



JLL

PROMENADE AT CAROLINA RESERVE

CHARLOTTE MSA



OFFERING SUMMARY | SEPTEMBER 2021

OPPORTUNITY OVERVIEW

ADDRESS

US 521 AT JIM WILSON RD
INDIAN LAND, SC 29707

**MULTI-TENANT
SQUARE FEET**

255,868 SF

**NOI
INC. OUTPARCELS**

~\$4,158,000

**NOI
EXC. OUTPARCELS**

~\$3,543,000

**YEAR
BUILT**

2018

OCCUPANCY

100%

PREMIER ANCHOR TENANT LINE UP



SINGLE-TENANT OUTPARCELS - AVAILABLE ALL TOGETHER OR ON A "ONE-OFF-BASIS"



SINGLE-TENANT
SQUARE FEET
22,410 SF



INVESTMENT HIGHLIGHTS



Fast Growing Charlotte MSA



Affluent Submarket with Proximity to Key Economic Hubs



Surrounded by Explosive Home & Population Growth



Super-Regional Shopping Center with Enormous Drawing Power



Best-In-Class, High-Performing Tenant Line Up



CHARLOTTE MSA - ROBUST MARKET GROWTH

Charlotte by the Numbers

2.68M
Population

17.2%
10-Year Population Growth

4.9%
Unemployment Rate
(10.1% decrease since May 2020)

33,700
YOY Job Growth

Accolades & Rankings

No. 1

Best States For
Business
Forbes

No. 1

Growth in STEM
Based Jobs
RCLO

No. 1

Fastest Population
Increase Projection
United Nations

No. 3

Hottest Real Estate
Market
Realtor.com

No. 6

Best City to Start a
Business
WalletHub

No. 5

Best Real Estate
Prospects
ULI & PWC

Top Employers

EMPLOYER

NUMBER OF EMPLOYEES

Atrium Health	35,700
Wells Fargo	25,100
Walmart	16,100
Bank of America	15,000
American Airlines	11,000

Fortune 500 & 1000 Companies with Headquarters in Charlotte

CENTENE
Corporation

(#24 Fortune 500)

Bank of America

(#29 Fortune 500)

LOWE'S
Home Improvement Warehouse

(#31 Fortune 500)

Honeywell

(#77 Fortune 500)

NUCOR

(#120 Fortune 500)

DUKE ENERGY

(#126 Fortune 500)

Sonic
Automotive

(#316 Fortune 500)

bright house
NETWORKS

(#342 Fortune 500)

Domtar

(#511 Fortune 1,000)

Sealed Air
Re-imagine

(#500 Fortune 1,000)

Coca-Cola

(#563 Fortune 1,000)

JW JELD-WEN
WINDOWS & DOORS

(#590 Fortune 1,000)

CURTISS - WRIGHT

(#876 Fortune 1,000)

PROXIMITY TO ECONOMIC HUBS & AFFLUENT SUBMARKET



Proximity to Ballantyne & Rock Hill Employment Hubs

4M+

Class A Office SF

35

Fortune 500 Companies

5,000+

Multi-Family Units & Single-Family Homes



Affluent Customer Base & Country Club Communities

11+

Private / Semi-Private Country Clubs within 15 miles of the Property

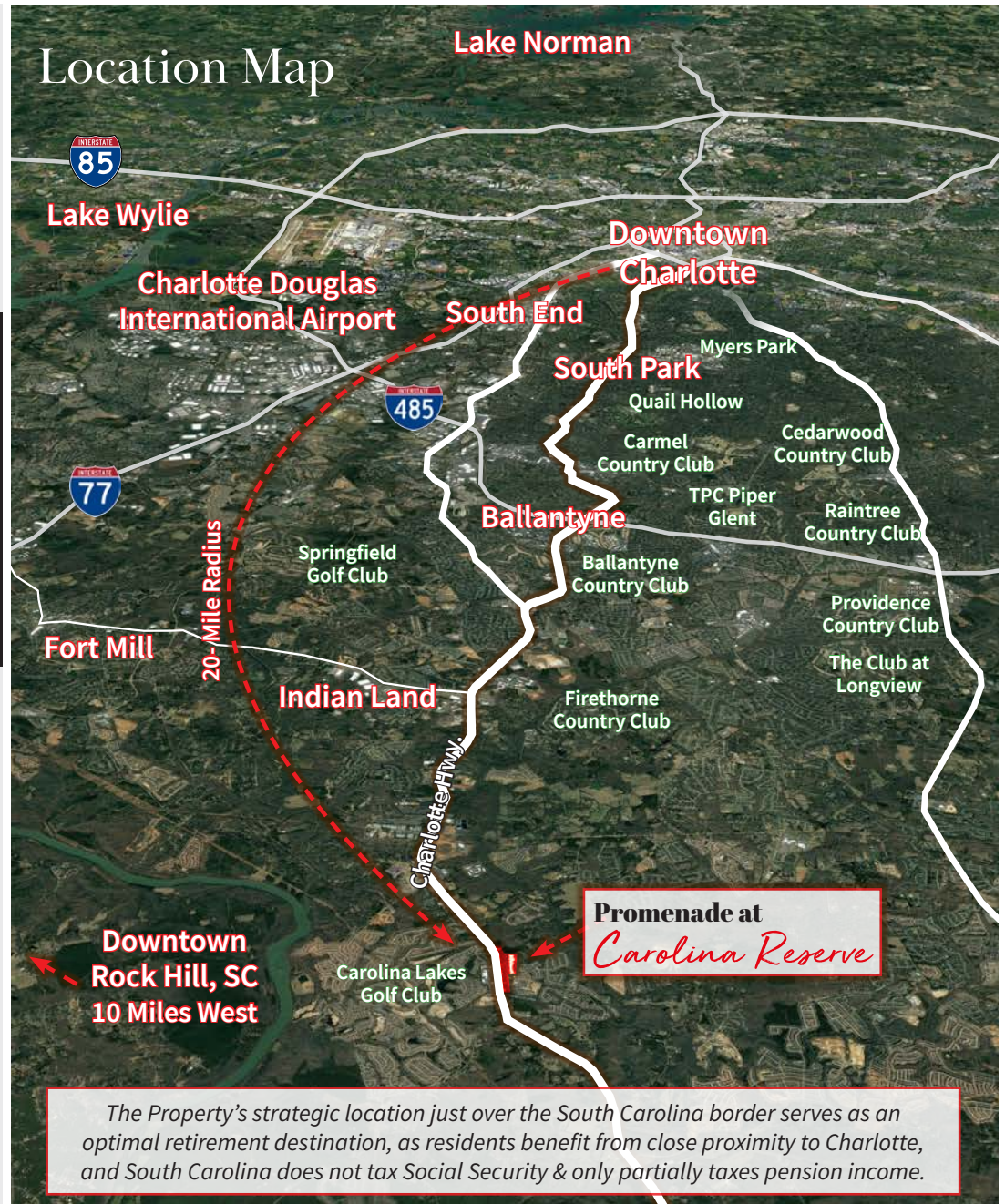
\$136K

Avg. Household Income: 5-Mile Radius



Demographics Summary

	1 MILE	3 MILE	5 MILE
POPULATION			
2021 Estimate	4,810	24,067	62,740
2026 Estimate	5,914	29,457	73,314
5 yr. Growth Est.	23%	22%	17%
AVERAGE HOUSEHOLD INCOME			
2021 Estimate	\$108,935	\$118,045	\$135,965
BACHELOR'S DEGREE OR HIGHER			
2021 Estimate	54%	51%	54%



SURROUNDED BY EXPLOSIVE POPULATION & HOME GROWTH



12,000+

Recently Developed / Under Construction homes (3.5 mile radius)



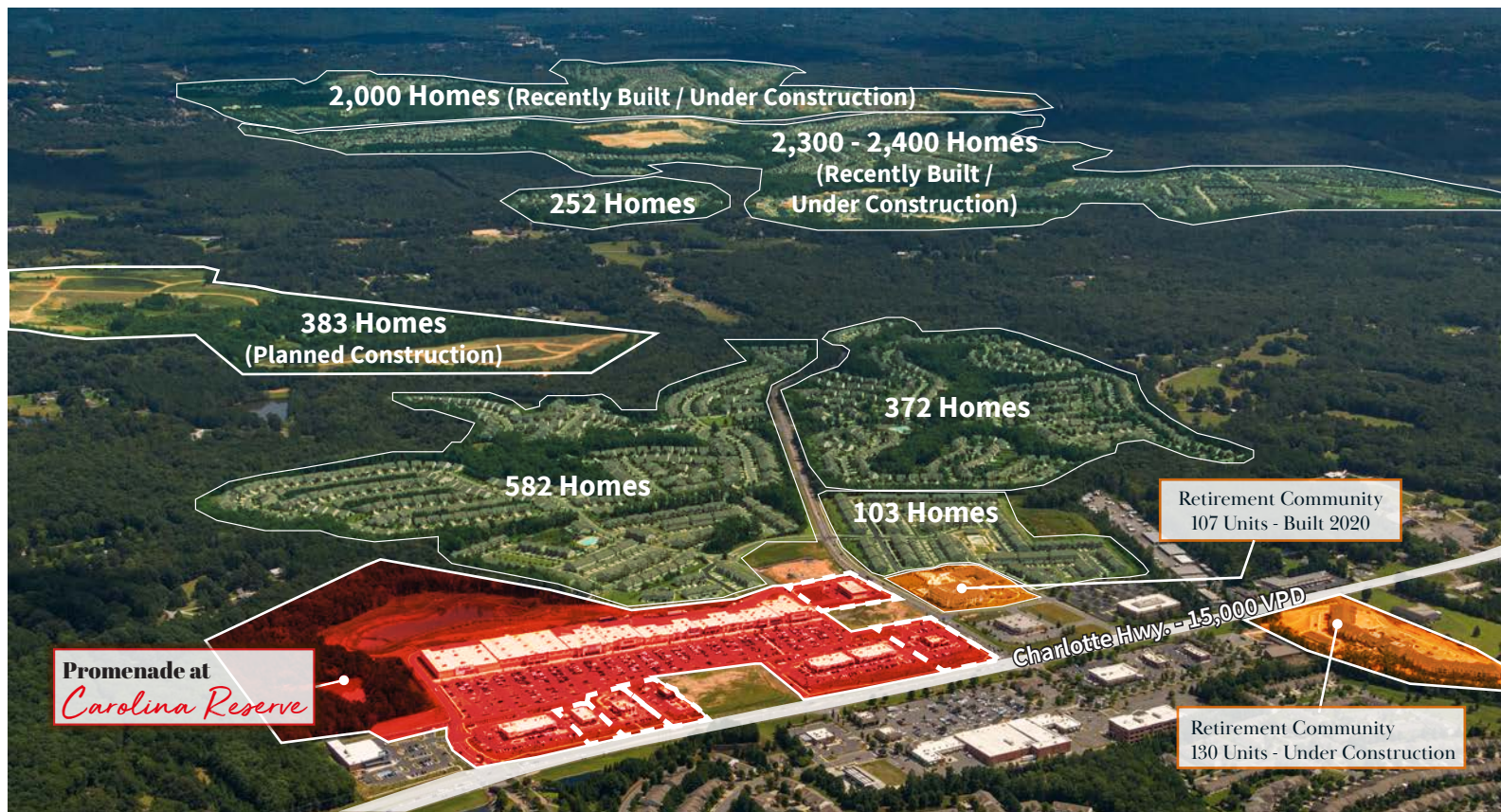
22%+

2021-2026 Projected Population Growth (3 mile radius)



\$407K

Avg. Home Value (5 mile radius)



SUPER-REGIONAL RETAIL CENTER WITH ENORMOUS DRAWING POWER

PROMENADE AT CAROLINA RESERVE - PLACER A.I. STATS

50+ MILE
TRADE AREA ACCESSING
OVER 305K CUSTOMERS

2.27M
ANNUAL VISITORS

#1 MOST

TRAFFICKED RETAIL CENTER IN A 5 MILE RADIUS

PROMENADE AT CAROLINA RESERVE PLACER A.I. RANKINGS - CUSTOMER VISITS

United States

4,038 / 31,965

87%

South Carolina

63 / 570

89%

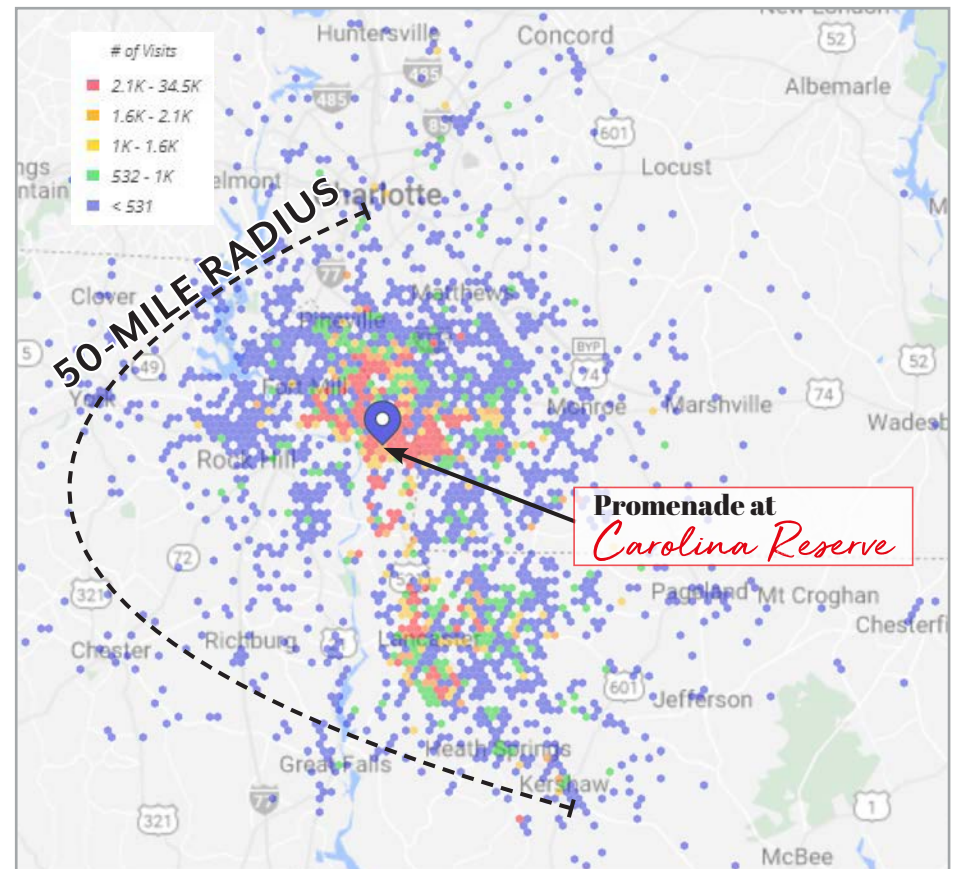
Local (30 mi)

27 / 257

90%



TRADE AREA MAP (CUSTOMERS VISITS BY HOME LOCATION)



BEST-IN-CLASS TENANT LINE-UP & SECURE INCOME STREAM

Diverse & Secure Income Stream

No single tenant accounts for more than 11% of the overall income

47% of base rent is represented by an anchor tenant

71% of GLA is represented by an anchor tenant

Significant Term Remaining

8+ Yrs. Weighted Avg. Term Remaining for All Tenants

13.6 Yrs. Average Term Remaining for Outparcels

Strong Credit - Investment Grade Tenancy

ROSS
DRESS FOR LESS
Moody's: A2

TJ-maxx
Moody's: A2

HomeGoods
Moody's: A2

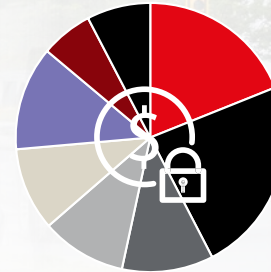
HOBBY LOBBY
Opening 30-50 stores annually

Burlington
S&P: BB+

ULTA
BEAUTY
\$2B+ in Liquidity

petco
Raised \$940M in IPO Jan-21

DOLLAR TREE
S&P: BBB



% of Income

11%	Burlington	5%	HomeGoods
9%	Hobby Lobby	5%	TJ Maxx
6%	Petco	4%	ULTA
5%	Ross Dress for Less	3%	Dollar Tree



HIGH-PERFORMING TENANCY & STRONG PROPERTY FUNDAMENTALS

Two (2) Signalized Access Points

The five (5) Single-Tenant Outparcels & Multi-Tenant Outparcel Buildings are separately parceled, providing optionality to future ownership.

Prominent Pylon Signage

Aldi Grocery Anchor



93% of the Income represents a National or Regional Brand

FOUNDERS
FEDERAL CREDIT UNION
OP 10
unowned

MAVIS DISCOUNT TIRE
OP 09

OP 08
Sonny's
REAL PIT BAR-B-Q
unowned

Jim Wilson Rd. - 5,500 VPD

OP 1B



OP 1A
unowned

Panera
100 102 104 106 108
OP 2A
Drive-Thru Lane

HEARTLAND DENTAL
the Habit BURGER GRILL
OP 2B OP 03

TACO BELL
OP 4A OP 4B

OP 05

STARBUCKS COFFEE **verizon** **JJ**
100 102 104 106 108 110 100 104 106 110
OP 6A OP 6B
Drive-Thru Lane

chilis
OP 07

U.S. Hwy 521 (Charlotte Hwy) - 15,000 VPD

Separate Parcels Not Included Optional



PLEASE CONTACT US FOR MORE INFORMATION:

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