



# CAMP HALL VILLAGE CENTER

**LAND FOR SALE + DEVELOPMENT  
COFFEE SHOP OPERATOR**

**FOR MORE INFORMATION:**

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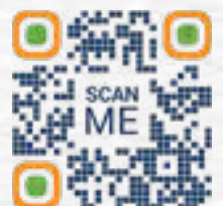
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# WE ARE SEEKING...

## A COFFEE SHOP OPERATOR

Camp Hall Village Center is looking for coffee shop & bakery operators that are interested in joining the dynamic collection of small business and conveniences that will comprise the Village Center. This operator will need to meet the following criteria:

- **Fresh, made to order food that is ideal for both dine in and carryout**
- **Beverage program that features a variety coffee and tea options**
- **Volvo Car USA plans multiple shifts throughout a 16-hour work day.**  
**Business hours must accommodate the surrounding workforce**
- **Open weekends or at least 6 days per week**
- **Potential for initial pop-up/food truck**
- **Experienced operator**
- **Gathering place with comfortable atmosphere**
- **Inviting appearance that conforms with the architectural vision for the Village Center**
- **Premium hospitality that focuses on both experience and value**
- **Capital Structure - must demonstrate how the company will fund its overall operations and growth**
- **Desire to become a part of the Village Center community**
- **Timing - must plan to be fully up and operational by Q1 2023**
- **Drive-through capability**

Should this unique opportunity be of interest, please direct all inquiries to:

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# CAMP HALL VILLAGE CENTER

## YOUR SITE IS READY

The Camp Hall Commerce Park will soon turn into the employment epicenter of the region, and **The Camp Hall Village Center 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 1,500 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.

The Village Center 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 + PREGRADING IN PLACE



BECOME PART OF A REGION-TRANSFORMING PROJECT



**PRELIMINARY CONCEPTUAL SITE RENDERINGS**





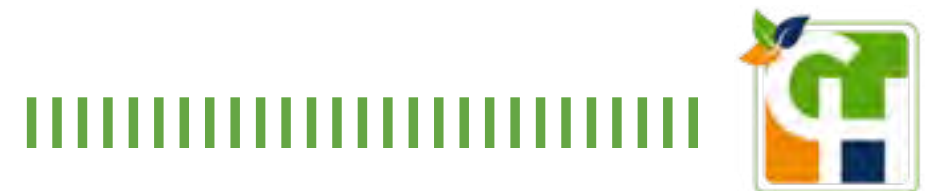
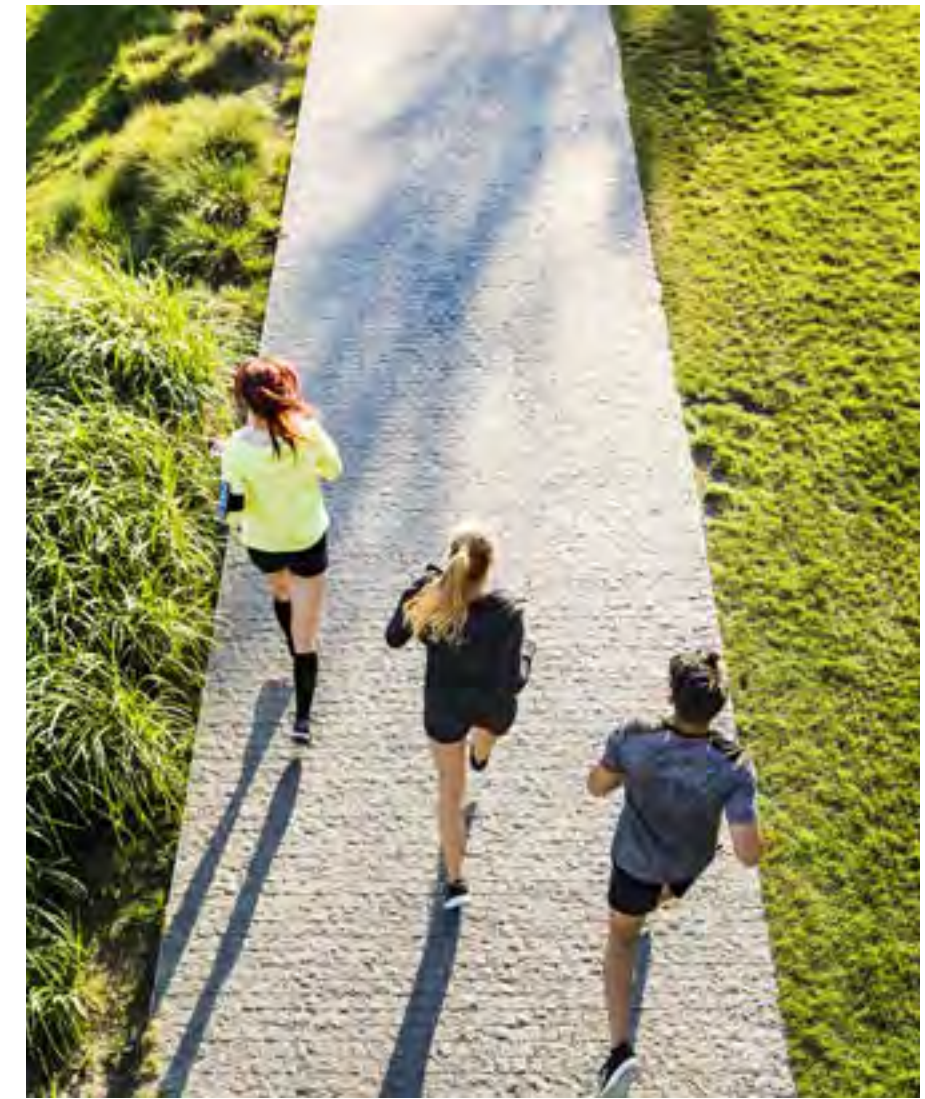
# CAMP HALL VILLAGE CENTER

## THE DESIGN VISION

With state-of-the-art manufacturing in a setting of vast natural beauty, the design concept of “Nature and the Machine” will permeate throughout Camp Hall Village Center. Much like the vehicles and machines produced here, the architecture is intended to embody precision, sleekness, and innovation.



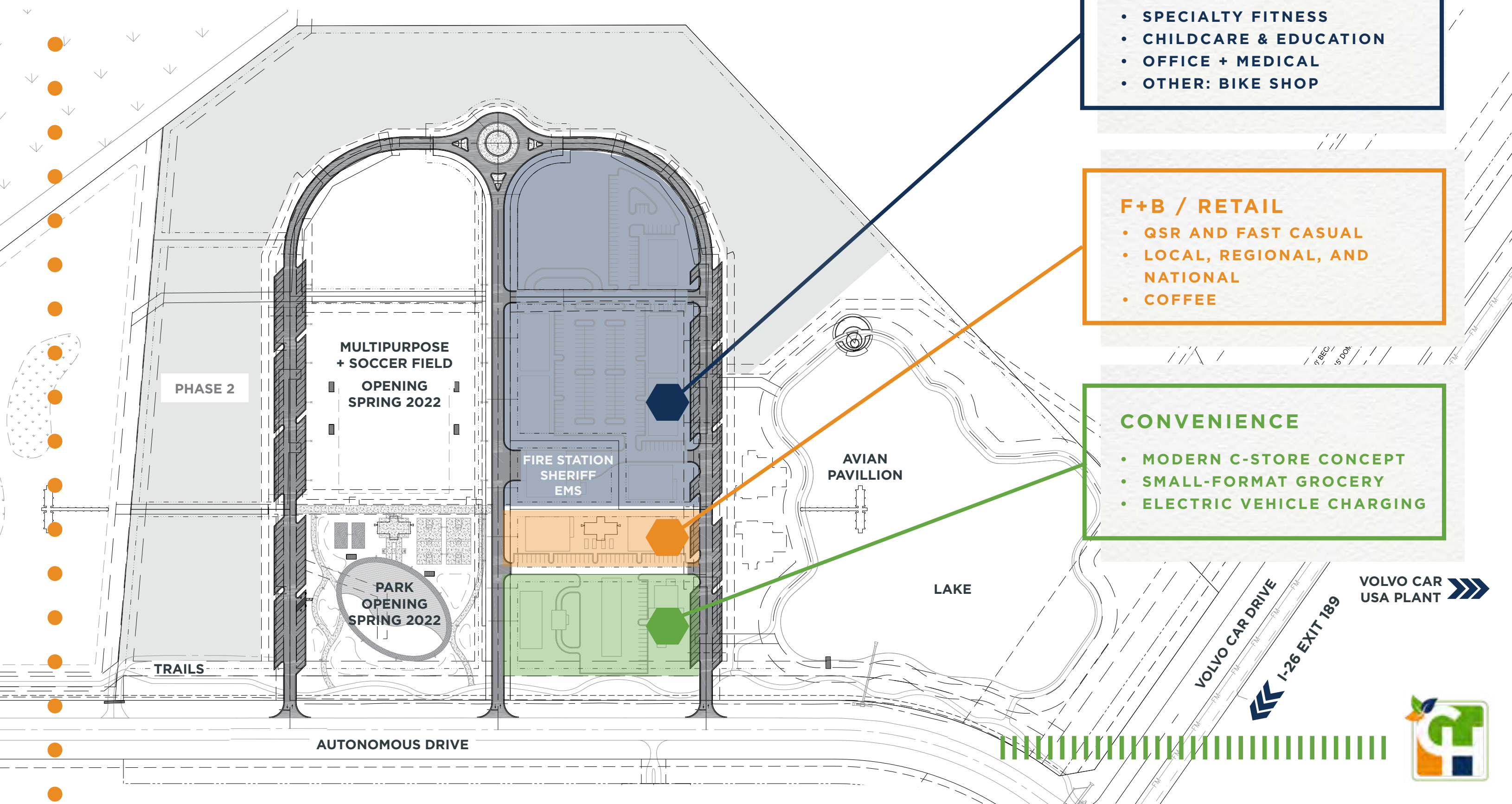
**PEDESTRIAN-FRIENDLY**  
**SLEEK**  
**MODERN INDUSTRIAL**  
**COHESIVE**  
**NATURAL/GREEN**





# CAMP HALL VILLAGE CENTER

## PRELIMINARY SITE PLAN





# 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.



GLOBALY  
ACCESSIBLE

TECHNOLOGICALLY  
ADVANCED

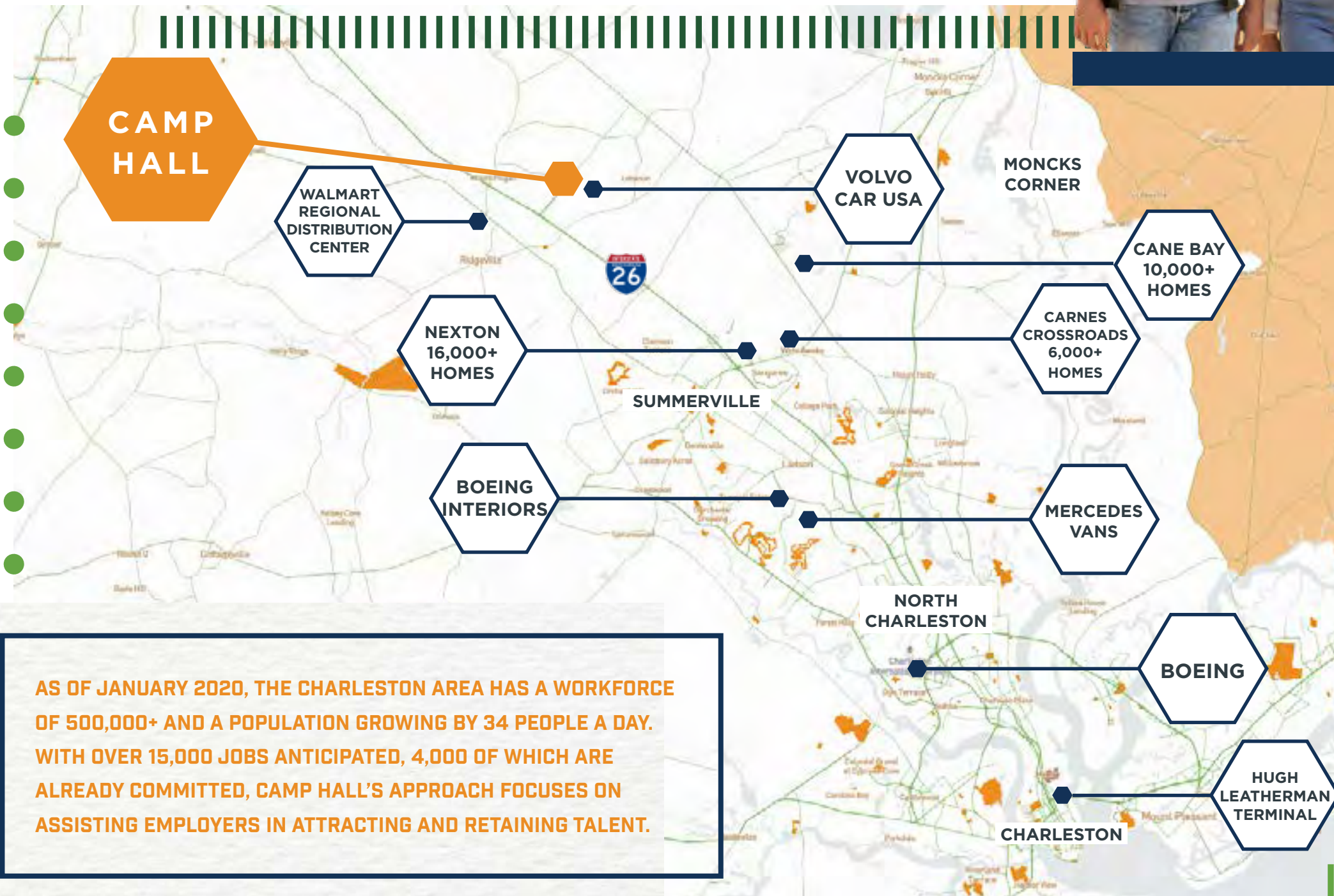
+/- 15,000 JOBS AT  
FULL BUILDOUT

COMMITTED TO  
SUSTAINABILITY





## A couple is walking on a wooden boardwalk at night. The man is wearing a grey t-shirt, a green jacket, and sunglasses. The woman is wearing a light pink sweater, blue jeans, and pink sunglasses. They are both smiling. In the background, there is a blurred image of a busy outdoor market or festival with many people, string lights, and food stalls. The overall scene is festive and lively.



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





# INSPIRATION PROJECTS

DRAWING INSPIRATION FROM OTHER WORLD-CLASS DEVELOPMENTS, CAMP HALL VILLAGE CENTER 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.





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