



discover

**CHARLOTTE'S PRESTIGIOUS SOUTHPARK
SHOPPING DESTINATION**



SPECIALTY
SHOPS

SOUTHPARK



SPECIALTY SHOPS

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:

#4

BEST CITIES TO INVEST IN REAL ESTATE

Quicken Loans, 2020

#5

CITIES MILLENNIALS ARE MOVING TO

Business Insider, 2020

#6

BEST CITIES TO LIVE

U.S. News & World Report, 2020

#6

TECH TOWN IN AMERICA

CompTIA, 2019

#6

BIG U.S. CITIES FOR STARTING A BUSINESS

WalletHub, 2019

#16

BEST-PERFORMING LARGE CITIES

Milken Institute, 2020

#21

FASTEST GROWING PLACES

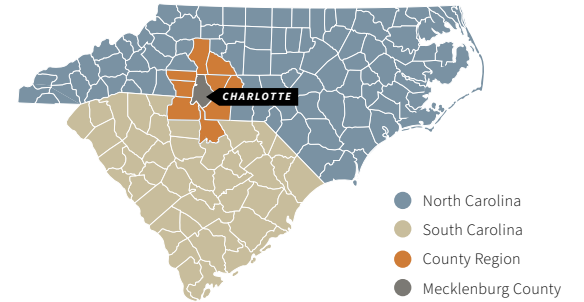
U.S. News & World Report, 2020



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 2.6 million people in 2018, a
19.6% growth since 2010*

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

More than 30 colleges and universities

*200+ Fortune 500 firms represented in the
MSA and 6 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 (2019)

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|------------------------------|---------------|---------------|---------------|
| Total Population in 2019 | 10,381 | 89,939 | 250,350 |
| Projected Growth 2019-2024 | 7.36% | 5.82% | 6.5% |
| Number of Households in 2019 | 5,154 | 40,206 | 111,871 |
| Average Household Income | \$166,781 | \$147,105 | \$118,787 |
| Daytime Population | 25,849 | 58,347 | 238,412 |
| Average Age | 44 | 40 | 38 |

Source: Environics Analytics (EA); ©Claritas, LLC 2019



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.



Amina Rubinacci



BRICKTOPS

drybar®



ivy & leo

★PACO'S TACOS & TEQUILA★

pure barre®



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 \$530 PSF

An array of first-class restaurants generating in excess of \$900 PSF

Beautifully renovated courtyard with café seating

Upgraded lighting to enhance visibility

New gorgeously maintained landscaping



SCOUT & MOLLY'S[®]
BOUTIQUE



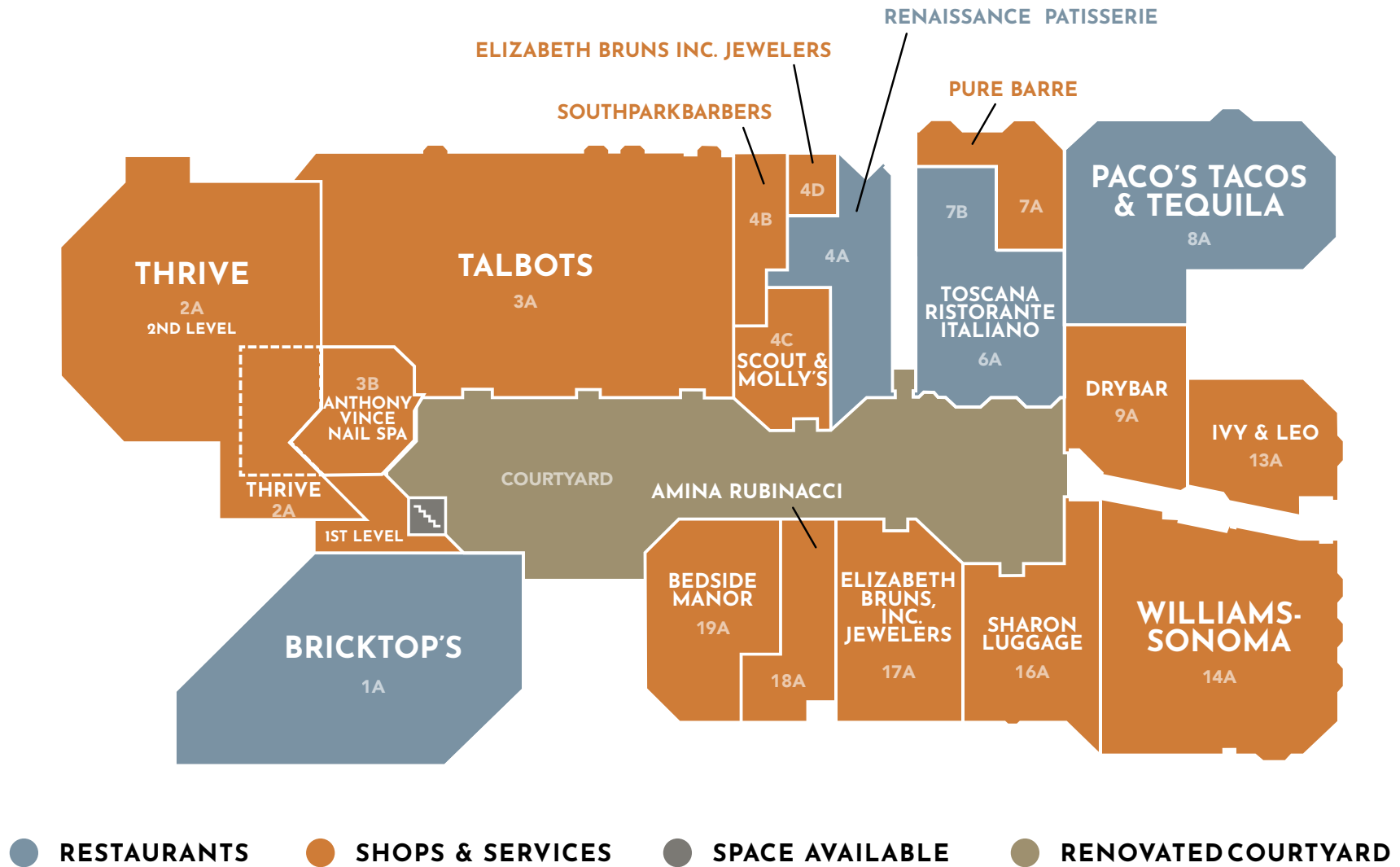
TALBOTS



WILLIAMS-SONOMA



Site Plan



6401 MORRISON BOULEVARD, CHARLOTTE, NC 28211



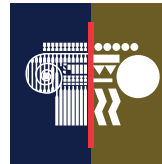
Specialty Shops SouthPark



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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