service or fraternal facilities
- Clinics, medical, dental, and optical
- Clinics, veterinary
- Cultural facilities
- Dry cleaning and laundry up to 4,500 SF
- Dwellings, detached, duplex, triplex or quadraplex
- Dwellings, multifamily up to 12 units per building
- Elementary and secondary schools
- Equipment rentals and leasing, in an enclosed building
- Farms, including retail sale of products grown on premises
- Fences and fence material, retails sales within an enclosed building
- Financial institutions up to 70,000 SF
- Florist, retail
- Funeral homes, embalming and crematories
- Government buildings up to 100,000 SF
- Group homes - up to 10 residents
- Health institutions
- Highway and railroad rights-of-way
- Indoor recreation
- Jewelers, retail
- Laboratories, dental, medical and optical
- Locksmiths and gunsmiths
- Nurseries and greenhouses, retail and wholesale
- Offices up to 100,000 SF
- Outdoor seasonal sales
- Parks, greenways and arboretums
- Post offices
- Radio and television stations
- Recycling centers, drop-off
- Religious institutions
- Repair or servicing any article within an enclosed building
- Restaurants
- Retail establishments and businesses, personal and recreation up to 10,000 SF
- Shopping centers up to 100,000 SF
- Art studios (multi uses)
- Subdivision sales offices
- Telephone booths
- Universities, colleges and junior colleges
- Vocational schools, within an enclosed building

AERIAL

UNIVERSITY CITY REVIEWED AND APPROVED

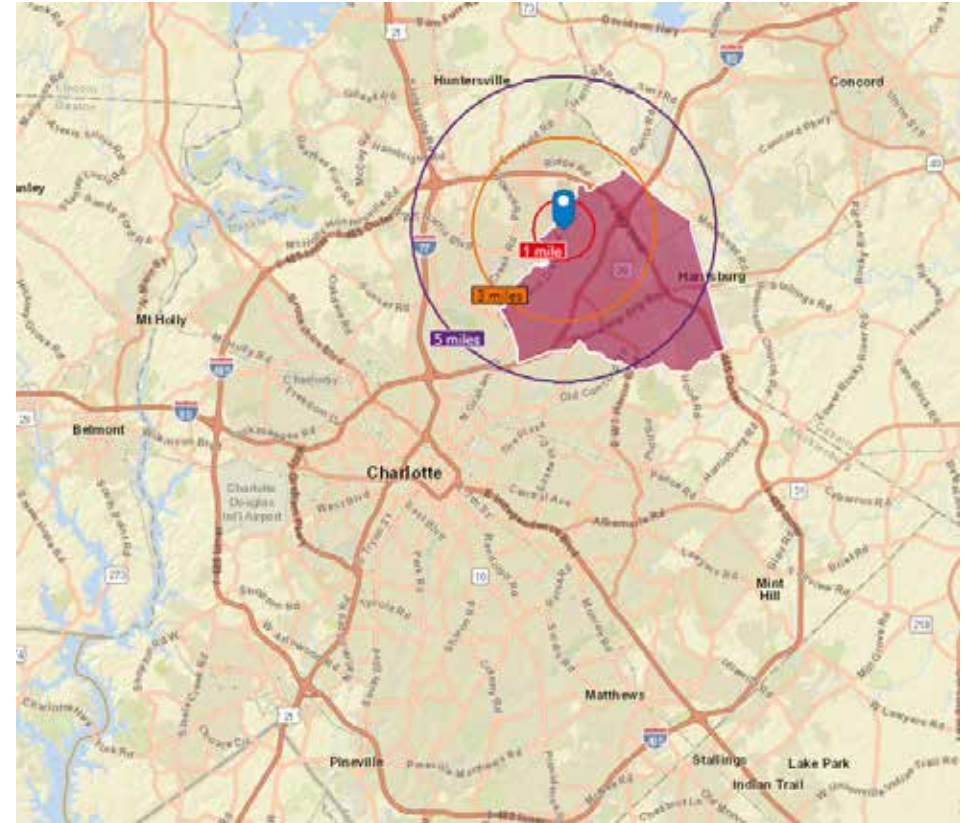
NINE DEVELOPMENT PROPOSALS THAT WOULD ADD 2,000+ MULTIFAMILY UNITS, 30,000 SF OF RETAIL & OFFICES, AND A 144,000 SF MEDICAL CENTER TO THE SUBMARKET



UNIVERSITY AREA CHARLOTTE, NC

The University area in Charlotte is one of the most established and well-known submarkets within Mecklenburg County and the Charlotte MSA. Nestled between Uptown Charlotte and Cabarrus County, University Area is a collection of neighborhoods, commercial districts, three major Research Parks, and the University of North Carolina at Charlotte's ("UNC Charlotte") campus. Collectively, these research parks comprise of over 11 million SF of developed space and over four million SF in the pipeline, and UNC Charlotte is home to 1,000+ acres and 30,000+ students, making it the largest undergraduate population in North Carolina. Adjacent to these research parks, specifically the University Research Park, and less than five miles from UNC Charlotte, the Subject Property reaps the benefits of the immediate area's population growth (~22% projected growth within one mile of the Property), existing and new employers, and consistent retail demand.

Furthermore, the Subject Property is located between University Area's major thoroughfares and arterial roadways. The Property sits on Mallard Creek Church Road (15,500 VPD), a highly-traveled roadway that spans from the Mecklenburg County border into Uptown Charlotte. Less than 2 miles from I-85 (150,000 VPD) and I-485 (98,500 VPD) as well as close proximity to I-77 (104,000 VPD), this site provides exceptional accessibility to other major commercial districts and population bases within the Charlotte MSA.



SUBJECT PROPERTY DEMOGRAPHIC HIGHLIGHTS

| | | |
|---|---|--|
| <p>22%</p> <p>PROJECTED POPULATION GROWTH WITHIN 1 MILE (2020-2025)</p> <p><i>Double digit growth within a 1-3.5 mile radius</i></p> | <p>55%</p> <p>OF THE POPULATION HOLDS A BACHELORS DEGREE OR HIGHER</p> <p><i>1-3.5 mile radius</i></p> | <p>\$103,000+</p> <p>AVG. HOUSEHOLD INCOME</p> <p><i>41% higher than the average HH income in the University Area Submarket</i></p> |
|---|---|--|

UNIVERSITY AREA DEMOGRAPHICS

| | | |
|--|--|--|
| <p>30,182</p> <p>TOTAL NUMBER OF HOUSEHOLDS</p> | <p>\$73,100</p> <p>AVERAGE HOUSEHOLD INCOME</p> | <p>\$2.2B</p> <p>TOTAL CUSTOMER BUYING POWER IN UNIVERSITY AREA</p> |
|--|--|--|

SUBJECT PROPERTY DEMOGRAPHIC PROFILE

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|-----------|----------|----------|
| 2020 Total | 7,751 | 74,877 | 173,452 |
| 2025 Projection | 9,457 | 83,879 | 193,096 |
| 2020 - 2025 Growth | 22.01% | 12.02% | 11.33% |
| Bachelors Degree or Higher | 55% | 53% | 47% |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| 2020 Total | 3,042 | 30,864 | 65,532 |
| 2025 Projection | 3,604 | 34,512 | 73,001 |
| 2020 -2025 Projected Growth | 18.47% | 11.82% | 11.40% |
| HOUSEHOLD INCOME | 1-MILE | 3-MILE | 5-MILE |
| 2020 Average | \$103,340 | \$84,942 | \$82,724 |
| 2025 Projection | \$113,922 | \$94,096 | \$91,929 |
| 2020-2025 Projected Growth | 10.24% | 10.78% | 11.13% |



UNIVERSITY AREA **OVERVIEW**



#1

**FASTEST GROWING
UNIVERSITY IN N.C.**

(UNC Charlotte)

75K+

**EMPLOYEES WITHIN THE
SUBMARKET**

UNIVERSITY CITY OVERVIEW

CHARLOTTE'S POISED-FOR-GROWTH SUBMARKET

University City one of the Charlotte region's most dynamic submarkets. Home to one of the largest research parks in the nation, North Carolina's fastest growing university and the recently expanded LYNX Blue Line, the University City submarket has opened its door to new, transit-oriented development. Transit-oriented-developments have sprouted alongside the Blue Line Extension, as residents and employees desire more transportation and pedestrian-friendly spaces.

The University submarket is poised for growth with more than \$216M of infrastructure projects planned and under construction. In addition, private investments, such as Accesso Partners' transformation of Innovation Park into a mixed-use destination, will continue to beckon a new era for University City.



30,146

total student
enrollment 2020

CLOSE PROXIMITY TO THE

UNIVERSITY OF NORTH CAROLINA

AT CHARLOTTE

The University of North Carolina at Charlotte (UNC Charlotte) is the Charlotte region's and the state of North Carolina's largest university totalling just over 30,000 students. Part of the University of North Carolina system, UNC Charlotte is one of the top universities due to its expansive education offerings, diverse student population, and high-quality education for STEM industries. In a recent study published by the University City Partners economic development group, UNC Charlotte graduates more students with Information Technology degrees (IT) than any other university in the state. Furthermore, UNC Charlotte has experienced unprecedented growth over the past 10 years; total enrollment increased by 28% since 2010.

UNC Charlotte is located in the University City submarket in Northeast Charlotte and is poised to begin a new chapter of development. Since the opening of the Blue Line Extension in March 2018, University City and UNC Charlotte have opened its doors for transit-oriented-developments (TOD).

Capitalizing on the Blue Line Extension, UNC Charlotte's master plan focuses on new transit-oriented-developments to grow both its student population and feed the immediate area's employers with a well-educated labor pool.

#1

largest undergraduate
population in North
Carolina

TIER 1

Program in
"Global MBA" rankings

1,000

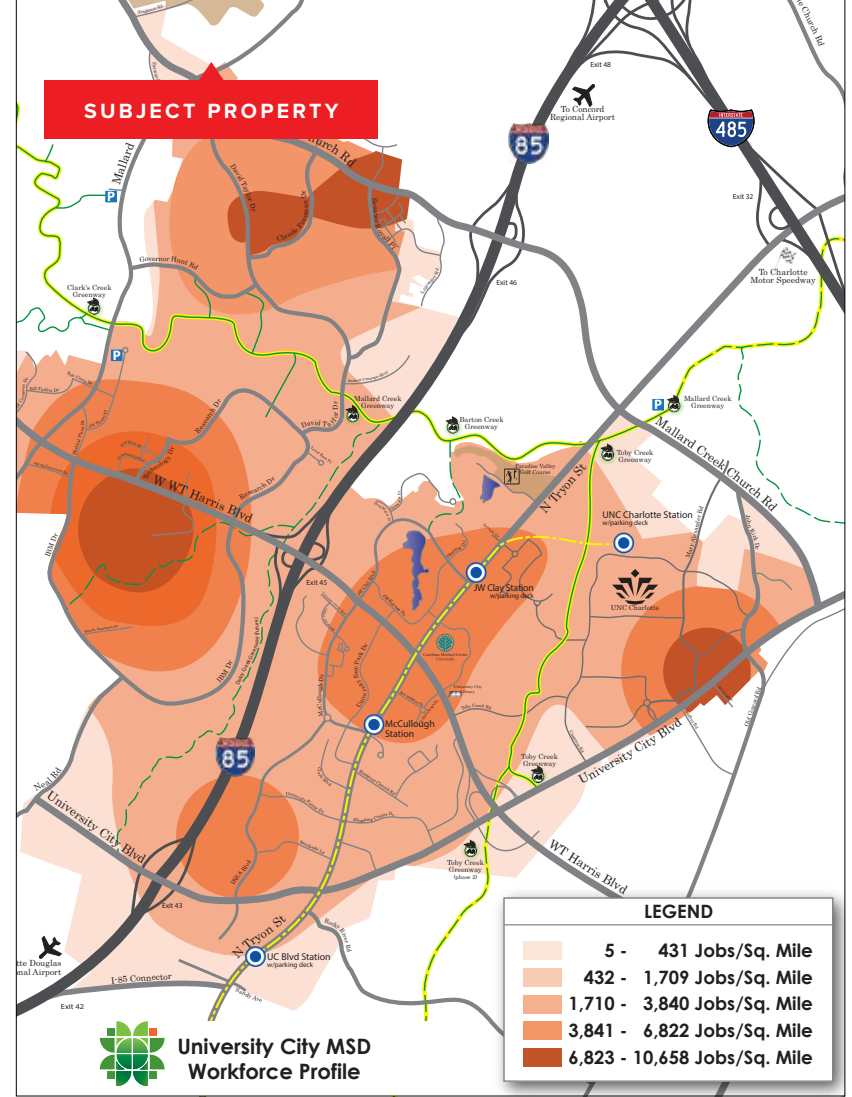
acre campus in largest
metropolitan city in
North Carolina

UNIVERSITY CITY

TOMORROW'S URBAN CENTER

University City houses three major business parks: University Research Park, Innovation Park, and University Executive Park. There is a total of 11 million square feet of office space in the submarket, with an additional 4 million square feet under development.

The University area is home to North Carolina's fastest-growing university, UNC Charlotte, which produces 6,000 graduates annually led by engineering, tech and health sciences.



MAJOR EMPLOYERS INCLUDE:



2ND

LARGEST OFFICE
SUBMARKET IN CHARLOTTE

3RD

IN TOP TECH HUBS WITH THE
LOWEST COST OF LIVING

PAYSA.COM

6TH

MOST MOVED-TO
NEIGHBORHOOD NATIONALLY

4

LIGHT RAIL STATIONS IN
UNIVERSITY CITY

171,000

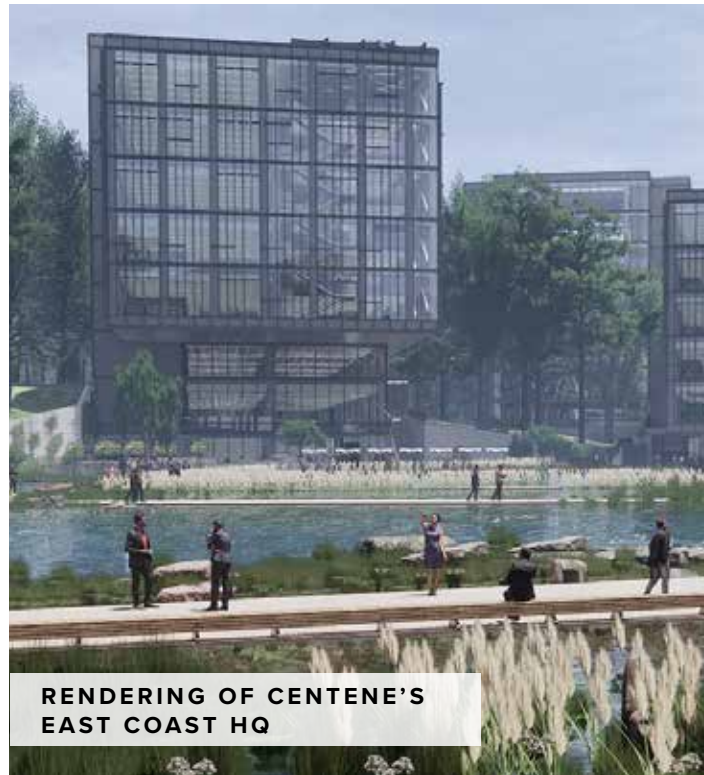
AREA POPULATION

\$216M

INFRASTRUCTURE
PROJECTS PLANNED AND
UNDER CONSTRUCTION



RENDERING OF UNC CHARLOTTE'S
CONFERENCE CENTER AND HOTEL



RENDERING OF CENTENE'S
EAST COAST HQ

NEW DEVELOPMENTS AND RECENT ANNOUNCEMENTS

UNC Charlotte Conference Center and Hotel

Construction is underway on a Marriott Hotel and conference center on UNC-Charlotte's campus. It will be adjacent to the JW Clay Light Rail Station, and it will enable the University to bring research symposia and academic conferences to Charlotte.

Innovation Park

Acquired by Accesso in October 2019 for \$270M, Innovation Park is a 1.8 million square foot office park located 5 minutes from NOVEL Research Park. Accesso is converting the 1980s office park into a mixed-use center by nearly doubling the amount of office space, adding retail, and creating outdoor amenity spaces.

Mallard Creek Church Rd Walkability Project

The City is funding a \$1.6M multi-use path for pedestrians and cyclists just outside NOVEL Research Park. Construction began in late 2020.

Centene East Coast Headquarters

FORTUNE 50 company Centene recently unveiled their plans to build a 1M square foot campus 1 mile from the Subject Property. This new building will serve as their East Coast Headquarters, and the company plans to hire 3,200 people with an average salary greater than \$100,000.

I-85 Flyover

A pedestrian-friendly vehicle flyover is being built over I-85 to allow for greater access between University Research Park and the University lakefront area.

BREAKING:

CENTENE ANNOUNCES \$1B CAMPUS IN UNIVERSITY RESEARCH PARK

Announced on July 1, 2020, Centene, a Fortune 50 healthcare company, is investing \$1 billion into building a 1-million square foot campus in University Research Park as their East Coast Headquarters. The company will hire 3,200+ employees in the near future, with potential to employ as many as 6,000 employees in the submarket. Employees' average salaries for the new campus are greater than \$100,000.

The first phase of construction will be complete in the second half of 2022 and accommodate approximately 3,000 employees. The next phase of construction, to begin in 2024, will accommodate an additional 3,000 employees when complete, allowing the campus to accommodate a total of 6,000 employees.



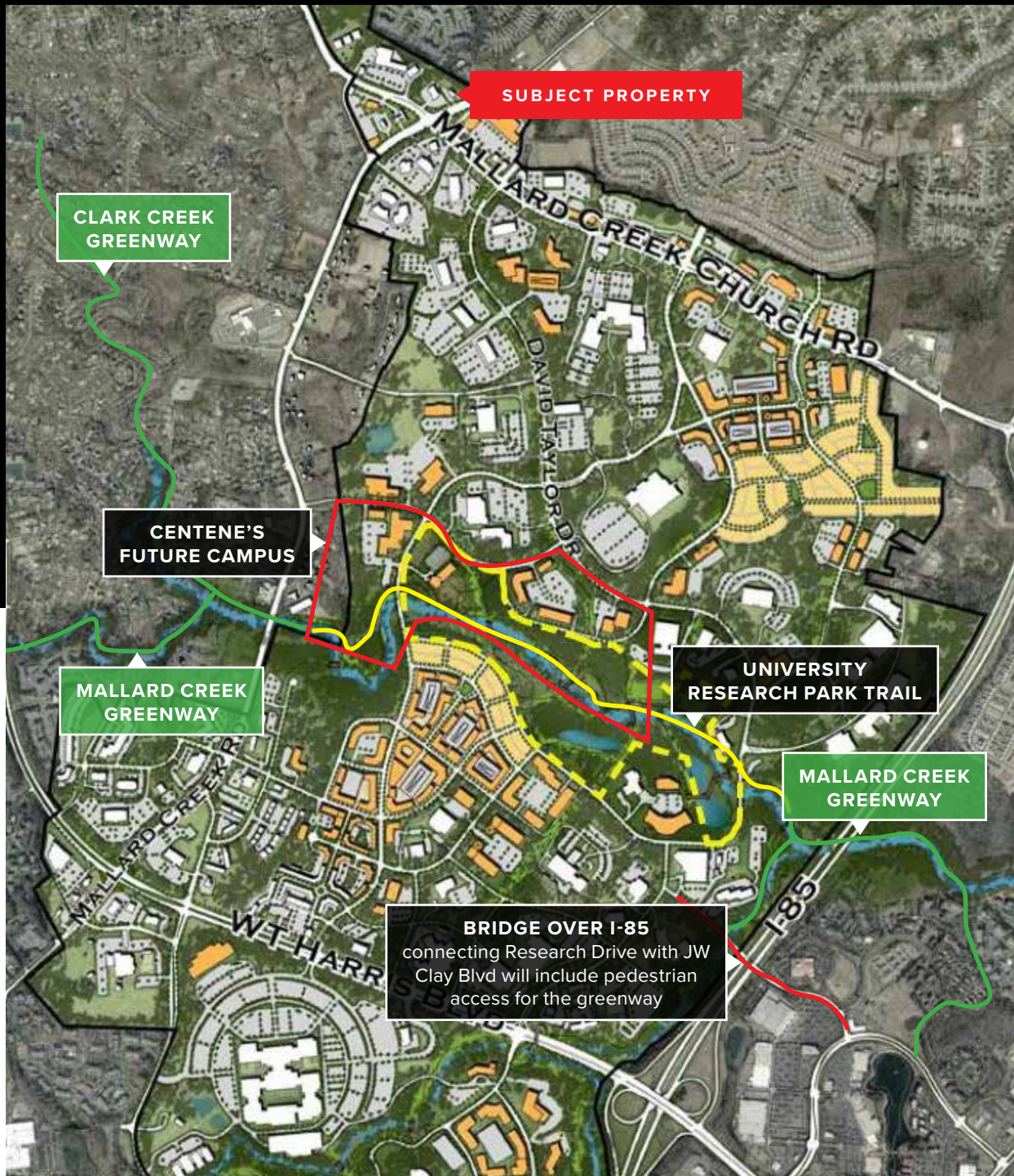
“
**Charlotte has great talent,
excellent infrastructure
and a real commitment to
sustainable development**

”

- Michael F. Neidorff, Chairman,
President and CEO of Centene

Centene's 1M square foot campus will include a corporate boardroom, a childcare and early education center, a variety of dining venues, auditorium, fitness center, and a stand-alone building housing a corporate learning and development center named Centene Tech University





CITY'S INFRASTRUCTURE INVESTMENTS WILL TRANSFORM UNIVERSITY INTO A MORE ACCESSIBLE, PEDESTRIAN-FRIENDLY AREA

Pioneered by University City Partners, the University area has several exciting infrastructure improvements underway to improve pedestrian and vehicular access throughout the area.

Bridge over I-85

A vehicular and pedestrian bridge over I-85 will seamlessly connect residents and employees at University Research Park with the lakefront at UNC Charlotte

University Research Trail

The trail is a 1.18-mile greenway along the Mallard Creek Greenway. This trail will connect into University Place's 180,000 sq.ft. lifestyle retail center and loop around the 15-acre lake.

An aerial night view of the Charlotte skyline, featuring numerous illuminated skyscrapers and buildings against a dark blue sky. The city lights create a vibrant contrast with the night sky. The text 'CHARLOTTE OVERVIEW' is overlaid on the left side of the image.

CHARLOTTE **OVERVIEW**

CHARLOTTE, NORTH CAROLINA

THE QUEEN CITY

The Charlotte metropolitan area is comprised of ten counties across portions of both North and South Carolina and is home to over 2.5 million residents, a 13.9% increase over population levels observed during the 2010 census. Affectionately referred to as the “Queen City” in a nod to the city’s noble namesake, Queen Charlotte, the area has transformed from a reliance on the financial sector to a thriving economy with a diverse business foundation. The region’s attractive business climate, established infrastructure, and unparalleled quality of life has generated unprecedented growth in the urban and suburban cores, and Charlotte currently enjoys the distinction of being the 2nd largest city in the Southeast and the 15th largest city in the United States. Recognized as a global hub for banking, energy, healthcare, and transportation, Charlotte is currently home to six Fortune 500 headquarters and 14 Fortune 1,000 headquarters. Recent announcements of Honeywell’s relocation from Morris Plains, New Jersey to Charlotte will bring Charlotte’s Fortune 500 headquarters total to 7. In addition, Centene, a Fortune 50 insurance company is building its East Coast Headquarters in University Research Park, which will employ up to 6,000 people with an average salary greater than \$100,000.

As a result, Charlotte continues to attract businesses and residents alike garnering recognition as the top Tech Momentum Market in the US and the top Millennial Destination City in the US. Charlotte’s rapid expansion has created a vibrant culture featuring one of the nation’s leading scenes for arts, sports, and entertainment. Local population is expected to swell by more than 70% by the mid-2030s, fueling a bullish outlook for Charlotte’s business and cultural scene in the coming years



LOW TAX BURDEN

North Carolina’s 2.5% corporate income tax rate is the lowest in the United States, a clear competitive advantage when competing for relocating and expanding businesses. North Carolina consistently ranks high in affordability.



BUSINESS FRIENDLY

The state is consistently recognized as a “Best State for Business,” and Charlotte was recently recognized as a Top Ten City to Start a Business.



QUALITY OF LIFE

Charlotte’s mild weather, reasonable cost of living, wealth of jobs and diversity of industry have established the region as a premier region for families and professionals to relocate. For these reasons, Charlotte was recently crowned the second fastest growing city in the country.

NO. 1

MOST UP & COMING
CITY IN AMERICA
TIME MAGAZINE, JULY 2018

NO. 2

BEST PLACE TO LIVE & WORK
FOR TECH PROFESSIONALS
COMPTIA, OCTOBER 2018

NO. 3

FASTEST GROWING CITY IN
THE US
CHARLOTTE CHAMBER OF COMMERCE,
MAY 2018

NO. 5

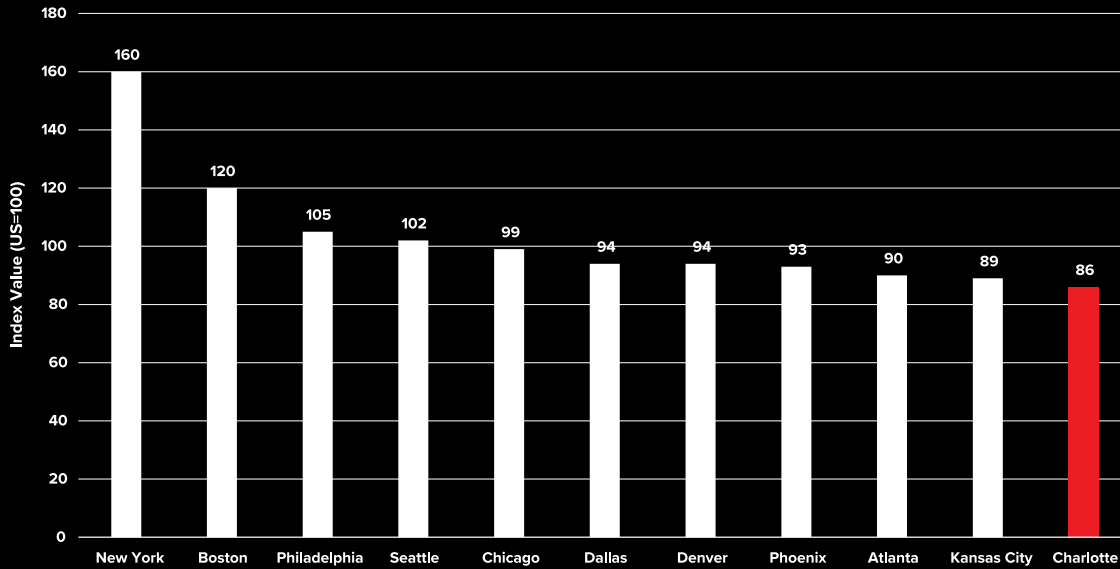
BEST PLACES FOR
BUSINESS & CAREERS
FORBES, 2018

NO. 5

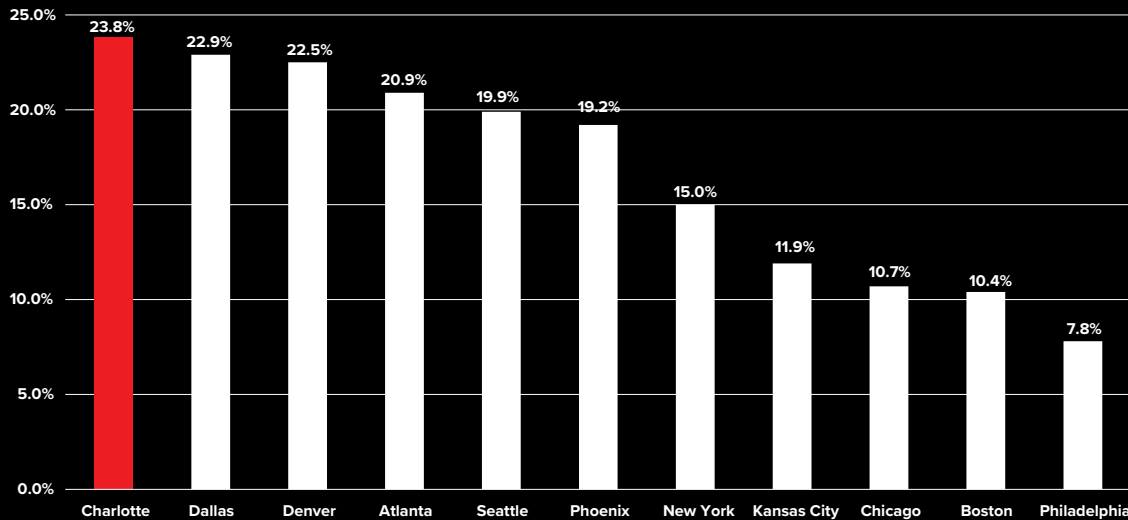
BEST US CITIES FOR
MILLENNIALS
GROWELLA, MARCH 2019

Charlotte's cost of doing business is favorable for employers largely due to the region's business-friendly taxes and low costs of labor and rent, which are typically the most expensive. Charlotte outperforms peer MSAs such as Denver, Phoenix, and Atlanta for its low cost of business.

COST OF DOING BUSINESS



EMPLOYMENT GROWTH



10TH
HIGHEST HEADQUARTER
CONCENTRATION IN
THE U.S.

950+
FOREIGN OWNED
COMPANIES IN
CHARLOTTE METRO

2ND
LARGEST FINANCIAL HUB
IN THE UNITED STATES

TOP EMPLOYMENT SECTORS



Banking/Finance



Manufacturing



Technology



Services

WHY COMPANIES ARE CHOOSING CHARLOTTE

BEST FOR BUSINESS

The Charlotte MSA offers businesses the opportunity to capitalize on the exceptional growth that is occurring in the Southeastern United States. With a diverse employment base, many companies are choosing Charlotte as their corporate or regional headquarters. The pro-business nature of the Carolinas continues to drive organic growth and relocations.



Dimensional Fund Advisors

"We are energized by Charlotte's vibrancy and believe our business is well matched for the community. We believe being in Charlotte and the region will also help us attract talented individuals to the firm."

- David Booth, co-CEO and co-founder



AvidXchange

"Charlotte has been an incredible place for us to attract and maintain top talent and continue to drive our record-breaking year-over-year growth, and provide a world class experience for our more than 5,000 customers."

- Michael Praeger, CEO and co-founder



Centene

"Charlotte has great talent, excellent infrastructure and a real commitment to sustainable development"

- Michael F. Neidorff, Chairman, President and CEO of Centene



Lash Group/ AmerisourceBergen

"We are delighted that we were able to find the ideal site for our new headquarters right here in the greater Charlotte region, and the Lash Group looks forward to enjoying continued growth and success here in South Carolina."

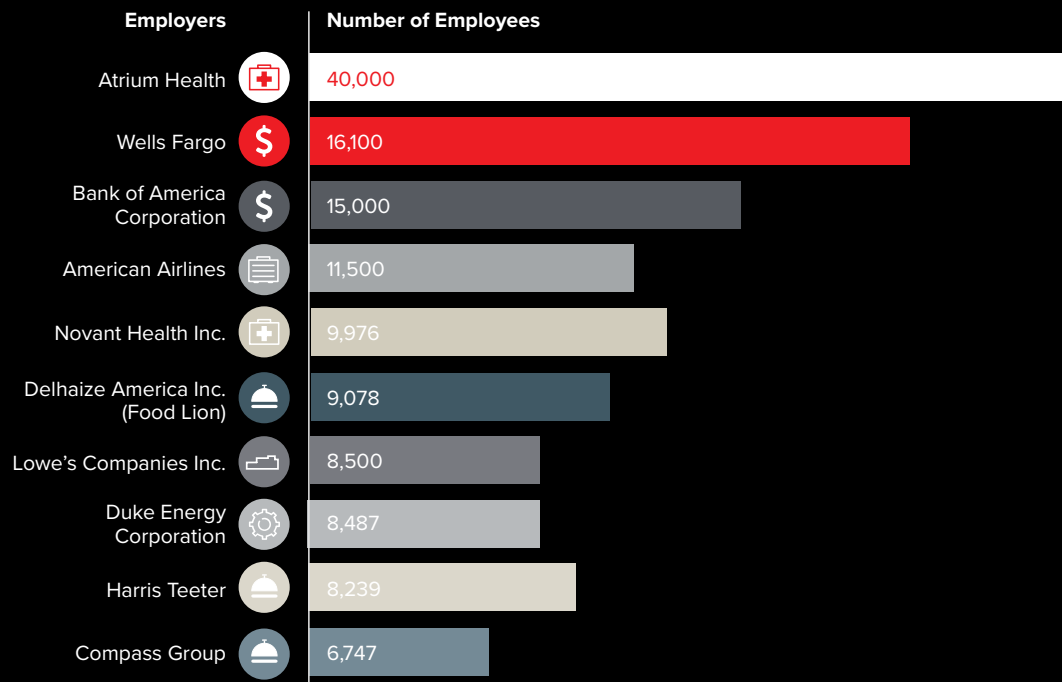
- Tracy Foster, President for our more than 5,000 customers.

DIVERSE EMPLOYMENT GROWTH

Charlotte, long known for being a banking and financial hub, is continuing to see diversity in its employment mix. Longstanding Charlotte based giants, such as Bank of America and Wells Fargo, are now competing with the healthcare, technology and manufacturing industries.

3.7% FORBES PROJECTS THAT JOB GROWTH IN CHARLOTTE WILL AVERAGE 3.7% ANNUALLY OVER THE NEXT THREE YEARS

CHARLOTTE MSA'S LARGEST EMPLOYERS



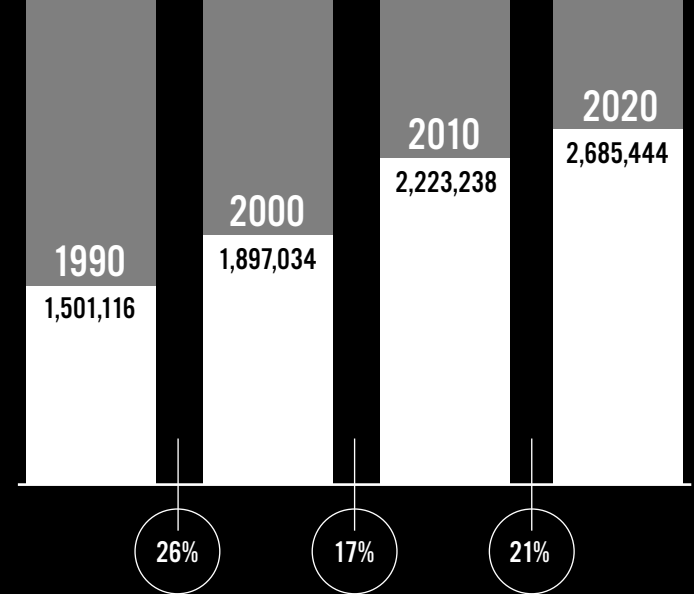
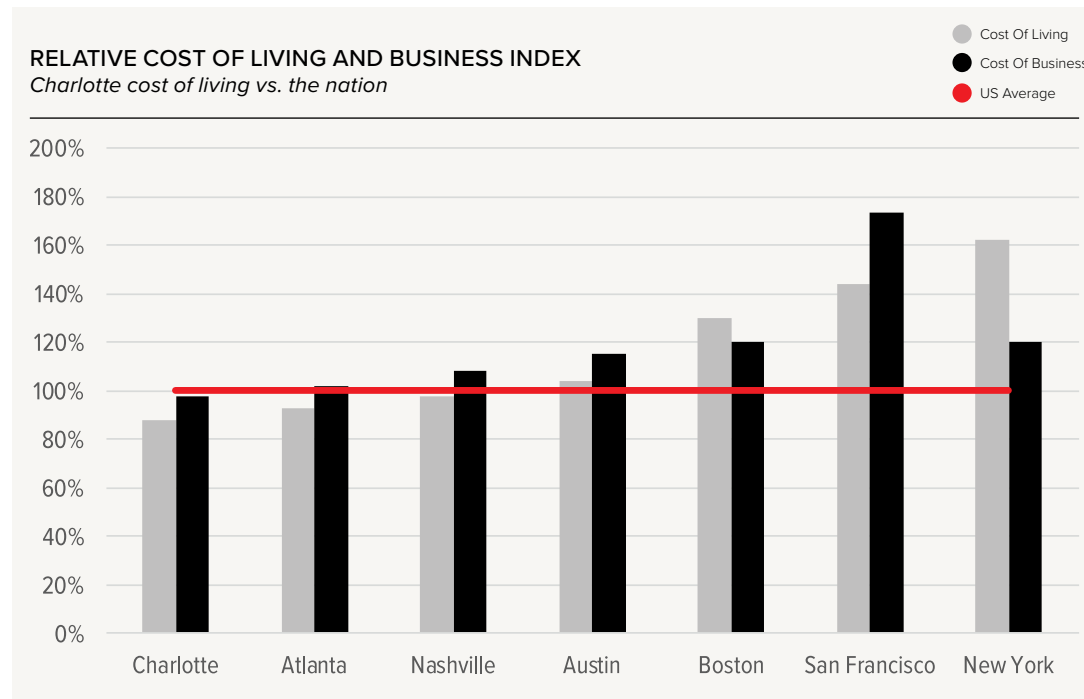
JOB ANNOUNCEMENTS SINCE 2018



POPULATION GROWTH

Charlotte's robust job market, coupled with the city's superior quality of life, have driven staggering population growth in the region. Charlotte was recently recognized as the second fastest growing large city in the country, and the population is expected to surpass the 3.5 million mark by 2037.

Charlotte's low cost of living and business outperforms all southeast peer cities and US gateway markets. Businesses relocating and expanding in the region frequently refer to this data point as a major factor in their decision to come to the Queen City. In addition, the relatively low cost of living contributes to an increased quality of life for Charlotteans.



CHARLOTTE POPULATION GROWTH

SOURCE: ESRI

CHARLOTTE MSA DEMOGRAPHICS

POPULATION

| | |
|----------------------------|-----------|
| 2020 Total | 2,685,444 |
| 2025 Projection | 2,920,023 |
| 2020 - 2025 Growth | 8.74% |
| Bachelors Degree or Higher | 36% |

HOUSEHOLDS

| | |
|-----------------------------|-----------|
| 2020 Total | 1,028,266 |
| 2025 Projection | 1,118,881 |
| 2020 -2025 Projected Growth | 8.81% |

HOUSEHOLD INCOME

| | |
|----------------------------|-----------|
| 2020 Average | \$91,129 |
| 2025 Projection | \$100,765 |
| 2020-2025 Projected Growth | 10.57% |

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