



# AVIAN COMMONS

## LAND FOR SALE + DEVELOPMENT

### FOR MORE INFORMATION:

#### JUSTIN ROSS

Associate

O: (843) 203-1055

C: (301) 538-3540

JRoss@Lee-Associates.com

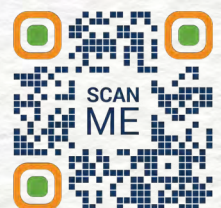
#### ALEX POPOVICH

Vice President

O: (843) 793-6974

C: (412) 370-1119

APopovich@Lee-Associates.com





# AVIAN COMMONS

## YOUR SITE IS READY

The Camp Hall Commerce Park will soon turn into the employment epicenter of the region, and **Avian Commons is at its core**. With 10 acres of fully-entitled land for sale in Phase 1 across from the Volvo Car USA plant, it will become the retail + office center of Camp Hall, and now is the time to join this exciting new community.

The vision is focused on delivering a thriving collection of small businesses and conveniences designed to meet the modern demands of the workforce and help balance the necessities of daily life. And that workforce is booming: there are 1500 Volvo Car USA employees currently onsite, with plans to raise that number by +/-1000 within 2 years. Additionally, there are several industrial sites under contract with construction on the horizon that would increase the Camp Hall warehouse footprint to 2M+ SF by 2023, adding approximately 750 more employees.

Avian Commons will act as core of Camp Hall, where these employees can easily connect—to everyday errands, to nature, and to each other. This is the backdrop for businesses seeking to serve the workforce and become a foundational part of Camp Hall's future.



+/- 15,000 DAILY CAMP HALL WORKERS AT FULL BUILDOUT



ONLY COMMERCIAL LAND WITHIN CAMP HALL OPEN TO THE PUBLIC



FULLY ENTITLED, WITH ZONING, SITE PERMITS + PREGRAVING IN PLACE



BECOME PART OF A REGION-TRANSFORMING PROJECT



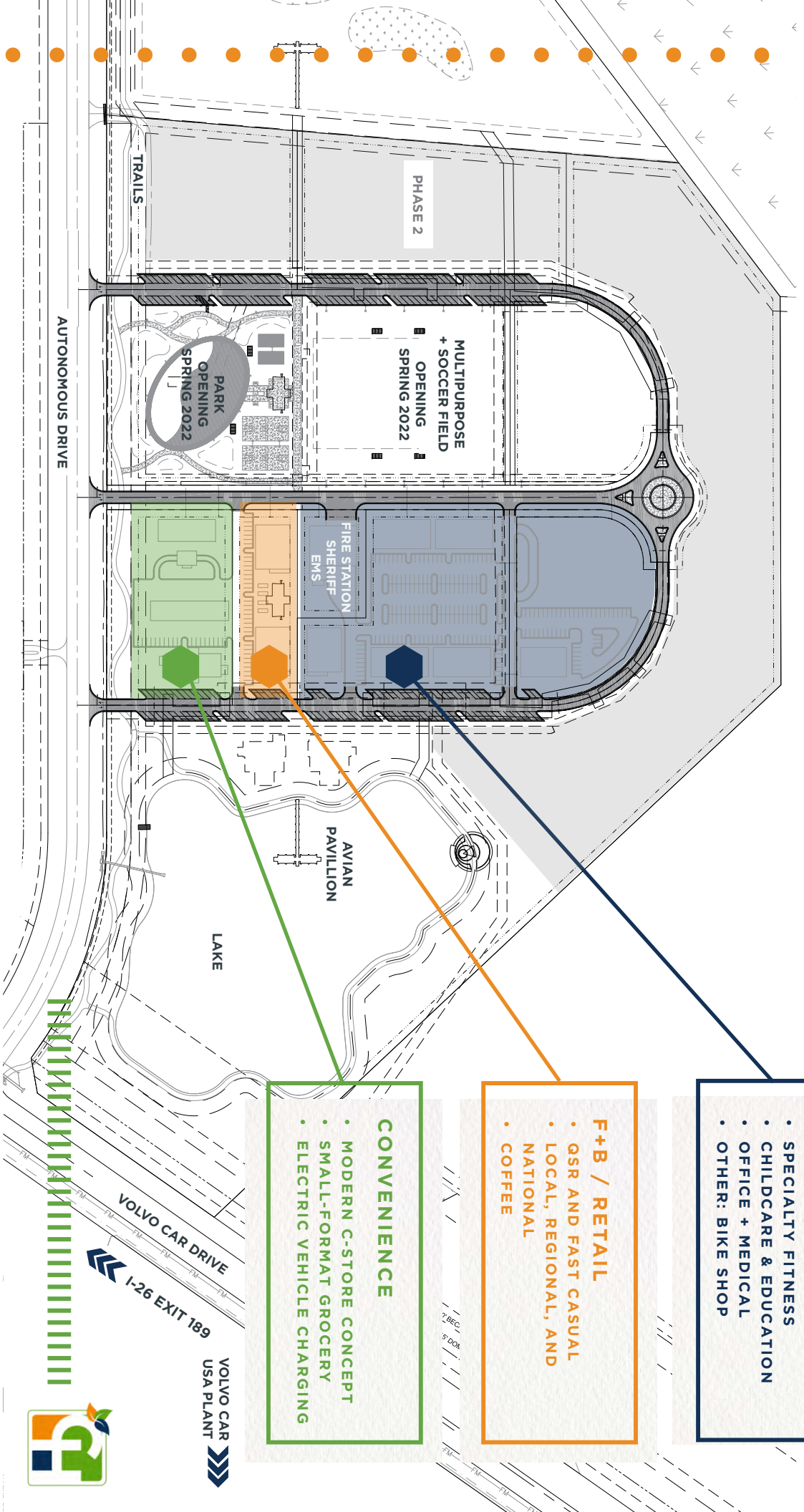
PRELIMINARY CONCEPTUAL SITE RENDERINGS





# AVIAN COMMONS

## PRELIMINARY SITE PLAN



### LIFESTYLE RETAIL

- MODERN BANKING
- SPECIALTY FITNESS
- CHILDCARE & EDUCATION
- OFFICE + MEDICAL
- OTHER: BIKE SHOP

### F+B / RETAIL

- QSR AND FAST CASUAL
- LOCAL, REGIONAL, AND NATIONAL
- COFFEE

### CONVENIENCE

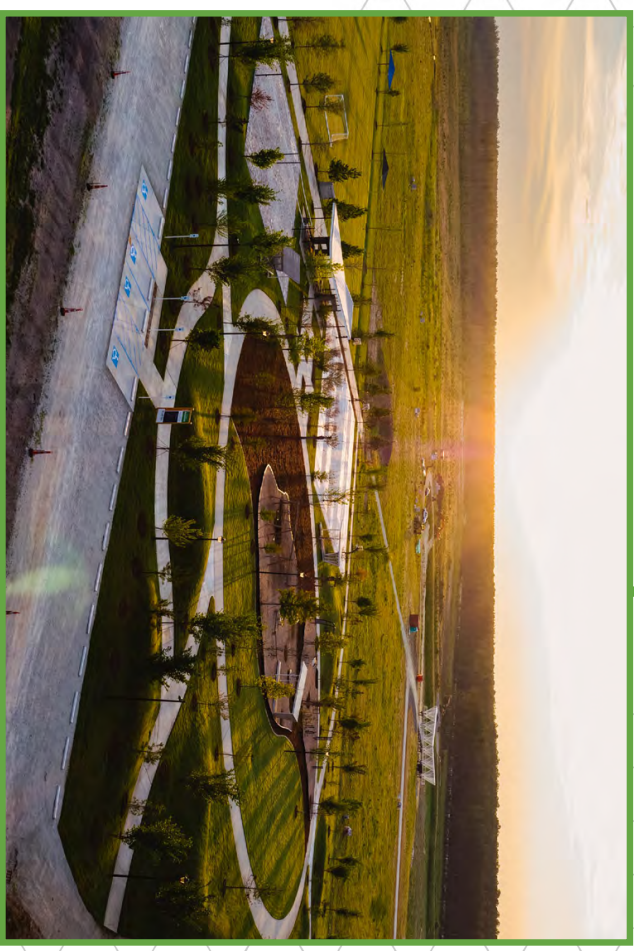
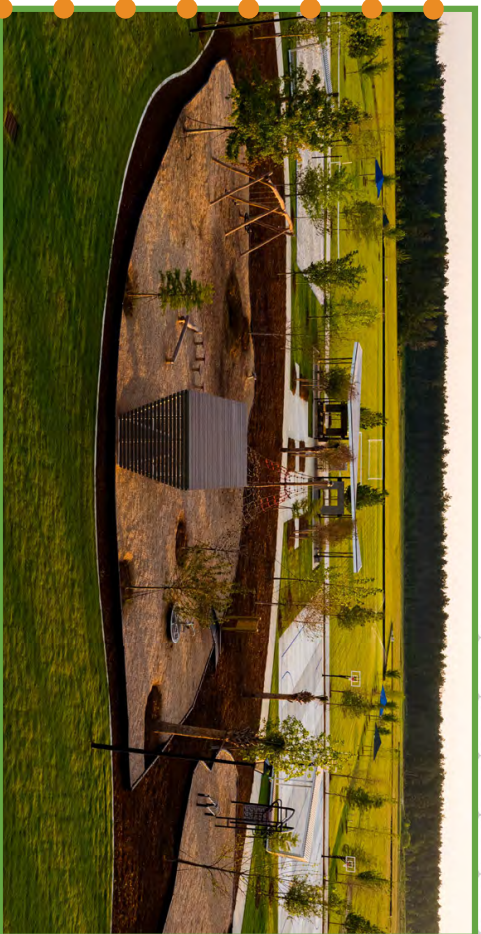
- MODERN C-STORE CONCEPT
- SMALL-FORMAT GROCERY
- ELECTRIC VEHICLE CHARGING





# PROPERTY PHOTOS

- TRAILS FOR EXPLORATION, EXERCISE AND CONNECTIVITY
- OFFERING SPACE TO GATHER AND CELEBRATE
- BALANCE WORK WITH NECESSITIES OF DAILY LIFE

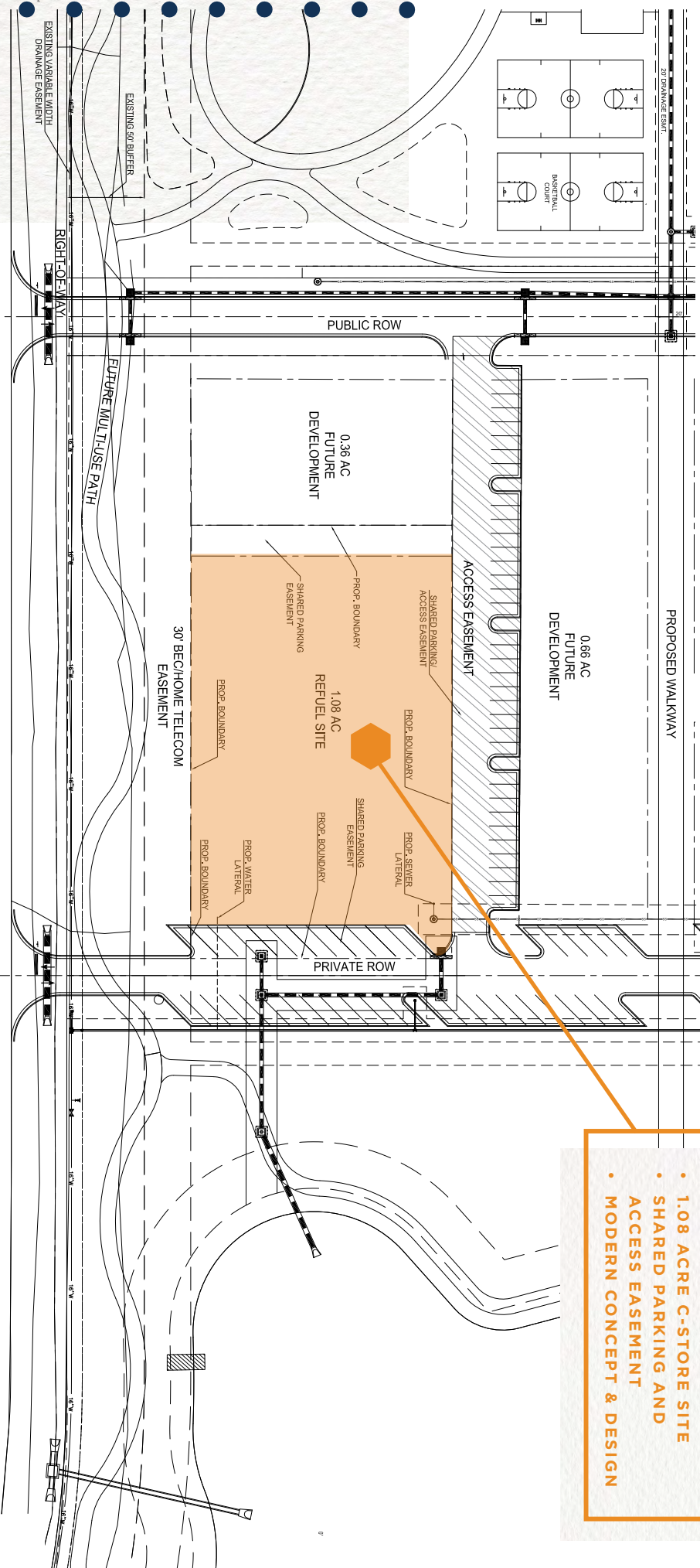


“THE ARCHITECTURE IS INTENDED TO EMBODY PRECISION, SLEEKNESS AND INNOVATION.”





# REFUEL SITE DEVELOPMENT PLAN



- REFUEL SITE**
- 1.08 ACRE C-STORE SITE
  - SHARED PARKING AND ACCESS EASEMENT
  - MODERN CONCEPT & DESIGN

AUTONOMOUS DRIVE (120' ROW)





# CAMP HALL MASTER PLAN

The next-generation commerce park, Camp Hall is an unparalleled center for people and business. The masterplan provides site-specific industrial development opportunities ranging from 6 – 600+ acres, amidst a trove of natural beauty. Camp Hall has been thoughtfully designed to offer world-class accessibility, connectivity, cutting-edge technology, and flexibility to meet employer and employee needs. The next generation of industrial and office users will find everything they need, and so much more at Camp Hall.



**CAMP HALL IS A NEXT-  
GENERATION COMMERCE PARK  
READY FOR ITS NEXT STAGE.**



**GLOBALLY  
ACCESSIBLE**

**TECHNOLOGICALLY  
ADVANCED**

**+/- 15,000 JOBS AT  
FULL BUILDOUT**

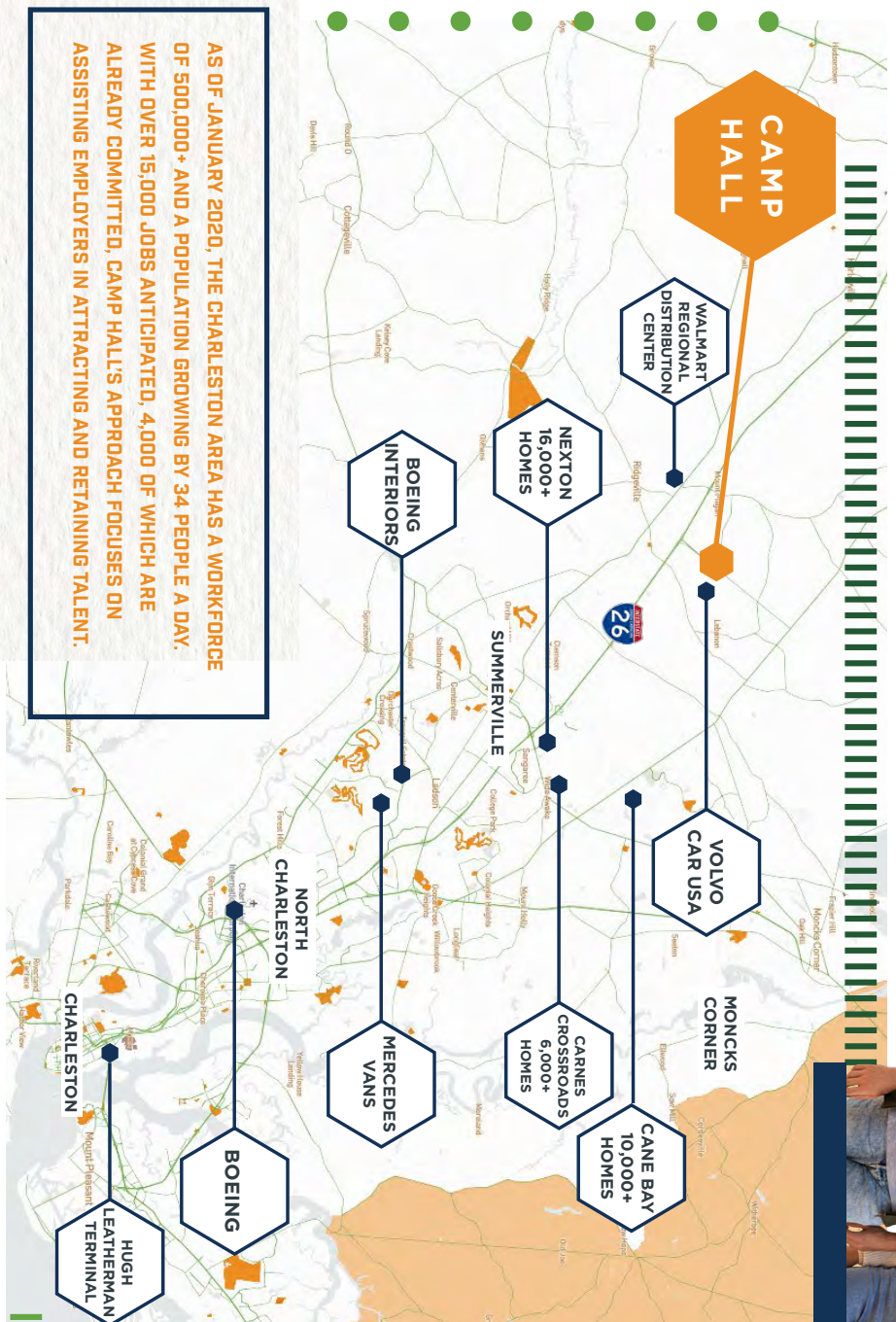
**COMMITTED TO  
SUSTAINABILITY**





# MARKET OVERVIEW

CAMP HALL IS WELL-POSITIONED TO CAPITALIZE ON NEARBY RESIDENTIAL & WORKFORCE GROWTH



AS OF JANUARY 2020, THE CHARLESTON AREA HAS A WORKFORCE OF 500,000+ AND A POPULATION GROWING BY 34 PEOPLE A DAY. WITH OVER 15,000 JOBS ANTICIPATED, 4,000 OF WHICH ARE ALREADY COMMITTED, CAMP HALL'S APPROACH FOCUSES ON ASSISTING EMPLOYERS IN ATTRACTING AND RETAINING TALENT.

1,000,000 POPULATION WITHIN 60-MINUTE DRIVE OF CAMP HALL

500,000+ CHARLESTON REGION WORKFORCE

34 NEW RESIDENTS IN CHARLESTON MSA PER DAY

BRAND NEW I-26 INTERCHANGE PROVIDES DIRECT ACCESS

8 OF THE TOP-10 SELLING RESIDENTIAL COMMUNITIES LOCATED WITHIN 30 MIN DRIVE





# INSPIRATION PROJECTS

DRAWING INSPIRATION FROM OTHER WORLD-CLASS DEVELOPMENTS, AVIAN COMMONS WILL AIM HIGH. THE MAIN MOTIVATOR: MAKING ROOM FOR PEOPLE TO CONVENE AND CONNECT.



## TEGA CAY MIXED-USE

### Tega Cay, SC

A new mixed-use project is that will include 600 new homes, retail, commercial, and green space.



## MARKET COMMON

### Myrtle Beach, SC

A unique mix of locally-owned retailers and restaurants coming together along an idyllic pedestrian passageway



## ROCK HILL MIXED-USE

### Rock Hill, SC

Mixed-use village as a true live, work, and play destination offering entertainment, shopping, and residences



## FRESHFIELDS VILLAGE

### Johns Island, SC

Just minutes from some of the most incredible beaches on the East Coast, Freshfields Village is a community crown jewel. This outdoor town center has an eclectic mix of local boutiques, dining establishments, and services amongst unique architecture and beautiful courtyard patios.



## PACIFIC BOX + CRATE

### Charleston, SC

Pacific Box and Crate, a multi-use development in Charleston's evolving Upper Peninsula, occupies a nearly 10-acre footprint along King Street. It features multi-tenant uses that including a high-tech software company, general office, and brewery with a charcuterie restaurant and tasting room.





# AVIAN COMMONS



## FOR MORE INFORMATION, PLEASE CONTACT:

### JUSTIN ROSS

Associate

O: (843) 203-1055

C: (301) 538-3540

JRoss@Lee-Associates.com

### ALEX POPOVICH

Vice President

O: (843) 793-6974

C: (412) 370-1119

APopovich@Lee-Associates.com



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.