



Manchester Village

CHARLOTTE MSA
ROCK HILL, SC

HIGH-PERFORMING RETAIL
SHOPPING CENTER LOCATED
IN THE CHARLOTTE MSA



EXECUTIVE --- SUMMARY





PROPERTY OVERVIEW

ADDRESS

550 JOHN ROSS PKWY,
ROCK HILL, SC 29730

SIZE

162,326 SF / 18.6 ACRES

YEAR DELIVERED

2002

OCCUPANCY

99%

PROFORMA NOI:

\$2,256,726

NOI CAGR:

2.23% (10-YR) / 2.50% (5-YR)

INVESTMENT HIGHLIGHTS



Charlotte MSA & Located in #1 State for Business (SC)



Strategic Location in Rock Hill, SC - only ~25 miles from Downtown Charlotte



Super-Regional Connectivity via Immediate Proximity to I-77 (88,100 VPD)



Top Tier, Anchor Tenant Line Up with Durable Income Stream



Significant Drawing Power (30+ Miles)



Highly Sustainable, Below Market In-place Rents

NOTABLE TENANTS

HomeGoods®

ROSS
DRESS FOR LESS®

T.J. maxx®

Michaels

BAM!
BOOKS·A·MILLION

ULTA
BEAUTY

DEMOGRAPHICS

3 MILE

5 MILE

10 MILE

POPULATION

2030 (est.)	41,859	106,118	316,521
2025	40,648	102,432	297,976
Growth (2010-2025)	28%	26%	47%

AVG. HH INCOME

2025	\$92,643	\$100,354	\$139,567
Growth (2010-2025)	91%	81%	101%





CHARLOTTE MSA

ROBUST MARKET GROWTH

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

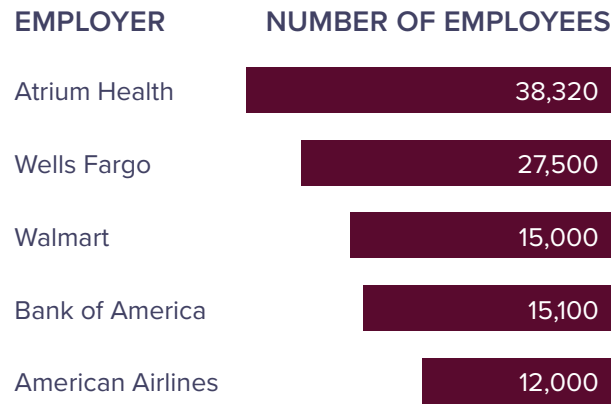
Nº. 6
Best City to Start a Business
WalletHub

Nº. 5
Best Real Estate Prospects
ULI & PWC

CHARLOTTE BY THE NUMBERS



TOP EMPLOYERS



FORTUNE 500 & 1000 COMPANIES WITH HEADQUARTERS IN CHARLOTTE



STRATEGIC ROCK HILL LOCATION WITH SUPER-REGIONAL CONNECTIVITY



DURABLE RENT ROLL WITH SIGNIFICANT MARK-TO-MARKET OPPORTUNITIES

Future Ownership benefits from a unique combination of a highly tenured rent roll and significant mark-to-market opportunities given limited contractual options remaining.



DUAL INCOME STREAM

11 OUT OF 16

TENANTS ARE ORIGINAL WITH OVER 20 YEARS OF TENURE

17+ YEARS

OF WEIGHTED AVG. TENURE

SIGNIFICANT MARK-TO-MARKET POTENTIAL

100%

OF TENANTS CURRENTLY PAY BELOW MARKET RENTS

21%+

BELOW MARKET RENTS ON AVERAGE

~\$500,000

OPPORTUNITY TO INCREASE BASE RENTAL REVENUE

STRONG NOI GROWTH / CAGR



LONG-TERM ANCHOR MARK TO MARKET

T.J. maxx

47% BELOW MARKET

Michael's

40% BELOW MARKET

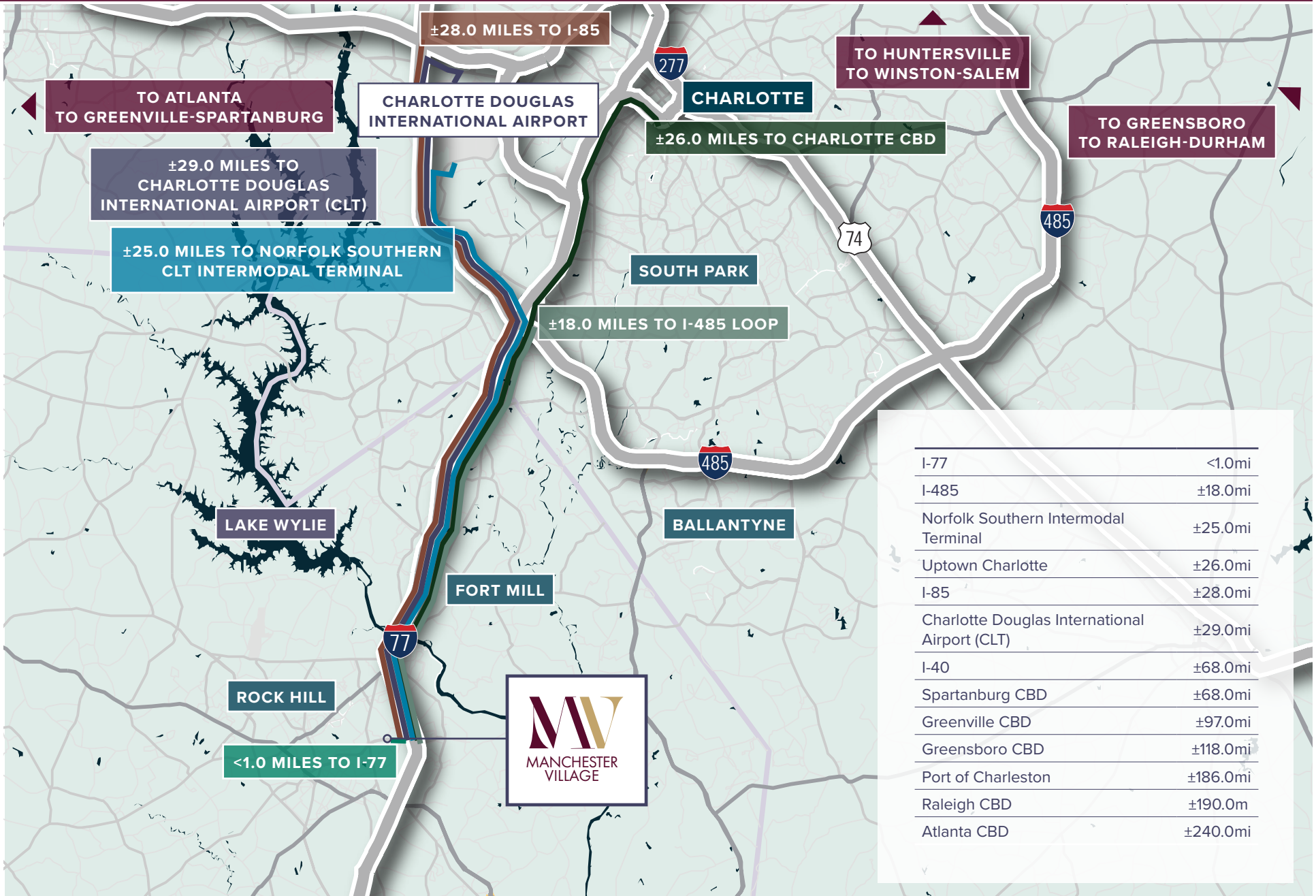
ULTA
BEAUTY

33% BELOW MARKET

BAM!
BOOKS-A-MILLION

33% BELOW MARKET

SEAMLESS ACCESS TO THE CHARLOTTE METRO



SITE PLAN

SUITE	TENANT	SF
540	Books-a-Million	14,250
542	Five Below	9,461
544	Ulta	10,000
546	Michael's	20,299
548	HomeGoods	32,129
550	Ross Stores	30,187
552	TJ Maxx	28,000
A-101	Panera Bread	5,400
A-105	Available	1,200
A-106	Upscale Nails	1,200
A-107	Physicians Plan	1,200
B-101	Subway	1,710
B-103	One Main Financial	2,490
B-104	Sports Clips	1,200
B-105	Sweet Frog	1,200
B-106	State Farm	1,200
B-107	UPS	1,200
Total		162,326

#2 RANKED IN THE DISTRICT
(OUT OF 12 LOCATIONS)
10% YOY SALES GROWTH

#4 RANKED IN DISTRICT
OUT OF 17 LOCATIONS
4% YOY SALES GROWTH

RANKS IN THE MIDDLE OF THE PACK
OUT OF 12 LOCATIONS IN THE DISTRICT
2% YOY SALES GROWTH

BEATING EXPECTATIONS DURING
FIRST QUARTER AFTER OPENING

WELLS
FARGO

OPENED FEB 2026
FIRST CHARLOTTE AREA STORE!

RANKS 26TH OUT OF 1000+ CORPORATE
LOCATIONS NATIONALLY IN PROFITABILITY

*ALL FEEDBACK IS ANECDOTAL







MANCHESTER VILLAGE

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