



discover

CHARLOTTE'S PRESTIGIOUS SOUTHPARK
SHOPPING DESTINATION



SPECIALTY
SHOPS

SOUTHPARK



WILLIAMS
SONOMA

CALIFORNIA

WILLIAMS SONOMA
CALIFORNIA

WILLIAMS SONOMA
CALIFORNIA

14A

REGISTRY BERRY

LANE FIRE

An aerial view of the Charlotte, North Carolina skyline at dusk. The sky is a deep blue with some light clouds. The city lights are on, and the buildings are illuminated. The Bank of America Tower is prominent on the left, and the Wells Fargo Center is on the right. The city extends into the distance, with lights from other buildings and streets visible.

Charlotte, NC

THE INTERNATIONAL GATEWAY TO THE SOUTH

North Carolina ranks first as America's Top State for Business in 2023, including the nation's strongest workforce and third strongest business economy (CNBC).

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 fifth of the top cities for job growth.*



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

#1
HOTTEST HOUSING MARKET
Forbes, 2023

#1
BEST CITIES TO INVEST IN REAL ESTATE
Quicken Loans, 2023

#5
TOP TECH HUBS IN THE U.S.
BestColleges, 2023

#8
BEST PLACES TO LIVE IN THE U.S.
U.S. News & World Report, 2023

#8
BEST LARGE U.S. CITIES TO START A BUSINESS
WalletHub, 2023

#9
BEST PLACES FOR YOUNG ADULTS TO LIVE
U.S. News & World Report, 2023

#15
FASTEST-GROWING CITIES IN THE U.S.
U.S. Census Bureau, 2023

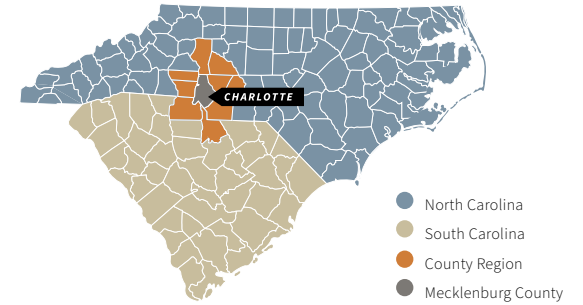
#22
MOST DIVERSE CITIES IN AMERICA
Niche.com, 2023

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.

A Thriving Business Economy

With its ideal location and accessibility, a top-ranked international airport, and several public transportation options, the Charlotte region consistently ranks as a top place for business adding **MORE THAN 58,500 NEW JOBS IN 2022** and amassing **OVER \$53.4 BILLION IN ANNUAL RETAIL SALES** in 2022. It also ranks as the **SECOND LARGEST FINANCIAL BANKING CENTER** controlling more than \$2.5 trillion in assets and employing more than 91,000 people.





CHARLOTTE MSA BY THE NUMBERS

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

*Estimated 2.9 million people in 2023,
a 21% 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

*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. From its ideal location—less than ten miles from both Uptown Charlotte and the Charlotte Douglas International Airport—27,000 WORKERS, and AN ESTIMATED \$1 BILLION OF NEW DEVELOPMENT IN THE PIPELINE, SouthPark is positioned for an extraordinary future.

SouthPark is the third largest office market in the Carolinas with 5.6 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 MORE THAN 400 SHOPS, RESTAURANTS, AND SERVICE PROVIDERS, SouthPark is a premier super-regional destination ATTRACTING MORE THAN 20 MILLION NON-WORKER VISITORS with its diverse mix of high-end designers, unique women’s apparel boutiques, health and wellness retailers, national brands and world class restaurants.

Source: SouthPark Community Partners Snapshot 2023



TRADE AREA DEMOGRAPHICS (2023)

	10-MINUTE DRIVE	15-MINUTE DRIVE	20-MINUTE DRIVE
Total Population in 2023	87,058	240,068	458,335
- Projected Growth 2023-2028	4.3%	4.4%	5.0%
Number of Households in 2023	38,657	106,634	203,511
- Projected Growth 2023-2028	4.9%	4.9%	5.8%
Average Household Income	\$171,762	\$139,090	\$122,502
Average Age	41.0	39.4	38.7

Source: Claritas, LLC 2023 Demographic Data



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

Amina Rubinacci



BRICKTOPS

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 \$710 PSF

An array of first-class restaurants generating in excess of \$1,180 PSF

Beautifully renovated courtyard with café seating

Upgraded lighting to enhance visibility

New gorgeously maintained landscaping

SCOUT & MOLLY'S
BOUTIQUE



SouthParkBarbers

STUDIO FIRE
Known Fusion Fitness

TALBOTS

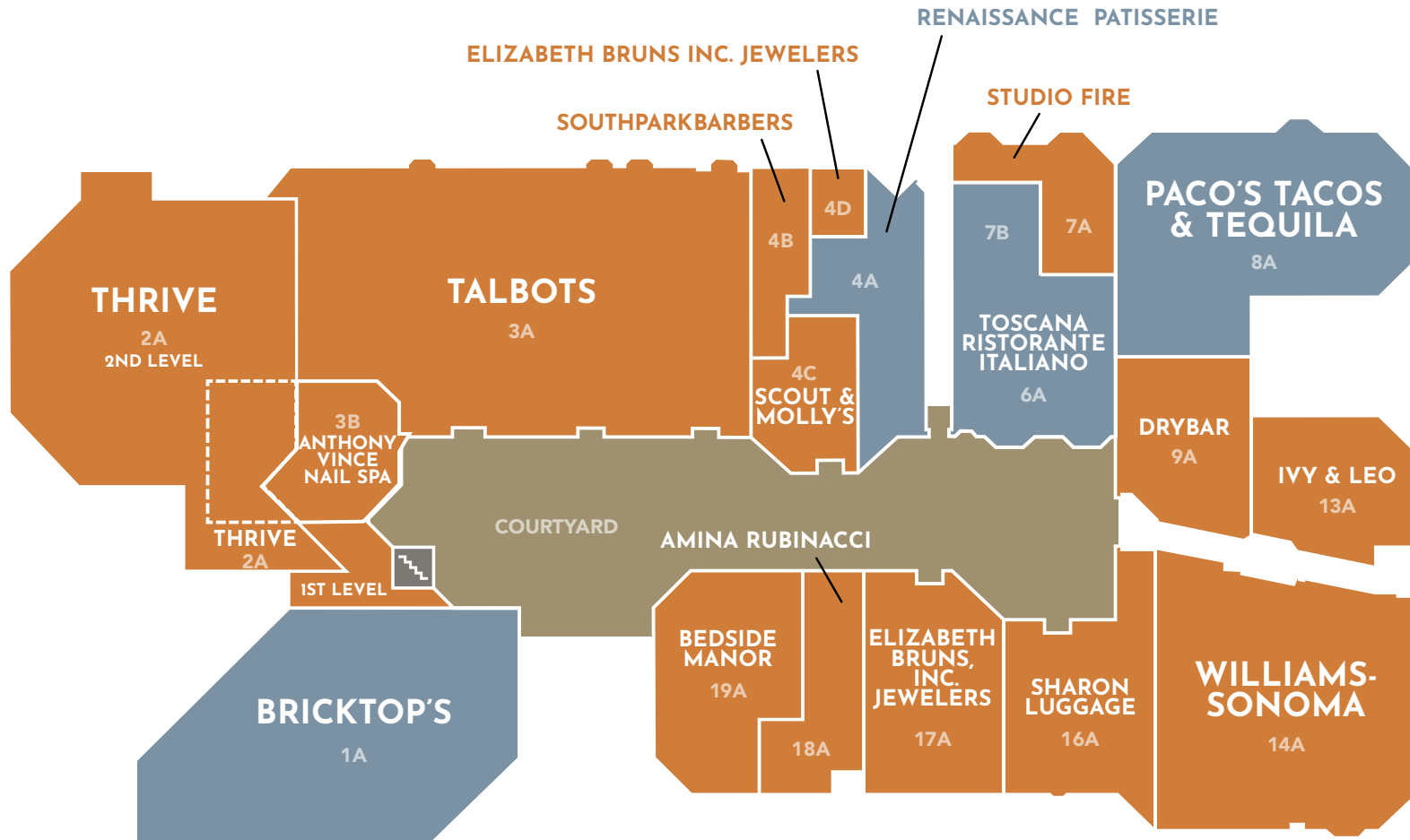
THRIVE
Center for Personalized Healthcare & Wellness

TOSCANA

WILLIAMS-SONOMA



Site Plan



- RESTAURANTS
- SHOPS & SERVICES
- SPACE AVAILABLE
- RENOVATED COURTYARD

6401 CARNEGIE BOULEVARD, CHARLOTTE, NC 28211



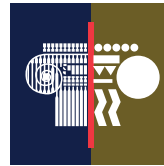
Specialty Shops SouthPark



The Bend



The Town Center at Levis Commons



H I L L P A R T N E R S

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.

**ROBERT H. SPRATT, JR. RSPRATT@HILLPARTNERSINC.COM
BILL ROONEY BROONEY@HILLPARTNERSINC.COM
SARA HOGAN SHOGAN@HILLPARTNERSINC.COM**

**704-551-2202
HILLPARTNERSINC.COM**



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