



*discover*

**CHARLOTTE'S PRESTIGIOUS SOUTHPARK  
SHOPPING DESTINATION**



SPECIALTY  
SHOPS

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SOUTHPARK





WILLIAMS  
SONOMA

CALIFORNIA

WILLIAMS SONOMA  
CALIFORNIA

WILLIAMS SONOMA  
CALIFORNIA

CLUB

SECURITY

WILLIAMS SONOMA

WILLIAMS SONOMA

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WILLIAMS SONOMA

WILLIAMS SONOMA



# *Charlotte, NC*

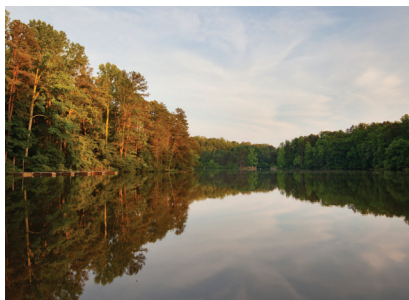
## THE INTERNATIONAL GATEWAY TO THE SOUTH

Located on the border of North and South Carolina, Charlotte is one of the fastest growing cities in the U.S.

A major economic center, Charlotte's economic base continues to advance and the city ranked seventh on Forbes' 2019 list of the best places for business and careers.







With first-class cultural attractions, a vast array of outdoor recreational activities, several professional sports teams, and a diverse mix of shopping and dining alternatives, the Queen City has something for everyone — helping it remain one of the top cities for recent college graduates and places for families to live.

*Known as a big city with a small-town vibe, Charlotte has received several “best of” accolades including:*

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**#1**

**BEST VALUE CITIES WITH BEST WEATHER**

*PropertyShark, 2022*

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**#2**

**BEST CITIES TO INVEST IN HOUSING**

*Quicken Loans, 2022*

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**#3**

**BEST CITIES TO START A BUSINESS**

*Policygenius, 2022*

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**#5**

**BEST CITIES FOR MILLENNIALS**

*Homebuyer.com, 2022*

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**#6**

**TECH TOWN IN AMERICA**

*CompTIA, 2021*

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**#6**

**HOTTEST U.S. HOUSING MARKET**

*The Business Journals, 2021*

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**#20**

**BEST PLACES TO LIVE**

*U.S. News & World Report, 2022*

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**#22**

**FASTEST-GROWING PLACES IN  
THE U.S. IN 2021-2022**

*U.S. News & World Report, 2022*



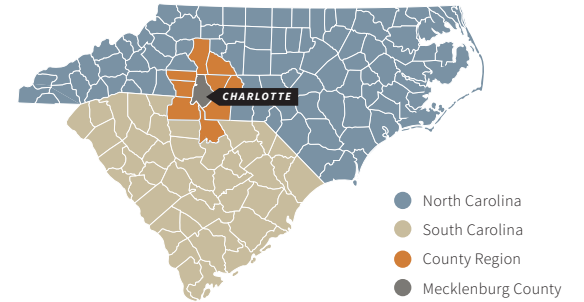


# *A Thriving Business Economy*

With its ideal location and accessibility, a top-ranked international airport, several public transportation options and relatively low commute times, Charlotte consistently ranks as a top place for business adding **MORE THAN 27,300 NEW JOBS IN** 2019 and amassing **OVER \$40.1 BILLION IN ANNUAL RETAIL SALES** in 2018. It also ranks as the **SECOND LARGEST FINANCIAL BANKING CENTER** controlling more than \$2.3 trillion in assets.







## CHARLOTTE MSA BY THE NUMBERS

*10-county metro region consisting of 7 counties  
in NC and 3 counties in SC*

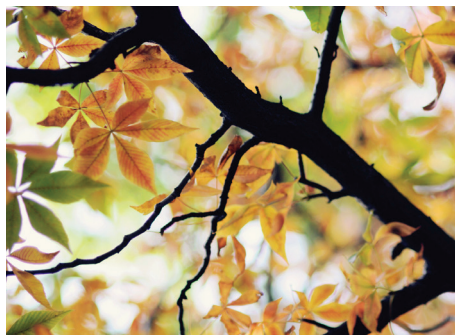
*Estimated 2.1 million people in 2021,  
a 38% growth since 2011*

*2 major interstate highways (I-85 and I-77)  
and their 2 spurs (I-277 and I-485)*

*More than 30 colleges and universities*

*290+ Fortune 500 firms represented in the  
MSA and 8 Fortune 500 Headquarters  
call the Charlotte region home*







# Welcome to SouthPark

SouthPark is a vibrant, bustling upscale neighborhood in the heart of southeast Charlotte just 20 minutes from Uptown Charlotte and 25 minutes from the Charlotte Douglas International Airport.

*SouthPark is the third largest office market in the Carolinas with over 5 million square feet and is home to Nucor, National Gypsum, Dixon Hughes Goodman, Coca-Cola Bottling Co. Consolidated, Carolinas AGC as well as several other large companies.*

With over 2.5 million square feet of retail and restaurants, SouthPark is a premier super-regional destination attracting visitors and shoppers from all over the Carolinas with its diverse mix of high-end designers, unique women's apparel boutiques, health and wellness retailers, national brands and world class restaurants.



## TRADE AREA DEMOGRAPHICS (2022)

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Total Population in 2022	11,461	92,284	256,055
Projected Growth 2022-2027	4.69%	3.38%	3.80%
Number of Households in 2022	5,719	41,434	115,051
Average Household Income	\$169,629	\$165,181	\$133,395
Daytime Population	25,849	58,347	238,412
Average Age	44.9	40.5	38.8

Source: Environics Analytics (EA); ©Claritas, LLC 2022





# *Specialty Shops SouthPark*

Established in 1979, Specialty Shops was created to bring a Palm Beach, Worth Avenue inspired atmosphere to Charlotte and the SouthPark community, with a strong emphasis on women's apparel, beauty and wellness, upscale restaurants and specialty services. To this day, Specialty Shops has never lost focus of its original vision, having undergone a carefully crafted renovation project in 2015 to further enhance the onsite experience for its customers while still preserving the inspiration set forth at its inception years ago.

[specialtyshopssouthpark.com](http://specialtyshopssouthpark.com)

Amina Rubinacci



**BRICKTOP'S**

**drybar**



**ivy & leo**

**★PACO'S TACOS & TEQUILA★**







*Strategically located in the heart of SouthPark's office concentration across from SouthPark Mall*

*Nestled in between the Marriott SouthPark, AC Hotel by Marriott, and DoubleTree Suites SouthPark with more than 560 rooms combined*

*Surrounded by some of the most prestigious neighborhoods in Charlotte, including Myers Park, Barclay Downs, Quail Hollow and Foxcroft*

*An eclectic mix of national retailers, one-of-a-kind boutiques, first to market concepts and specialty services tenants generating over \$560 PSF*

*An array of first-class restaurants generating in excess of \$950 PSF*

*Beautifully renovated courtyard with café seating*

*Upgraded lighting to enhance visibility*

*New gorgeously maintained landscaping*

SCOUT & MOLLY'S  
BOUTIQUE



SouthParkBarbers

STUDIO FIRE  
Personalized Fitness

TALBOTS

THRIVE  
Center for Personalized Healthcare & Wellness

TOSCANA

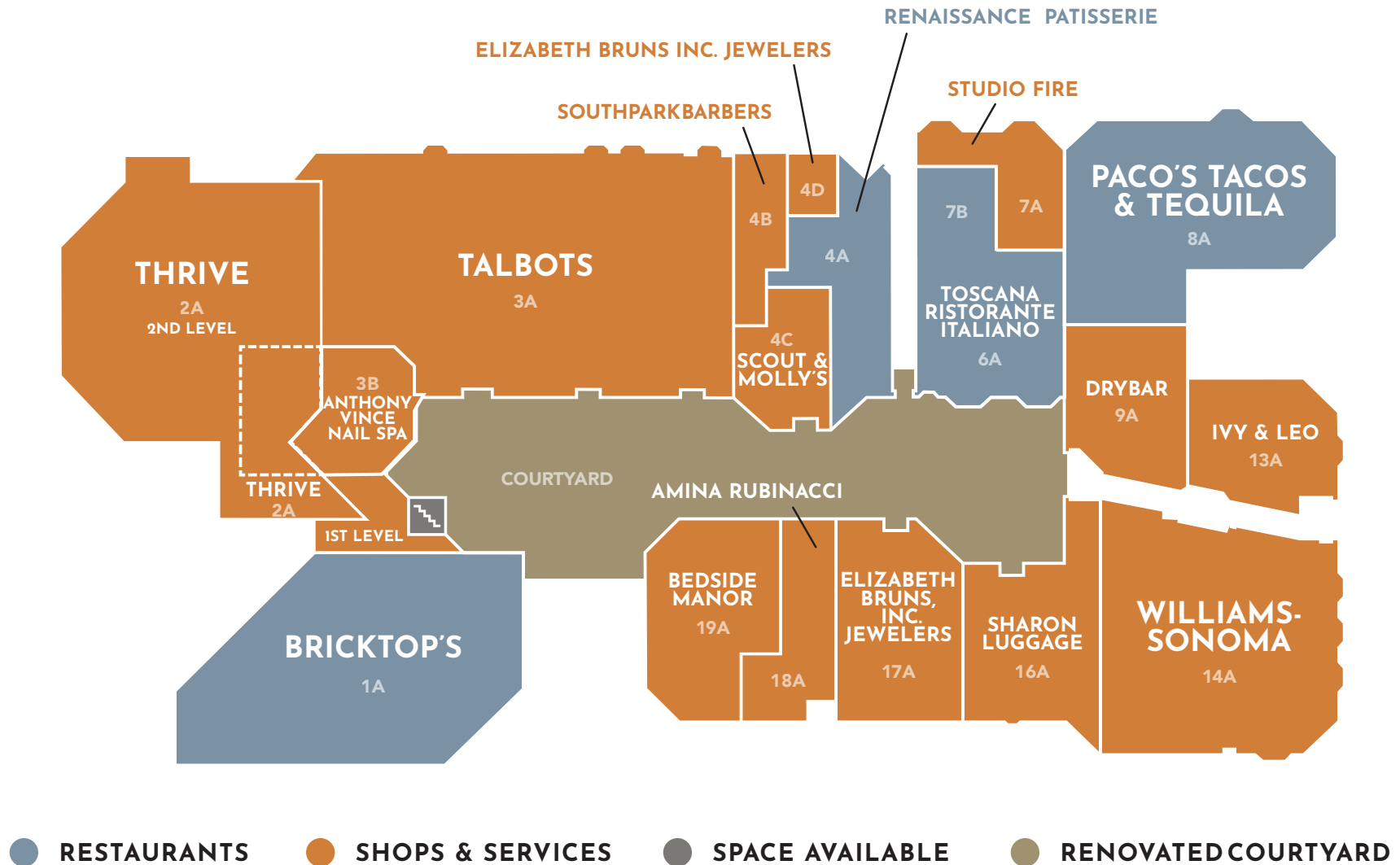
WILLIAMS-SONOMA







# Site Plan



6401 CARNEGIE BOULEVARD, CHARLOTTE, NC 28211





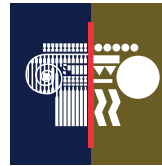
*Specialty Shops SouthPark*



*Promenade at Coconut Creek*



*The Town Center at Levis Commons*



# HILL PARTNERS

Hill Partners, Inc., founded in 1983, is a commercial real estate firm specializing in providing innovative retail and mixed-use development solutions. The company concentrates on three basic divisions: Project Conceptualization, which includes feasibility studies, strategic planning, merchandising and market research; Project Implementation, which includes design management, development/construction management and merchant recruitment; and Property/Asset Management, including operations, tenant relations, consumer marketing and accounting.

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SPECIALTY  
SHOPS

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SOUTHPARK