BULL REALTY
Asset & Occupancy Solutions

TCN WORLDWIDE REAL ESTATE SERVICES

The Power House

Award Winning Adaptive Reuse
Luxury Apartments & Retail

Rock Hill, SC - Charlotte, NC MSA

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SIGN CONFIDENTIALITY AGREEMENT ONLINE

Contact **Information**

MICHAEL BULL, CCIM
Michael@BullRealty.com
404-876-1640 x101
SC License #: 57796

RAMON GARCIA
V.P. Multifamily Group
Ramon@BullRealty.com
404-876-1640 x139

ALEX FABIAN
V.P. The Multifamily Group
Alex@BullRealty.com
404-876-1640 x177

BULL REALTY, INC.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
BullRealty.com
SC License #: 13327

Executive **Summary**

The Power House at University Center

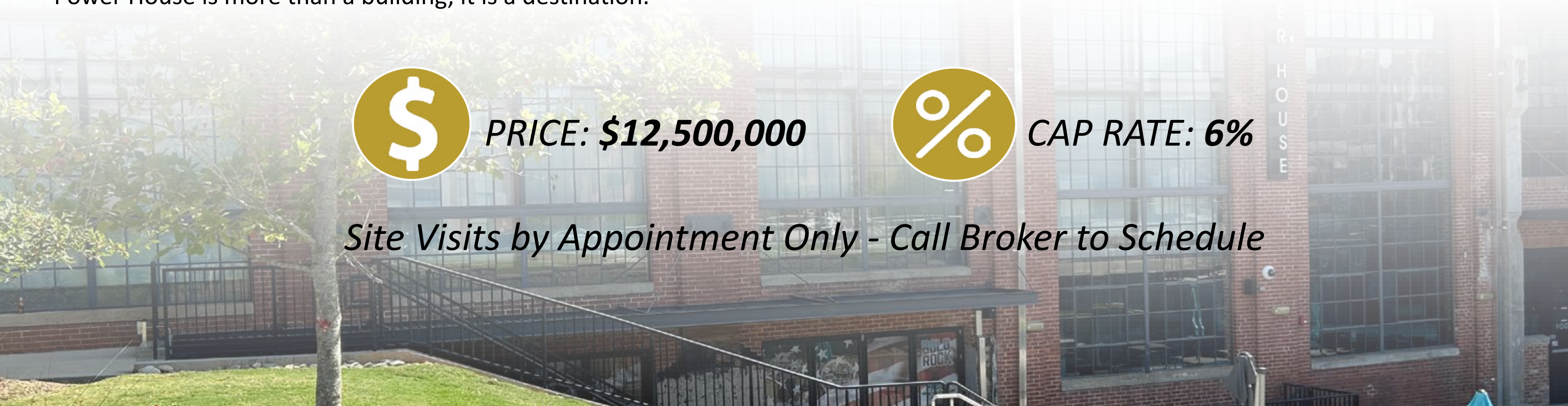
Mixed-Use Multifamily & Retail | Award Winning Adaptive Reuse
Rock Hill, SC - Charlotte MSA

Opportunity to acquire an award-winning mixed-use asset at University Center in Rock Hill SC. The Power House features 37 luxury class A loft residences, 2 restaurants, 3 food halls stalls and 3 small retail / office spaces. The property features enticing industrial architecture with bold contemporary design for a visually compelling and highly activated environment.

The Power House is home to an exceptional mix of tenants, including Pour Market Gourmet Food & Beer Garden, Mug and Maple Wellness Cafe, The Most Dope Coffee, and Red Wolf Martial Arts Academy. Above and around this vibrant commercial core are 37 luxury rental residences, adding an immediate residential presence and consistent activation.

Power House is further strengthened by its strategic location within one block of two arenas, a Cambria hotel, additional restaurants and retail, and the academic influence of Winthrop University. The adjacent event lawn and year-round programming enhance visibility and draw visitors to the property.

With its award-winning design, curated tenant mix, and unmatched walkable amenities, Power House is more than a building, it is a destination.



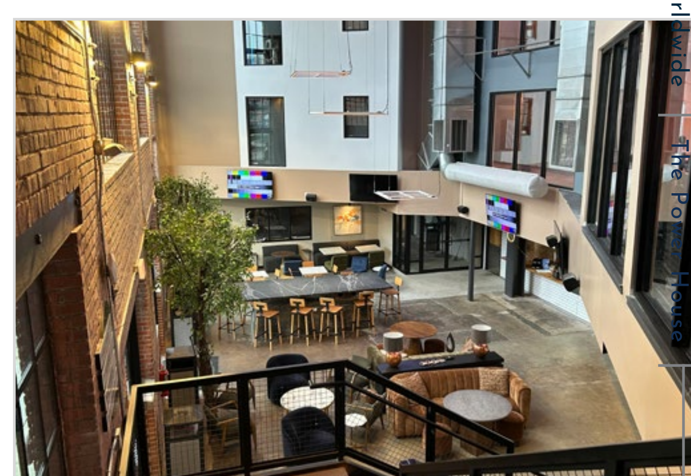
*PRICE: **$12,500,000***

*CAP RATE: **6%***

Site Visits by Appointment Only - Call Broker to Schedule

Property **Overview**

PROPERTY	
NAME	The Power House
ADDRESS	378 Technology Center Way, Rock Hill, SC 29730
COUNTY	York
# OF BUILDINGS	1
YEAR BUILT / RENOVATED	1929/2023
# OF FLOORS	5
# OF APARTMENTS	37
UNIT MIX	(3) 3BD/3BA (3) 2BD/2BA (14) Studio (2) 3BD/2BA (15) 1BD/1BA
RENTABLE RETAIL AREA (SF)	± 16,380 SF
UNIT MIX	• Restaurant – Pour Market: ±4,250 SF; Patio ±2,000 SF • Restaurant – Mug & Maple: ±3,650 SF; Patio ±1,250 SF • Retail – Red Wolf Martial Arts: ±2,700 SF • Most Dope Coffee Food Stall: ±550 SF • Barber Shop: ±814 SF • Retail or Creative Office: ±600 SF • Peaceful Palate – Food Stall: ±566 SF
SITE SIZE	±1.3 Acres
ELEVATORS	1
ZONING	MP-C
ROOF	Membrane Roofing & Metal
FACADE	Brick-Large Industrial Windows
WASHER / DRYER	In Units
HVAC	Central In Units
UTILITIES	Paid by Tenants
PARCEL ID	598-11001-006
PARKING	Parking Deck A
AMENITIES	Gym & mixed-use entertainment



Property **Highlights**

Trophy Adaptive Reuse Asset

The Power House is a recently renovated, award-winning adaptive reuse landmark in the heart of Rock Hill's University Center. Featuring 37 luxury loft residences and ±16,380 SF of retail, it combines historic industrial architecture with bold contemporary design. This iconic building serves as both a community anchor and a high-activation destination.

Destination Retail Environment

Power House hosts a curated mix of experiential and service-oriented tenants, including Pour Market Gourmet Food & Beer Garden, Red Wolf Martial Arts Academy, Most Dope Coffee, and Mug and Maple. This tenant mix drives consistent activity and strong community engagement within the property. The service and experience oriented nature of the tenants creates a destination environment that is largely insulated from e-commerce competition.

Strong Submarket Fundamentals

York County and Rock Hill boast some of the Charlotte metro's tightest retail and multifamily markets, with sub-3% retail vacancy and 21.7% five-year multifamily rent growth. Asking rents continue to rise, absorption outpaces supply, and investor activity remains robust. Power House is well-positioned to capture and maintain this growth.

Located in Rock Hill's University Center District

Power House is located within University Center, the vibrant mixed-use district anchored by Winthrop University and the City of Rock Hill's Knowledge Park initiative. The district features a walkable mix of residential, retail, office, and entertainment uses, along with major sports and recreation arenas that attract athletes, tournaments, and spectators year-round. These facilities generate consistent visitors and activity for both the property and the surrounding area, while nearby public green spaces and gathering areas reinforce University Center as the cultural and economic hub of downtown Rock Hill.

Enduring Architecture & Long-Term Value

The property's timeless architecture and identity retain long term value relative to new construction. This modern execution of a historic asset benefits from no deferred maintenance and limited competition. The unique architectural ambience create strong long-term appreciation potentialt.

Financial **Overview**

APARTMENTS	
2026 NOI EST.	$435,773
ALLOCATION	$7,950,000
PRICE PER DOOR	$214,864
CAP RATE	5.5%
OCCUPANCY	97%

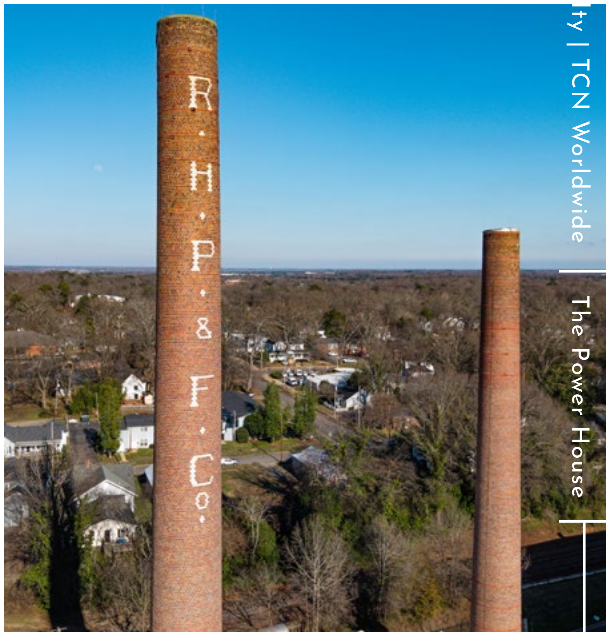
RETAIL	
2026 NOI EST.	$329,868
ALLOCATION	$4,550,000
PRICE PER SF	$278
CAP RATE	7.25%
WALT	5

$765,641
TOTAL 2026 NOI

$12,500,000
TOTAL VALUE

6%
COMBINED CAP RATE

Value-add potential: ±3,651 SF of additional retail or office space. The space is designed and ready for permitting.

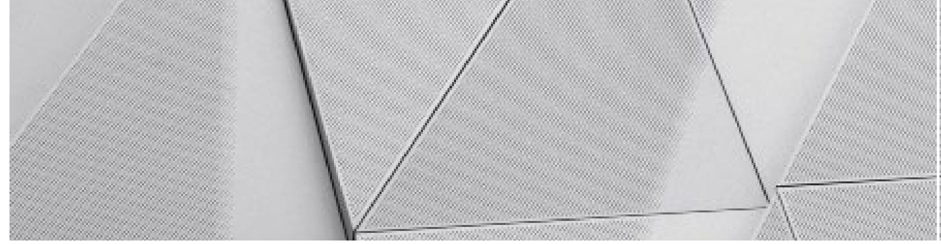


History of
The Power House

In 1929, amid the promise and turbulence of the early twentieth-century Southern economy, the Power House rose as a purpose-built industrial engine within Rock Hill's great textile campus, the Rock Hill Printing and Finishing Company, known locally as The Bleachery. From its solid brick walls and towering smokestacks, this power plant housed the boilers, engines, and generators that produced the steam and electrical power essential for turning raw cloth into finished textiles.

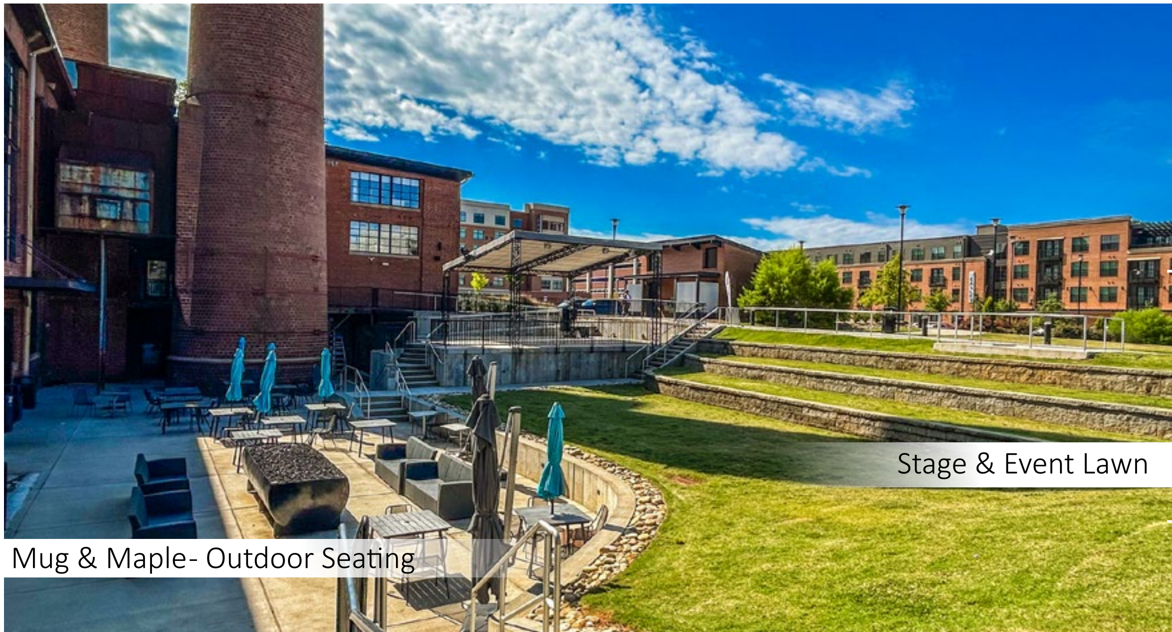
Power House's sole mission was energy generation. It was the industrial heartbeat of the Bleachery. Its boilers were fed coal delivered by rail, and the steam they produced drove turbines and generators that lit and powered every workshop and finishing floors across the campus. At its height, the Bleachery was one of the South's largest textile finishing facilities, employing nearly 4,800 workers by the mid-1900s and anchoring Rock Hill's local economy. The Power House was central to that achievement: it made manufacturing possible. As textile production declined in the late 20th century, the boilers fell silent, and the Power House joined its neighbors in industrial obsolescence. Yet the building endured, its sturdy structure and historic character preserved.

Completed in 2023, a sensitive adaptive reuse transformed the Power House into a vibrant mixed-use destination, home to retail, event spaces, outdoor gathering areas, and luxury apartments, reconnecting the community with its industrial roots while sparking renewed economic energy for a new generation. The revitalization of the Power House stands as one of the most visible successes in Rock Hill's mill district transformation. Rather than diminish its history, the redevelopment celebrated it, preserving the monumental brick architecture, exposed structure, and industrial scale that define the building's character. Today, the Power House serves as both a community anchor and an economic catalyst.



Exterior Photos

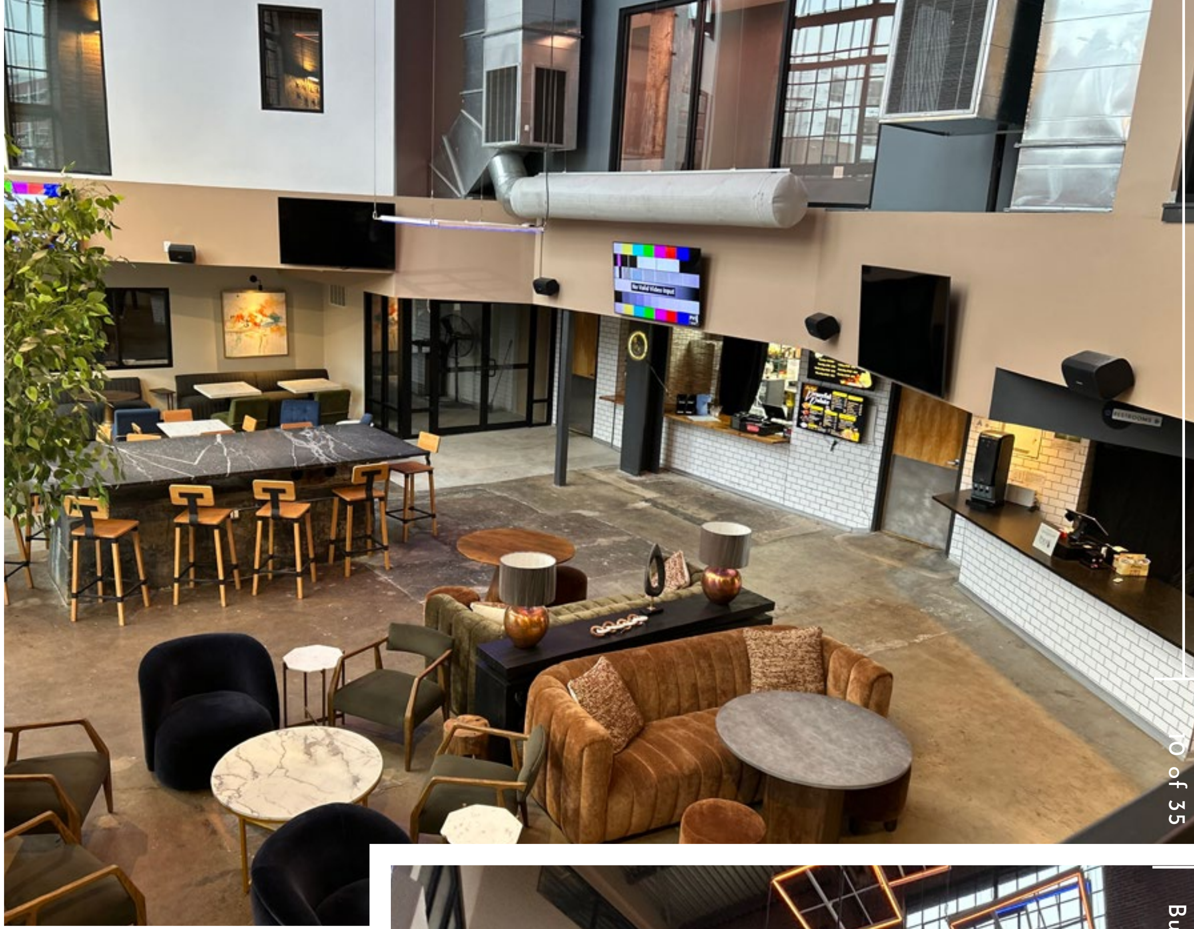
Perfect Pour - Outdoor Seating



Stage & Event Lawn

Mug & Maple- Outdoor Seating

Lobby



Apartments

CLASS "A" FINISHES

- Timeless Architecture
- Quartz Countertops
- Stove, Refrigerator, Washer, Dryer, Dishwasher
- Electric Hoods or Range Microwave
- Custom Shades
- High Ceilings and Large Windows
- Property Wide Wi-Fi
- Spacious Closets
- Bathrooms with oversized Showers or Soaking Bathtubs
- Glass Shower Doors

Interior Apartments

Commercial Tenants

Pour Market

Gourmet Food & Beer Garden

The Pour Market is a neighborhood gathering spot inside Rock Hill's historic Powerhouse building, combining a beer garden, market, wine shop, and casual dining under one roof. It offers craft beer, curated wines, artisan sandwiches, charcuterie boards, and grab-and-go meals, while also hosting community events like beer festivals, wine tastings, live music, and local vendor pop-ups.

Space Size	Interior ± 4,250 SF + ± 2,000 SF Patio
Google Rating	4.7 / 5
Website	ThePourMarket.com
Opening Date	October 31, 2025
Lease Term	See Broker

Mug & Maple
Wellness Cafe

Mug & Maple Wellness Cafe is a wellness focused coffee shop in Rock Hill, SC, offering handcrafted espresso drinks, specialty teas, and seasonal lattes in a cozy, community oriented setting. The cafe hosts pop-up events, wellness workshops, and local gatherings, creating a space for connection, relaxation, and mindful enjoyment.

Space Size	Interior ± 3,650 SF + ± 1,250 SF Patio
Website	MugAndMaple.coffee
Opening Date	May 1, 2026
Lease Term	See Broker

Most Dope **Coffee Co**

MOST DOPE
COFFEE CO

Most Dope Coffee Co. is a Filipino inspired specialty coffee shop set to open in Rock Hill's historic Power House building, blending classic espresso drinks with unique flavors like calamansi based sweet tea and ube beverages sourced from the Philippines. The space is designed as an artistic community hub that celebrates cultural heritage and hip hop influenced style while hosting local gatherings and events once open.

Most Dope Coffee Bringing Filipino Twist To Rock Hill Coffee Scene - Most Dope Coffee Co. is a new Filipino inspired coffee concept opening in the historic Power House building in Rock Hill, offering classic espresso drinks alongside signature beverages featuring Filipino flavors like calamansi sweet tea and ube lattes. The founders, Michael Mendoza and Wayne Martin, aim to fill a niche in the local market by representing Filipino culture and creating a vibrant, artistic community space influenced by their roots and hip hop heritage. They plan to source most of their coffee beans from the Philippines and hope the shop becomes a welcoming hub for locals when it opens in March.

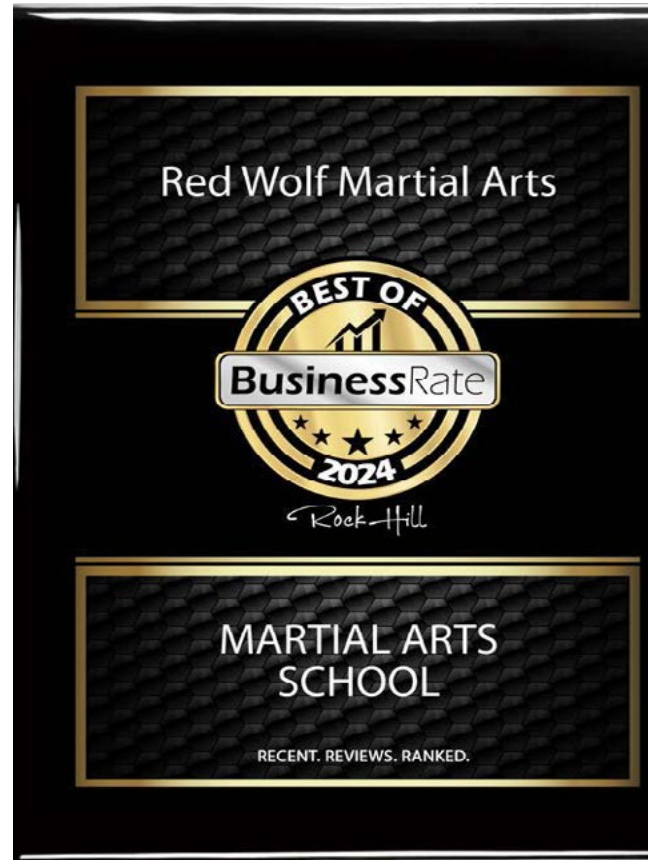
Space Size	Food Stall located inside Red Wolf Martial Arts Academy
Website	MostDopeCoffee.com
Opening Date	September 2025
Lease Term	See Broker

Red Wolf
Martial Arts Academy

RED WOLF
MARTIAL ARTS

Red Wolf Martial Arts is a well-reviewed martial arts academy in Rock Hill, SC offering a diverse curriculum including Muay Thai, Brazilian Jiu-Jitsu, scientific wrestling, and youth programs that attract families and adults alike, fostering strong recurring membership demand. Local reviews emphasize the academy's supportive community environment, experienced instructors, and positive impact on confidence, discipline, and physical fitness, contributing to consistent engagement and retention among students across age groups.

Space Size	± 3,250 SF
Google Rating	5 / 5 (148 reviews)
Website	RedWolfMartialArts.com
Opening Date	September 2025
Lease Term	See Broker



Amenities Attracting & Retaining Tenants

- Prime location near restaurants, shopping, and entertainment in Rock Hill
- Convenient access to the Rock Hill Sports Event Center and new Bleachery Fieldhouse
- Easy access to Winthrop University
- Fitness Gym
- On-site Food Options
- On-Site Anchor Restaurants
- Green Lawn & Event Stage
- Rear Trestle Event Area with Fire Pits

The Neighborhood
University Center

WHERE COMMUNITY COMES TO LIFE

The University Center is Rock Hill’s premier destination centered around “Live, Work, Play.” With various delicious food options, entertainment, career opportunities, and places to stay, the UC is truly where “community comes to life.” The UC has been instrumental in increasing the economic impact in Rock Hill, SC.

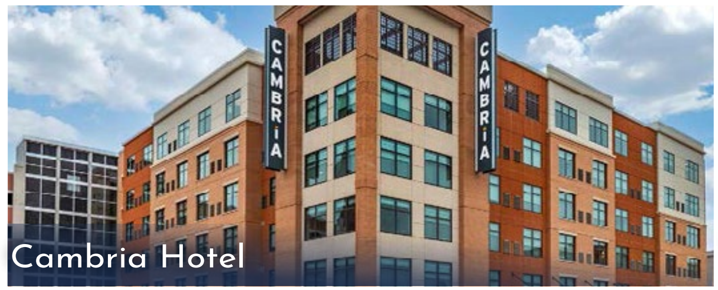
23	500	236,275	62,451,592
ACRE CAMPUS	STAGE AND LAWN CAPACITY	VISITORS /YEAR*	ECONOMIC IMPACT /YEAR*


The Power House

Rock Hill Sports & Event Center

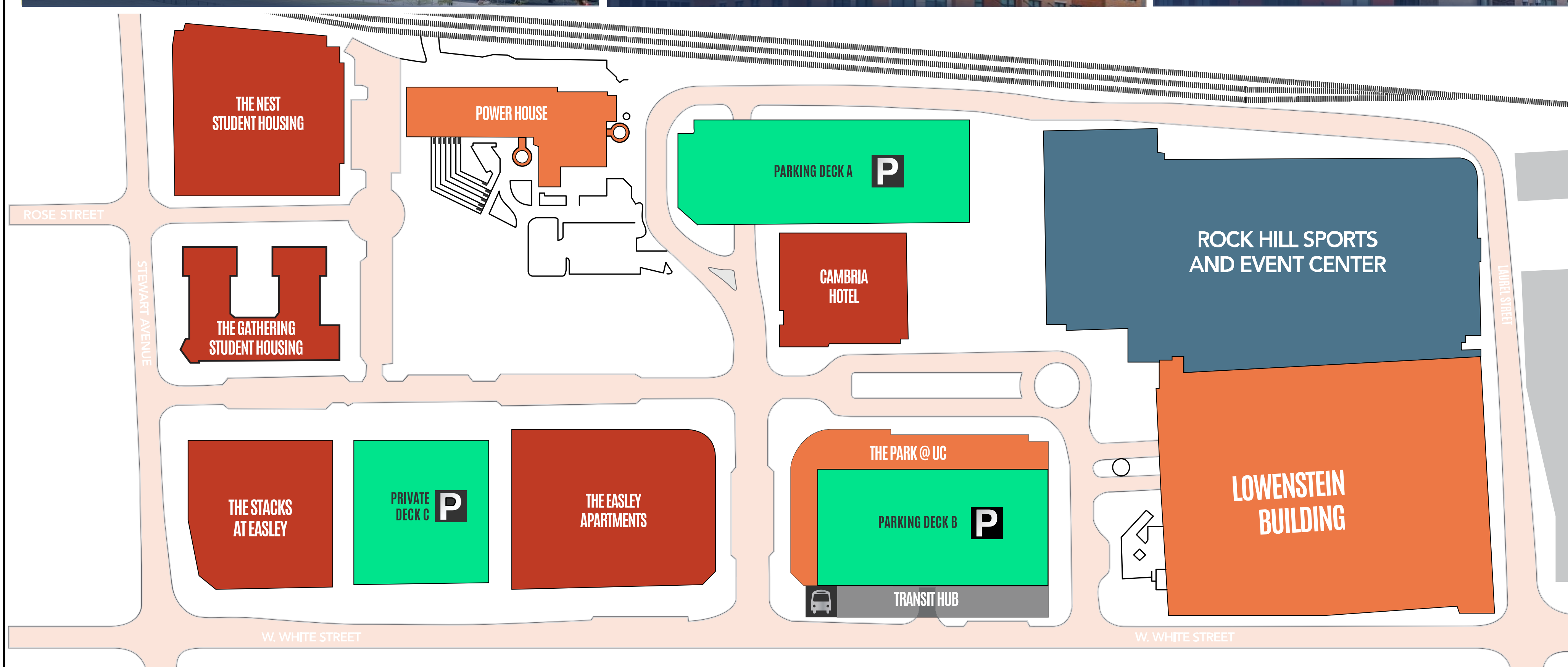

Lowenstein Building


Bleachery Field House



Cambria Hotel

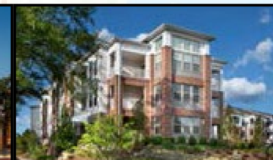
The Nest Student Housing



THE POWER HOUSE

MARKET COMPARABLES

Multifamily **Sales Comps**

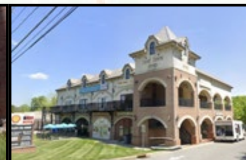
						
PROPERTY NAME	**The Power House**	Hyde Glen	Park at Drexel	CityPark View	Crest Gateway	McDowell Creek Court
MARKET	**Rock Hill, SC**	Charlotte, NC	Charlotte, NC	Charlotte, NC	Charlotte, NC	Cornelius, NC
YEAR BUILT	**2023**	2020	2014	2014	2011	2018
UNITS	**37**	65	42	284	40	24
PRICE/UNIT	**$195,946**	$189,231	$219,048	$215,493	$235,000	$200,000
SALE DATE	**--**	9/2025	7/2025	7/2025	12/2024	8/2024
SALE PRICE	**$7,250,000**	$12,300,015	$9,200,000	$61,200,000	$9,400,000	$4,800,000
CAP RATE	**5.55%**	4.48%	5.00%	4.70%	5.50%	--

Multifamily **Rent Comps**

PROPERTY NAME	The Power House	Dunbar Place Apartments*	The Easley at University Center	River District Apartments	The Anderson	Elements at Rock Hill	The Greens at Fort Mill
UNITS	37	100	145	57	89	168	64
YEAR BUILT	2023	2025	2023	2019	2018	2017	2014
AVG. SF/UNIT	763	1,016	733	1,139	747	1,207	1,061
OCCUPANCY	97%	--	91.0%	96.5%	95.5%	97.0%	95.3%
RENT/UNIT	$1,653	$1,372	$1,706	$1,926	$1,525	$1,698	$1,593
RENT/SF	$2.31	$1.35	$2.33	$1.69	$2.04	$1.14	$1.50

** Property recently completed construction and is in Lease-Up.*

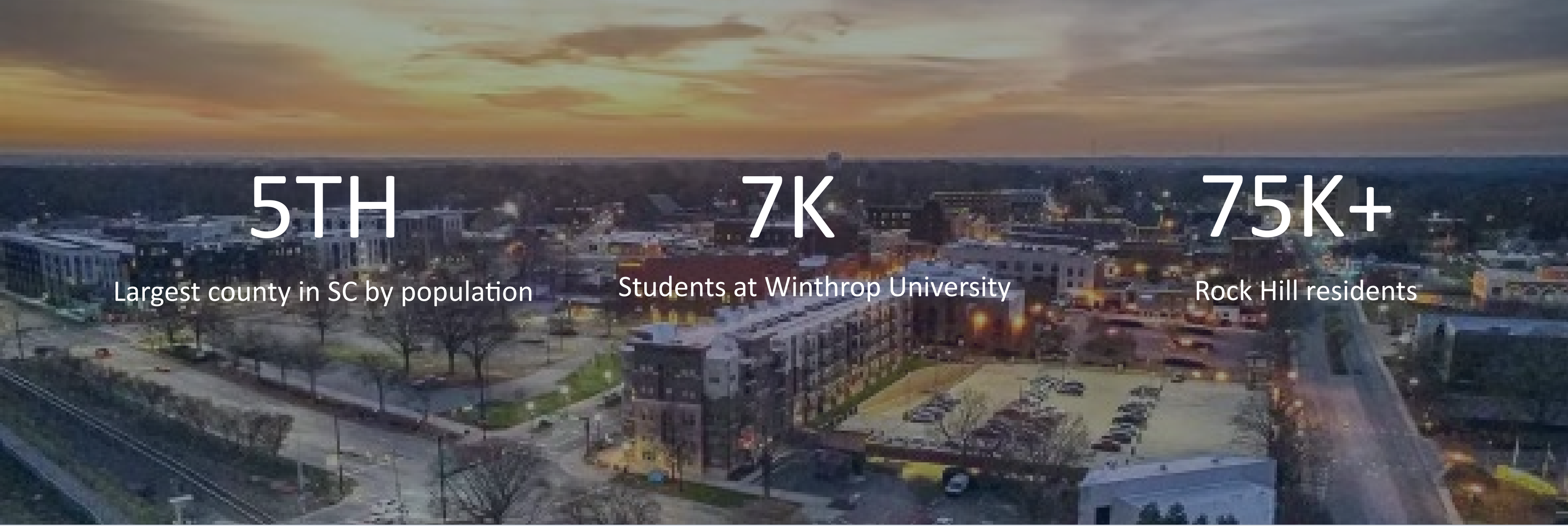
Retail **Sales Comps**

							
PROPERTY ADDRESS	**378 Technology Way Rock Hill, SC**	235 Medical Park Rd Mooresville, NC	14045 Independence Blvd Indian Trail, NC	9208 Ardrey Kell Rd Charlotte, NC	7340 Smith Corners Blvd Charlotte, NC	12194 Johnston Rd Charlotte, NC	2320 Cherry Rd Rock Hill, SC
SALE DATE	**--**	Under Contract	1/13/26	12/11/25	11/13/25	6/16/25	11/26/24
SALE PRICE	**$4,550,000**	$3,751,668	$11,404,000	$4,550,000	$6,100,000	$4,150,000	$5,900,000
PRICE/SF	**$277.78**	$301.10	$344.16	$458.67	$326.69	$518.23	$618.25
BLDG SF	**16,380**	12,460	33,136	9,920	18,672	8,008	9,543
CAP RATE	**7.25**	6.85	6.67	7.44	6.68	6.75	6.60
YEAR BUILT	**2023**	2006	2006	2018	2004	2013	2024

** Part of 2-Property Sale*

AREA OVERVIEW

ROCK HILL SOUTH CAROLINA



DEMOGRAPHICS - 10 Miles

POPULATION	226,423
HOUSEHOLDS	81,781
MED. HH INCOME	$91,201
AVG. HOME VALUE	$515,899

SOURCE: Esri 2025

Rock Hill, SC

Rock Hill, South Carolina is the largest city in York County and is located approximately 25 miles south of Charlotte along the I-77 corridor. With a population of roughly 75,000+ residents, Rock Hill serves as a primary growth market within the southern portion of the Charlotte region. Historically rooted in textile manufacturing, the city has transitioned to a diversified economy supported by advanced manufacturing, healthcare, education, logistics, and professional services.

The city benefits from a strong educational presence anchored by Winthrop University, along with a revitalized downtown, expanding residential base, and access to regional transportation corridors. Rock Hill's comparatively lower cost structure and available land have made it an attractive alternative to Charlotte for both residents and employers.

Rock Hill is part of the Charlotte–Concord–Gastonia, NC–SC Metropolitan Statistical Area, a rapidly growing region with a population exceeding 2.7 million. The MSA is a major Southeastern economic hub, driven by financial services, healthcare, advanced manufacturing, and logistics.

The region is home to major employers including Bank of America and Truist, and is supported by global connectivity through Charlotte Douglas International Airport.

Continued in-migration, employment growth, and infrastructure investment across the metro area are driving sustained demand for residential, retail, and mixed-use development throughout the Charlotte MSA, positioning Rock Hill as a strategic growth submarket within the region, anchored by recent commitments such as Octapharma's planned $1.5 billion life sciences campus and headquarters and a neighboring $300 million Novant Health medical campus at Palmetto Research Park.

Rock Hill
Apartment Market

York County's multifamily submarket stands out as a resilient and high-performing segment within the broader Charlotte metro, characterized by strong renter demand and impressive long-term fundamentals. Properties benefit from steady absorption trends, with recent net absorption modestly outpacing deliveries, supporting healthy occupancy levels. Asking rents average around $1,480 per month, offering competitive affordability compared to the metro average, while delivering exceptional cumulative rent growth of 21.7% over the past five years, surpassing the region's 13.1%. This momentum underscores the submarket's appeal to a diverse renter base, including families, young professionals, and retirees seeking quality multifamily options near employment hubs, schools, healthcare, and lifestyle amenities.

With supply tightly constrained, the market remains positioned for stability and continued strength. Multifamily investments have shown robust long-term appreciation, with per-unit values rising more than 150% over the past decade, reflecting sustained investor confidence in the segment's growth potential as one of the Charlotte area's fastest-expanding and most desirable multifamily destinations.

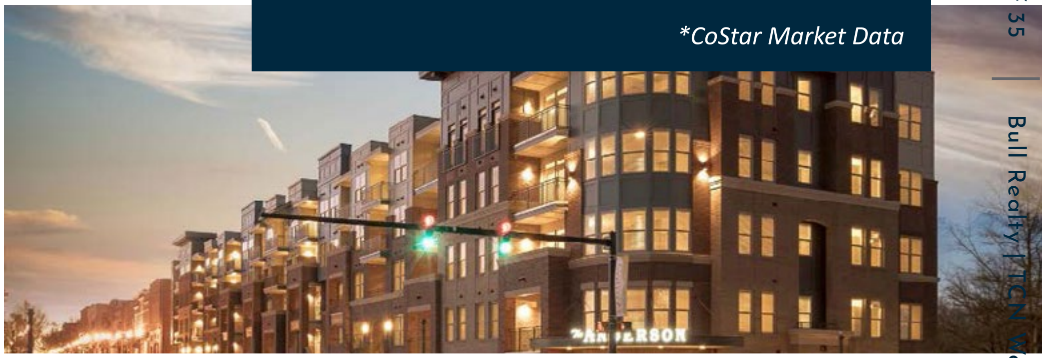
Source: CoStar

$1,511/Month*
Avg. Asking Rent

8.6%*
Market Vacancy Rate

5.8%*
Market Cap Rate

**CoStar Market Data*



Rock Hill **Retail Market**

The York County retail submarket continues to distinguish itself as one of the Charlotte metro's most dependable retail environments, driven by persistent tenant demand and rock-solid underlying fundamentals. Vacancy remains impressively low at 2.6%, comfortably below the long-term averages of 3.9%, thanks to healthy absorption that has consistently outpaced new supply. Asking rents have quickly advanced, rising 6.4% year-over-year to $26 per square foot, outpacing the submarket's five-year average growth and keeping stride with broader Charlotte performance. This pricing strength, reflects widespread confidence among developers and retailers in the area's ongoing population growth, economic expansion, and desirable trade-area demographics.

The submarket's tight supply conditions and positive momentum position it for sustained stability and further upside. Investment interest remains steady, supported by consistent transaction activity and attractive market pricing around $243 per square foot. York County stands out as a high-quality retail destination that continues to draw quality tenants and deliver reliable performance, making it a particularly appealing choice for investors seeking a well-balanced, growth-oriented opportunity in today's market.

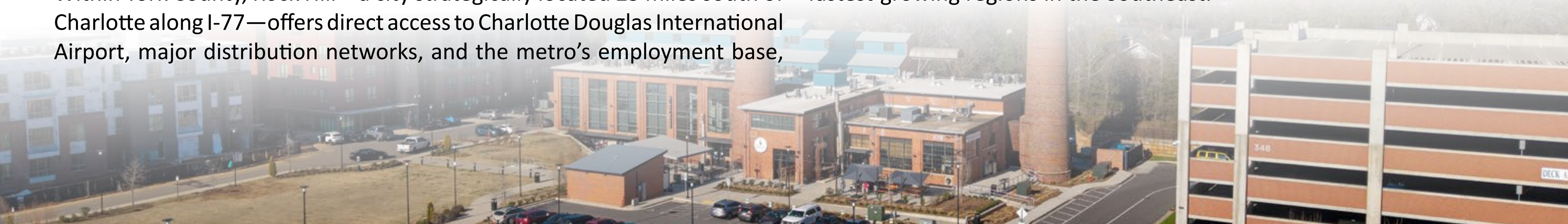
York County, South Carolina, has experienced robust growth over the past several years, with its population increasing from roughly 282K in 2020 to 303K by mid-2024, a 7.5% rise that underscores strong long-term demographic momentum. The county’s dynamic suburban-urban mix, combined with South Carolina’s rapid growth trajectory, positions it as a high-opportunity area for residential, commercial, and mixed-use investment.

Within York County, Rock Hill—a city strategically located 25 miles south of Charlotte along I-77—offers direct access to Charlotte Douglas International Airport, major distribution networks, and the metro’s employment base, all while maintaining highly competitive standards of living. The city’s population stands near 76K as of early 2026, reflecting steady growth driven by Charlotte spillover and inbound migration favoring affordability and quality of life, which supports household formation and rental demand in a market still underpenetrated relative to core Charlotte submarkets.

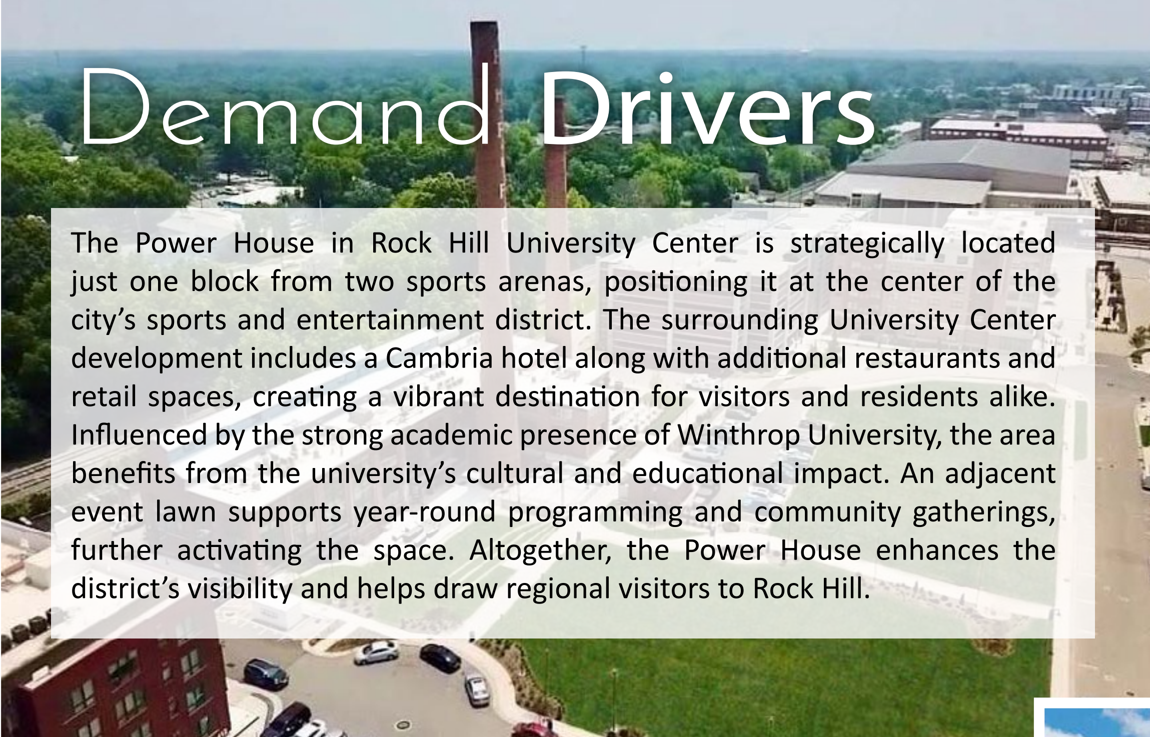
Economic fundamentals in Rock Hill continue to strengthen with high-quality inflows that expand workforce depth and income levels. The city reports a median household income of roughly $65K and a median home value near $345K, making it an attractive market for residential and mixed-use development. York County leads the state in projected job growth, particularly in transportation, warehousing, logistics, and management sectors through the early 2030s. Recent corporate commitments include Pratt Industries’ $93M packaging facility expansion, Riverstone Logistics’ $16M headquarters relocation to The Thread (average salary $91K, commencing mid-2026), Atlas Copco’s expansion, and boutique hotel projects reinforcing tourism infrastructure.

These initiatives complement nationally recognized revitalization efforts such as The Thread’s award-winning historic mill redevelopment and the University Center’s innovation hub, creating mixed-use nodes that enhance both employment density and residential appeal. Rock Hill itself grew from about 74K in 2020 to roughly 76K in 2024, highlighting city-scale constraints offset by the broader county’s dynamic growth.

With its combination of Charlotte-adjacent expansion, affordability, infrastructure connectivity, and ongoing economic development, Rock Hill and York County stand out as high-opportunity markets within one of the fastest-growing regions in the Southeast.



Demand Drivers



The Power House in Rock Hill University Center is strategically located just one block from two sports arenas, positioning it at the center of the city's sports and entertainment district. The surrounding University Center development includes a Cambria hotel along with additional restaurants and retail spaces, creating a vibrant destination for visitors and residents alike. Influenced by the strong academic presence of Winthrop University, the area benefits from the university's cultural and educational impact. An adjacent event lawn supports year-round programming and community gatherings, further activating the space. Altogether, the Power House enhances the district's visibility and helps draw regional visitors to Rock Hill.

Rock Hill Sports & Event Center

Bleachery Field House

110-Room Cambria Hotel

WINTHROP UNIVERSITY

Winthrop University is a distinguished public institution with roots tracing back to 1886, offering a comprehensive Master's-level education across arts & sciences, business, education, and the visual and performing arts. Set on a beautiful 456-acre suburban campus, the university blends historic architecture with modern sustainability, earning recognition as a Princeton Review "Green College," and consistently ranks among the top Regional Universities South (#20 per U.S. News & World Report 2026).

Winthrop sponsors 17 varsity teams in the Big South Conference, with competitive programs in basketball, baseball, volleyball, lacrosse, and emerging strengths in esports and cornhole (multiple national titles). The department creates community engagement and campus spirit through events at venues like Winthrop Coliseum and Founders Field, adding to the university's regional draw and positive influence.

Enrollment momentum remains strong, with fall 2025 totals reaching 5,287 students. This growth includes a record freshman class of 1,014 (up 13% year-over-year) and 350 new transfers (up 11% year-over-year), drawing a diverse student body from 41 states and 37 countries, with the majority residing in South Carolina. As a key economic engine for Rock Hill and York County, Winthrop generates more than $200M in annual impact, supporting local jobs, commerce, and forward-looking partnerships such as The Thread and University Center projects, which earned 2025 Excellence in Economic Development Awards.

WINTHROP UNIVERSITY

5,985
Fall 2025 Enrollment

#9
Top Public School
U.S. News & World Report 2026

Top 5%
Business Programs Worldwide
AACSB

71
Big South Conference Championships

Charlotte, MSA **Overview**

Charlotte, North Carolina, continues to distinguish itself as a premier financial services and economic center in the Southeast, firmly established as the nation's second-largest banking center behind New York City. Anchored by Bank of America's global headquarters and significant East Coast operations for Wells Fargo, alongside a growing concentration of Truist Financial and innovative fintech companies, the financial services sector provides a stable foundation of high-quality employment and corporate headquarters activity.

The region's economy is notably diversified, spanning advanced manufacturing, energy, technology, healthcare, logistics, and professional services. This breadth has supported sustained momentum, with recent corporate commitments, including Scout Motors' EV headquarters relocation, Maersk's North American headquarters establishment, and expansions by Citigroup and Siemens Healthineers, contributing to job creation and talent attraction. These developments position Charlotte among the strongest markets nationally for workforce growth and corporate investment.

The Charlotte metropolitan area continues to experience robust population growth. The City of Charlotte's population exceeds 943,000, reflecting strong inbound migration and a roughly 3% increase since the 2020 Census. The broader Charlotte-Concord-Gastonia MSA supports nearly 2.9M residents, reinforcing its status as one of the fastest-growing regions in the United States. This sustained growth fuels long-term demand for housing, commercial services, and labor market expansion across the MSA.

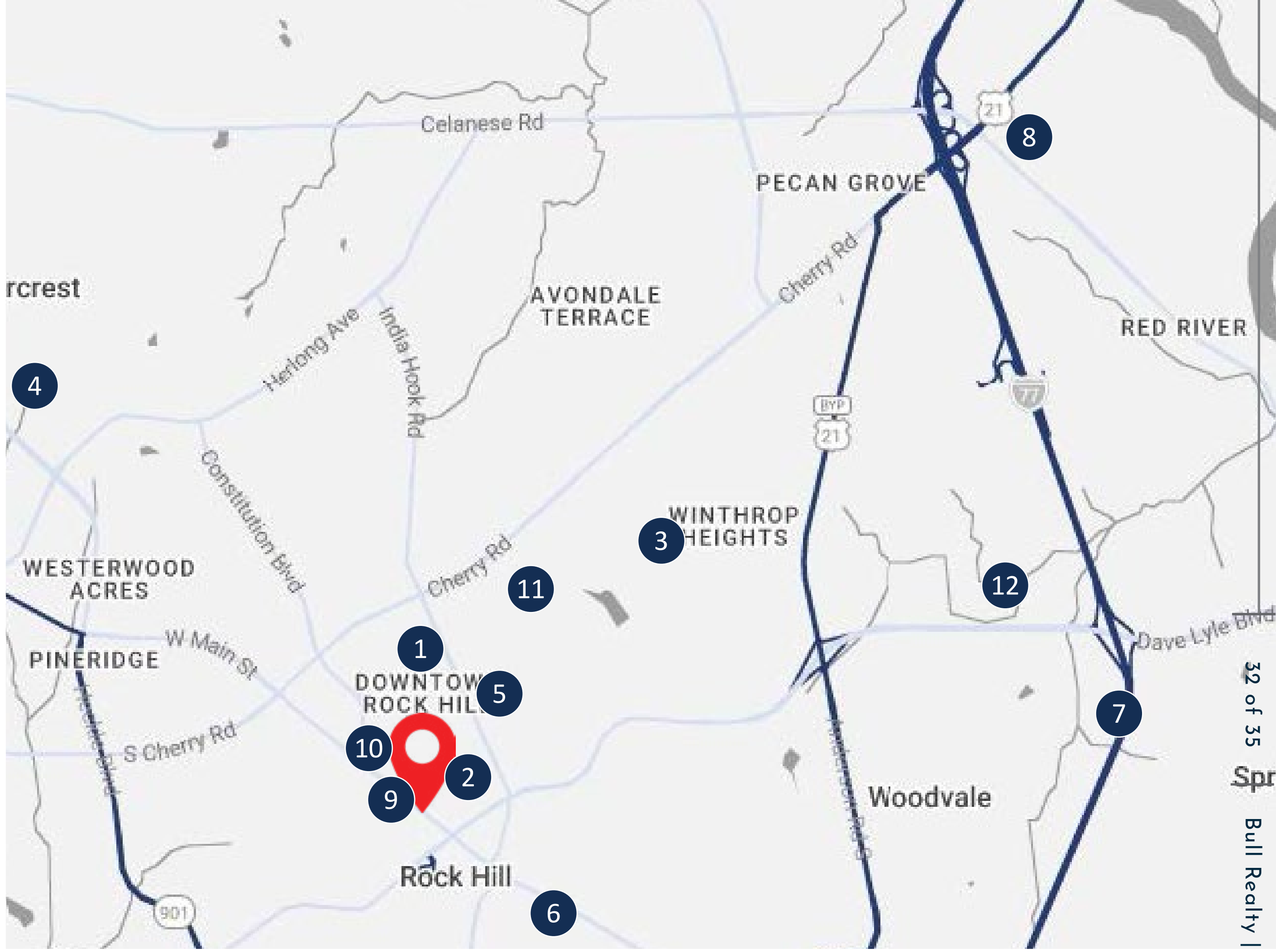
Strategically located along key interstates I-77 and I-85, and supported by Charlotte Douglas International Airport, which recorded 53.6M passengers in 2025, marking its second-busiest year ever, the region offers exceptional connectivity for businesses, investors, and residents alike.

Charlotte's urban core continues to evolve, with an expanding skyline complemented by premium dining, entertainment, cultural amenities, and green spaces that enhance quality of life. At the same time, the cost of living remains competitive—approximately 1% below the national average—with housing affordability providing a meaningful advantage relative to other gateway and Sun Belt markets.

With a resilient economic base, accelerating population and employment dynamics, superior infrastructure, and a balanced environment that aligns opportunity with livability, Charlotte is positioned as a high-conviction destination for strategic investment across sectors.

IN THE AREA

- The Power House
- 1 Winthrop University
- 2 Rock Hill Sports & Event Center
- 3 Winthrop Colisuem
- 4 Piedmont Medical Center
- 5 **Downtown Rock Hill -**
  Walkable urban core with boutique dining, craft breweries, The Power House Food Hall, and vibrant event programming.
- 6 Comporium Headquarters
- 7 York Technical College
- 8 **Riverwalk Master-Planned Mixed-Use Community-**
  Upscale riverfront mixed-use destination featuring dining, green space, pedestrian-friendly design, and outdoor recreation.
- 9 Cambria Hotel Rock Hill - University Center
- 10 Bleachery Field House
- 11 Winthrop Park
- 12 **Manchester Village-**
  Target-anchored power center with national retailers and daily-needs shopping just minutes from the subject property.



ABOUT
BULL REALTY

MISSION
To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES
Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS
Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE
Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW
The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM
Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

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28
YEARS IN BUSINESS

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LICENSED IN
8
SOUTHEAST STATES

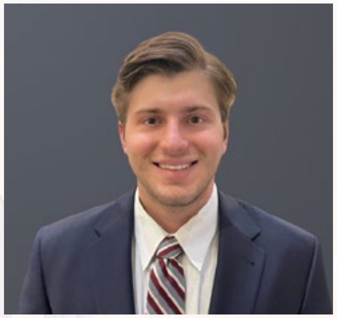
BULL REALTY
Asset & Occupancy Solutions

TCN WORLDWIDE REAL ESTATE SERVICES

Team **Profile**

MICHAEL BULL, CCIM
Michael@BullRealty.com
404-876-1640 x 101

RAMON GARCIA
V.P. Multifamily Group
Ramon@BullRealty.com
404-876-1640 x 139



ALEX FABIAN
V.P. The Multifamily Group
Alex@BullRealty.com
404-876-1640 x 177

CARLEIGH PALUMBO
MARKETING

MEGAN MURPHY
MARKETING

KAREN ASH
RESEARCH

Confidentiality **Agreement**

This Confidentiality Agreement (“Agreement”) is made and agreed to for the benefit of the undersigned party (“Receiving Party”), the owner of the subject property (the “Seller”) and undersigned broker Bull Realty Incorporated (“Broker”).

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:
Receiving Party will receive confidential information regarding property referred to as 378 Technology Center Way, Rock Hill, SC 29730. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term “person” used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:
Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

III. Governing Law
This Agreement shall be governed and construed in accordance with the laws of the State of South Carolina.
If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer’s Broker Confidentiality & Commission Agreement.

This agreement will expire two years from the date hereof.

Accepted and agreed to this _______ day_______________ of , 20____.

Receiving Party ____

Signature ____

Printed Name ____

Title____

Company Name ____

Address ____

Email ____

Phone ____

Michael Bull, CCIM
Michael@BullRealty.com
404-876-1640 x101
SC License #: 57796

Ramon Garcia
V.P. Multifamily Group
Ramon@BullRealty.com
404-876-1640 x139

Alex Fabian
V.P. The Multifamily Group
Alex@BullRealty.com
404-876-1640 x177

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
Atlanta, GA 30328
Fax: 404-876-7073
SC License #: 13327