



CAMP HALL VILLAGE CENTER

**LAND FOR SALE + DEVELOPMENT
CONVENIENCE STORE + GAS STATION**

FOR MORE INFORMATION:

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WE ARE SEEKING...

A CONVENIENCE STORE, GAS STATION, + ELECTRIC VEHICLE CHARGING STATION

Camp Hall Village Center is looking for a Convenience Store, Gas Station and Electric Vehicle Charging Station operator interested in a fully-entitled and developed site situated at the forefront of the Village Center. This operator will need to meet the following criteria:

- Multiple food options that are fresh and made to order with a stellar reputation for food, service, and efficiency
- Must feature electric car charging stations. Volvo Cars USA will be producing the XC90 SUV, S60 Sedan, and Polestar 3 battery electric SUV at Camp Hall, with plans for the entire fleet to be fully electric by 2030
- Nice, clean, well-maintained restrooms
- Inviting appearance that conforms to the architectural vision for Village Center
- Car wash on site
- Outdoor eating area
- Experienced local operator with proven operational excellence
- Capital Structure - must demonstrate how the company will fund its overall operations and growth
- Open 7 days per week with hours to support multiple shifts at Volvo Cars USA and other companies
- Timing - must committ to be fully operational by Q1 2023

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 Cars 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 Cars 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



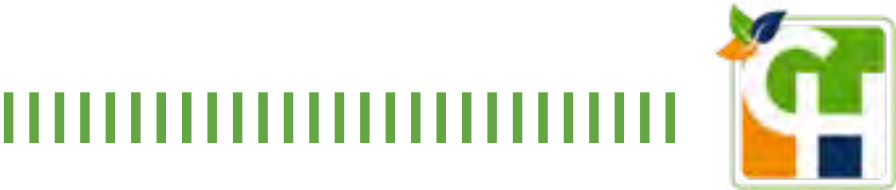
CAMP HALL VILLAGE CENTER

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.

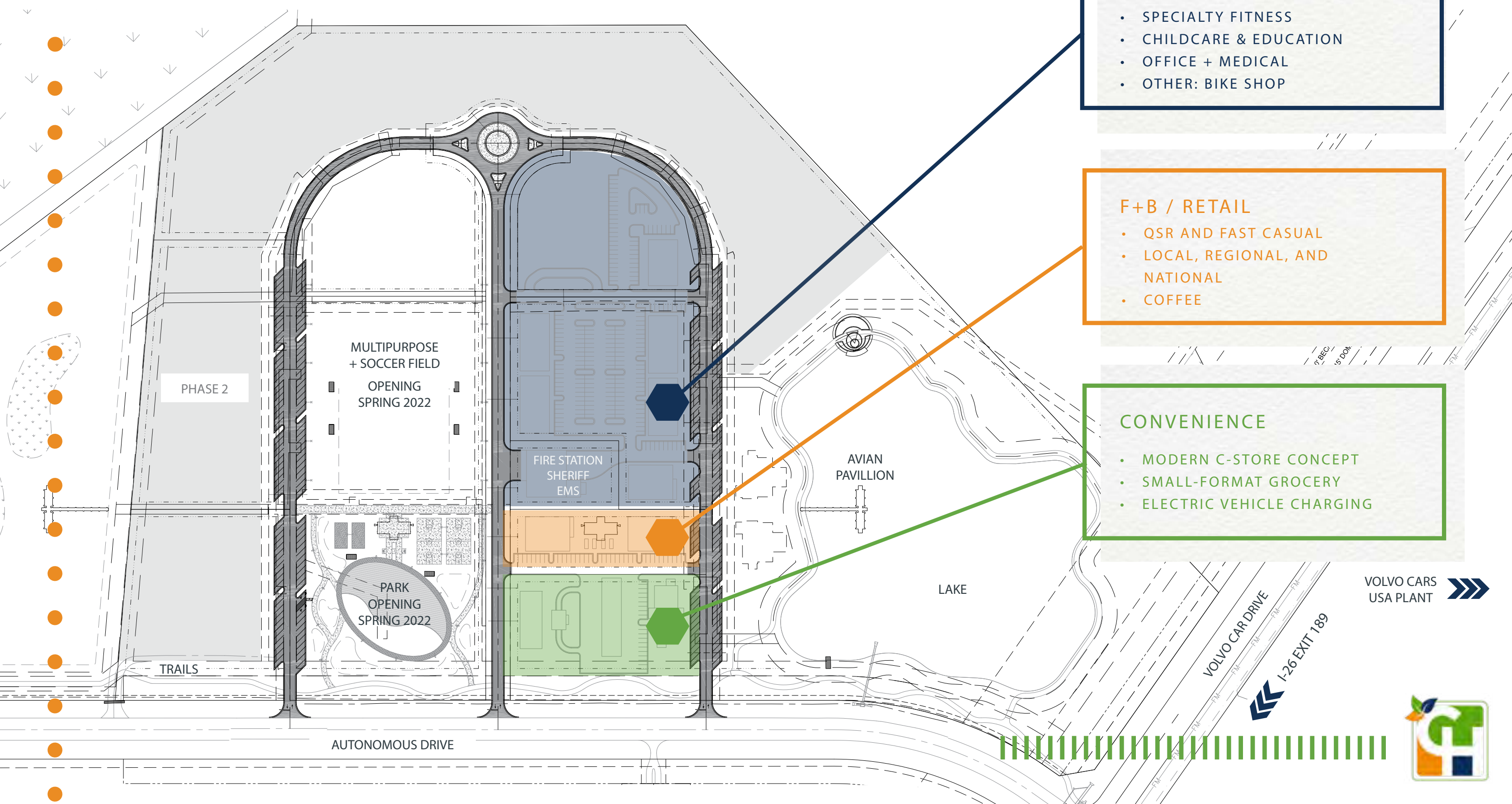


PEDESTRIAN-FRIENDLY
SLEEK
MODERN INDUSTRIAL
COHESIVE
NATURAL/GREEN



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.

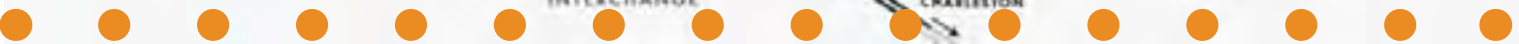


GLOBALLY
ACCESSIBLE

TECHNOLOGICALLY
ADVANCED

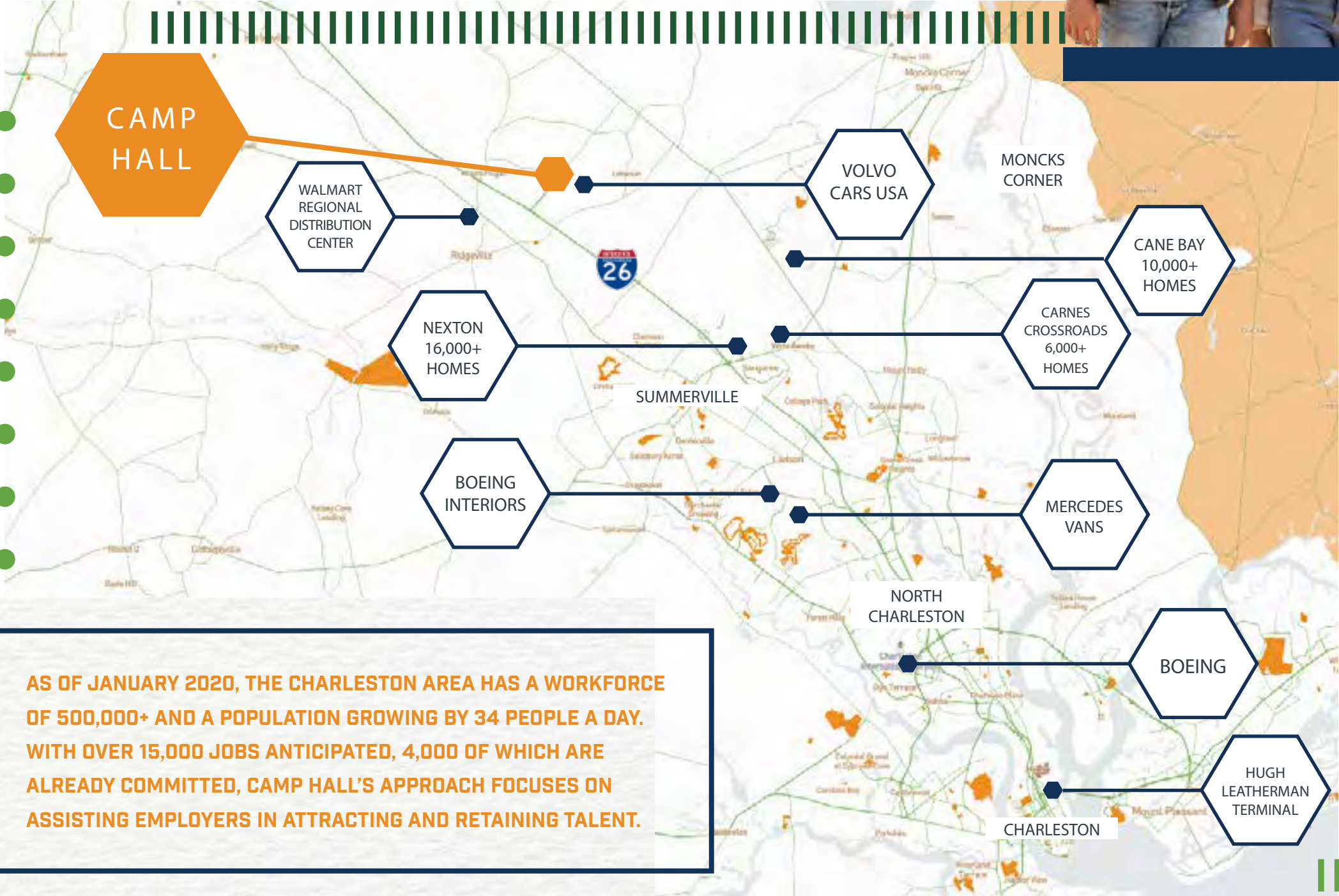
+/- 15,000 JOBS AT
FULL BUILDOUT

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 WORKFOCE

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, CAMP HALL VILLAGE CENTER WILL AIM HIGH. THE MAIN MOTIVATOR: MAKING ROOM FOR PEOPLE TO CONVEENE 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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