



CONNECTING BRIGHT MINDS & BIG IDEAS



Right where North and South Carolina meet sits a place that encourages big ideas and business breakthroughs. **York County** offers the advantages of a South Carolina location and business climate with quick access to Charlotte. As the county's largest city, with some of the area's brightest minds and most passionate visionaries, **Rock Hill** is quickly becoming a regional center for technology and creative companies alike. Combined with the area's most comprehensive array of outdoor amenities, the best school districts in the Charlotte region, and the infrastructure to meet a wide range of industry needs, it's time to see what South Carolina has to offer.



The Location You Need. The Life You Want.

DEVELOPMENT

KNOWLEDGE PARK

The City of Rock Hill is undergoing an economic transformation called Knowledge Park.

The Knowledge Park at Old Town will be the dynamic center of Rock Hill's 21st century economy. Designed to be home to knowledge economy businesses and jobs, it is technologically advanced, yet rooted in the city's rich history. Supported by a diverse community of learners, it offers an appealing urban lifestyle built upon a model of economic and environmental sustainability.

Critical to the success of Knowledge Park will be the development of jobs that focus on technology, innovation, entrepreneurship, and creativity.



ELEMENTS OF KNOWLEDGE PARK

TALENT

Home to knowledge economy businesses and jobs.

URBAN LIFESTYLE

Built upon a model of economic and environmental sustainability, Knowledge Park gives new life to previously unused and abandoned spaces.

WALKABLE

Measuring just one square mile, Knowledge Park spans from Winthrop University to Fountain Park Place and will be connected by pedestrian pathways.

MIXED-USE

Jobs, housing, entertainment, sports facility, education, hotels, and restaurants

DIVERSE

Built for students, seniors, families, and professionals

CONNECTIVITY

Featuring Zipstream ultra-fast Gigabit internet service from Comporium

PROJECTED IMPACT



1,500
new jobs



1,000
new residences



300
new hotel rooms



\$250 million
in new investments



1.2 million
additional square feet
of mixed use space

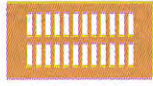
Learn more about Knowledge Park at KnowledgeParkRockHill.com

DEVELOPMENT

YORK COUNTY INDUSTRIAL PROPERTIES



3,000+
acres of
industrial property



5
spec buildings
with
1.2 million
square feet of
industrial space



16
industrial parks
with
950
shovel-ready
acres



8
office parks
with
1,300
acres of
development

ROCK HILL INDUSTRIAL PROPERTIES

Featuring 7 existing Industrial Parks, plus another 246-acre park in development, Rock Hill is ready for business. Over 35 industrial and manufacturing businesses are already taking advantage of the city's convenient access to I-77 and Charlotte-Douglas International Airport, and there is still space for 1,982,000 SF of buildings - 596,000 of which are already under construction! Offering reliable and affordable power from Santee Cooper as part of the Piedmont Municipal Power Agency (PMPA), Rock Hill has the resources to meet the utility needs of companies of all sizes.

For more information about business park development in Rock Hill, please contact Rick Norwood at 803-326-3835 or rick.norwood@cityofrockhill.com

CONNECTING BRIGHT MINDS & BIG IDEAS

Spec. Building & 7-Acre Pad-Ready Site

Features:

- 40,000 SF expandable to 60,000 SF
- Situated within Waterford Business Park, a master-planned mixed-used development with restrictive covenants
- Less than 2 miles to I-77 via Exit 79
- Approximately 23 miles to Charlotte Douglas International Airport via I-77 & I-485
- Less than 30 minutes to uptown Charlotte

2853 Dave Lyle Blvd | Rock Hill, South Carolina

rockhillusa.com



Rick Norwood
O | 803-326-3835
C | 803-487-9822
rick.norwood@cityofrockhill.com

WORK

A SMARTER WORKFORCE

Meeting business' talent needs through innovation.

Every day, tens of thousands of York County residents commute across the state line to Charlotte, NC, often sitting in traffic for an hour or more, despite being less than 30 miles from the city.

CHALLENGE: As innovative businesses continue to grow in Rock Hill, there is a need for skilled, qualified knowledge economy employees.

STRATEGY: Develop a website exclusively for businesses and workers in the Rock Hill area to connect local knowledge economy jobs with qualified talent.

RESULT: JobsRockHill.com



40,000
York County knowledge economy workers commute to Charlotte every day (and would rather not)*

*data from a 2015 survey administered by Winthrop University and the Rock Hill Economic Development Corporation

DEFINING A KNOWLEDGE ECONOMY



“ an economy in which growth is dependent on the quantity, quality, and accessibility of information, rather than on the means of production ”

COMPANY PROFILE

Lash Group, a part of AmerisourceBergen, is a patient services company supporting a wide range of healthcare products by providing solutions that assist patients throughout their therapeutic journey. Lash Group associates “Work With Purpose” each day - putting the patient at the center of everything they do.

The opening of a new headquarters in 2016 highlights their continued growth and commitment to delivering the highest quality patient care. As the company expanded, it became necessary to find a new home where Lash Group could continue to grow, as well as develop in new talent. This vibrant community in York County, SC was ideal - they could build a new dream home to accommodate their growth while maintaining roots in the Charlotte region where they were founded over 20 years ago.

Today, Lash Group (which was named one of the “Best Places to Work in South Carolina” in 2016) has nearly 4000 associates nationwide, with approximately half of its workforce in the Charlotte, NC metro region. The offices in Fort Mill allowed them to bring nearly 1500 jobs to York County in 2016, and by the year 2020, they plan to expand to over 2400 jobs with the completion of a second building, which is already underway.

Lash Group's president, Tracy Foster, notes, “We're settling into our beautiful new building - an inspiring space that has been designed with a contemporary, forward-thinking vibe. We've created amenities to meet a variety of associate and business needs, and found ways to maximize efficiency and functionality. To ensure our future success, we've consciously made investments in our workspace, in our people, and in our technology.”



“Being in Knowledge Park in Rock Hill is like being on the ground floor of a start-up business. It has that energy, that feeling of building something. I wouldn't be anywhere else.”

—Jason Broadwater
President of RevenFlo & Givolio



Rock Hill, SC, is a great place for Cimplx to thrive. It offers all the benefits of a small-town environment, while at the same time allows us to tap into Charlotte's technology pool and local higher education facilities as we continue to grow. Rock Hill has an appealing buzz of creativity and an innovative entrepreneurial spirit. We will do all we can to develop our public-private partnerships and are excited to be part of Rock Hill's continual growth into a hotbed for technology companies.

—Jonathan Ferguson
Cimplx™ Chief Operating Officer

YORK COUNTY FAST FACTS



121,989
labor force

1,132,209
labor shed

12%
of York County's employment is in manufacturing

11%
growth in knowledge economy employment*

26%
growth in logistics & distribution employment*

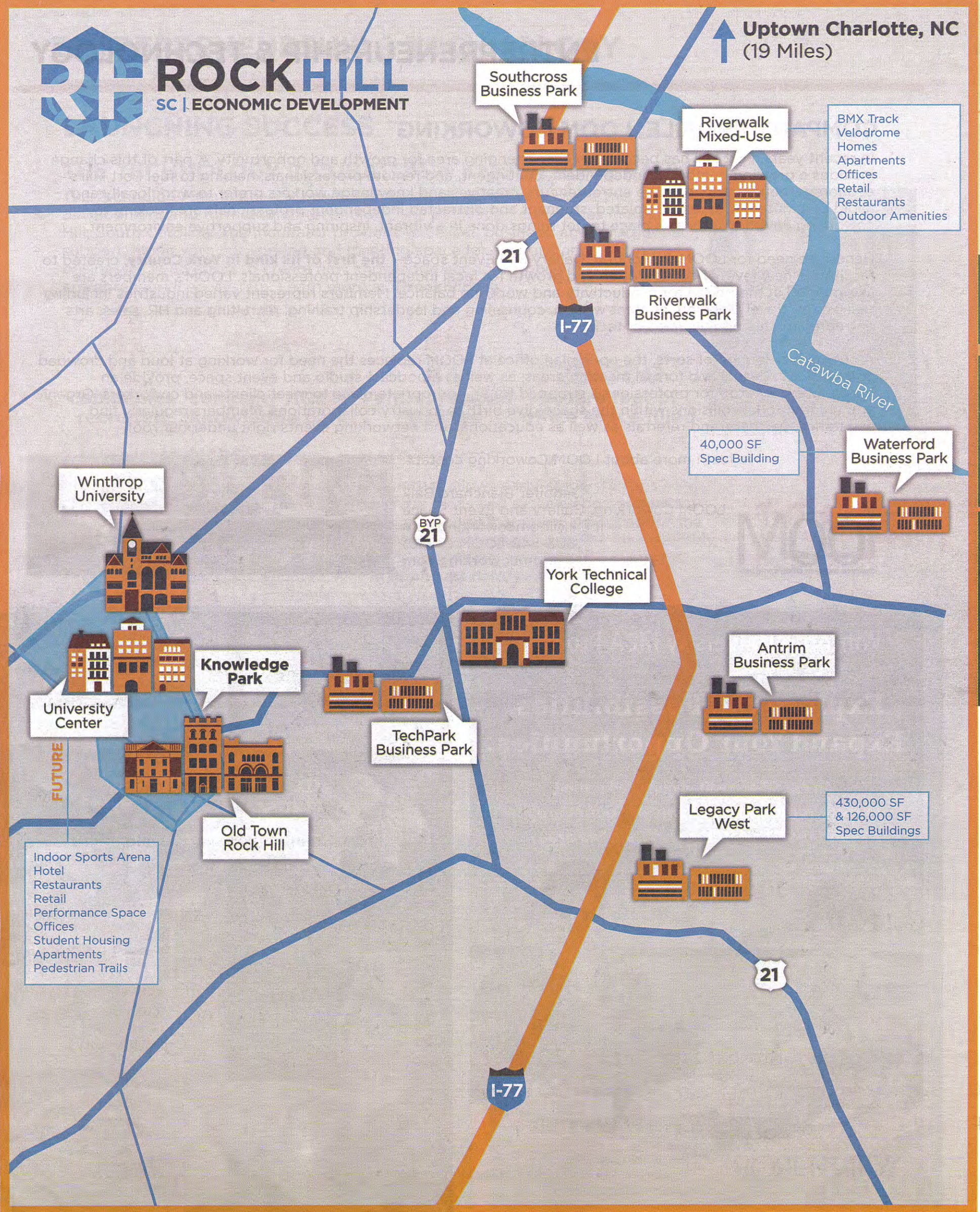
*in the past 3 years

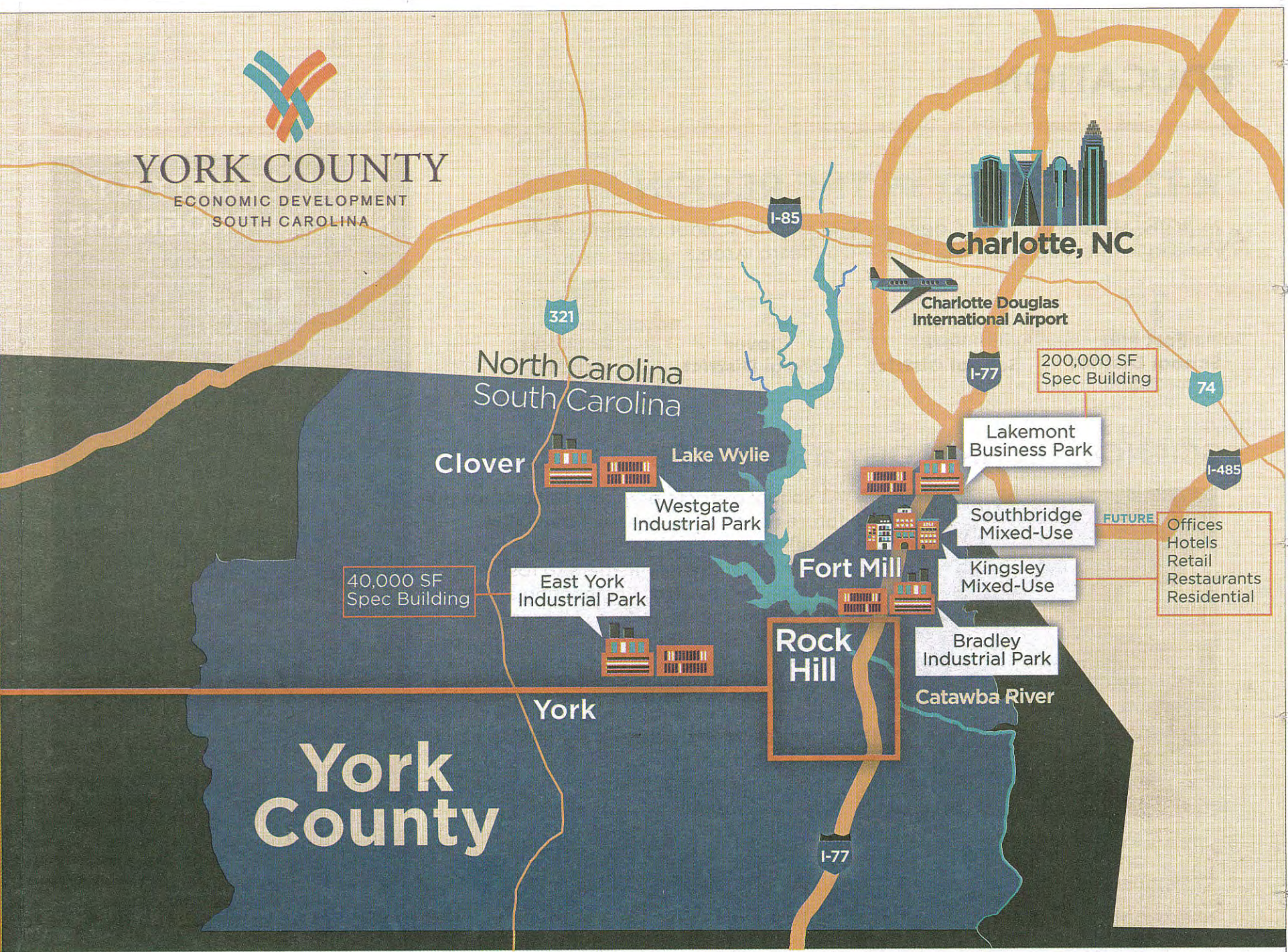


ROCK HILL

SC | ECONOMIC DEVELOPMENT

↑ Uptown Charlotte, NC
(19 Miles)





COUNTY OVERVIEW

POPULATION

York County: **250,000±**

Rock Hill: **70,000±**

DISTANCE FROM

Uptown Charlotte, North Carolina: **19 miles**

Charlotte-Douglas International Airport: **20 miles** (from Rock Hill/Fort Mill border)

Charlotte Regional Intermodal Terminal: **20 miles**

Port of Charleston, South Carolina: **195 miles**

CONTACT US

York County Economic Development
1830 Second Baxter Crossing
Fort Mill, SC 29708
www.YorkCountyED.com

David Swenson, Director
803.802.4300

LIFESTYLE

A PLACE YOU CAN AFFORD TO LOVE

Affordable housing, a walkable downtown, world-class sports facilities, and outdoor amenities—all within a short drive of the urban conveniences of Charlotte.

COMPETITION LIVES HERE

Home to some of the best sports complexes in the United States, Rock Hill hosts thousands of sports fans every year, and will be home to the 2017 UCI BMX World Championships in July, a world-renowned event that hasn't been hosted in the United States for more than 16 years. Learn more at rockhillSCbmj.com.



Sports Tourism had a **\$121.9 million** economic impact over the past 10 years



OLD TOWN ROCK HILL

Rock Hill's original downtown and home to Winthrop University, Old Town is the social, cultural, and artistic heart of the Knowledge Park. See everything Old Town has to offer at OnlyinOldTown.com.



165 event days in 2016



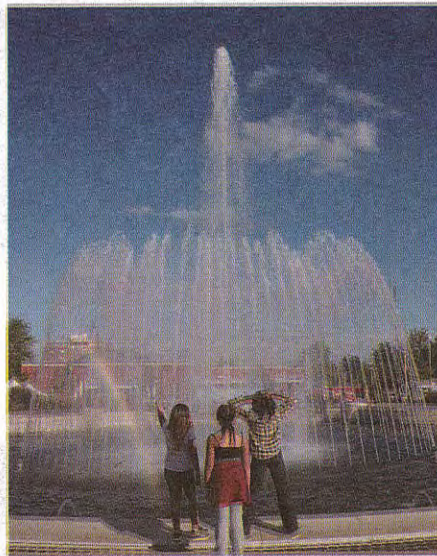
100,000+ people at 2016 old town events



10,000 barrels of beer brewed in old town



1st state-designated cultural district



ON THE WATER



Whether it's paddleboarding, kayaking, bass fishing, or just enjoying the sunset, we've got you covered.

Catawba River



Riverwalk, Rock Hill
 Canoe & Kayak Launch
 3.35 Miles of Paved Trails
 Waterfront Restaurant & Wine Bar
 Retail & Salon
 Homes & Apartments
 Athletic Fields

Lake Wylie



325 Miles of Shoreline
 Championship Golf Course
 Marinas
 Tennis & Swimming Complexes
 Host of Bassmasters Classic
 Walking Trails
 Sailing & Rowing
 Waterside Restaurants



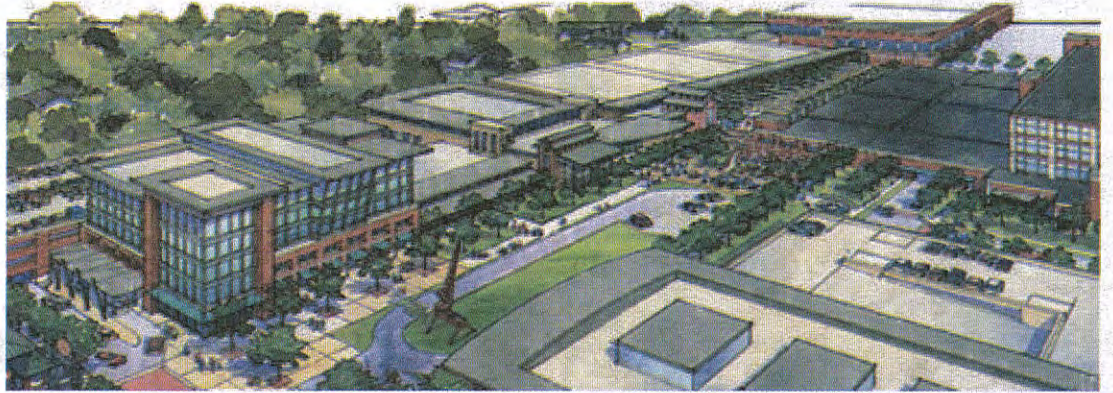
ON THE HORIZON

NEW DEVELOPMENT FOR A NEW ECONOMY

UNIVERSITY CENTER AT KNOWLEDGE PARK

Rock Hill community leaders, citizens and downtown businesses recently gathered as plans were unveiled for a new mixed use project called "University Center." This project will connect Winthrop University's campus with Old Town Rock Hill via a series of residential and commercial development efforts. The development of this 23 acre reclaimed former mill site will include:

- Commercial office space
- 150 room hotel and banquet center
- Retail and food vendors
- Restaurants and stage complex
- 500 bed student housing
- Market rate apartments
- Active Adult living
- Outdoor Festival spaces



Learn more at UniversityCenter-RH.com


1,500
new jobs


1,000
new residences


\$250 million
in new investments


1.2 million
additional square feet
of mixed use space

KINGSLEY

Kingsley is a mixed-use, heirloom project being crafted by Clear Springs Development Company. With its rich history from the textile industry, Kingsley will tell a story using its Contemporary Mill architecture, sophisticated gathering spaces and unique place making elements. Kingsley will be a place unlike any other in the area. One that will be both meaningful and unique to Fort Mill as it grows with one foot in the future and one foot in the past. Kingsley offers a distinctive waterfront for dining and relaxing, with a vibrant street life. Already home to two large corporate headquarters, it will soon boost two hotels, luxury apartments over retail space, a large lake, an amphitheater and plenty of small shops and restaurants.



Learn more at kingsleyfortmill.com.


5,000
employees already
within walking distance


150,000
square feet retail
& restaurant space



FOUNTAIN PARK

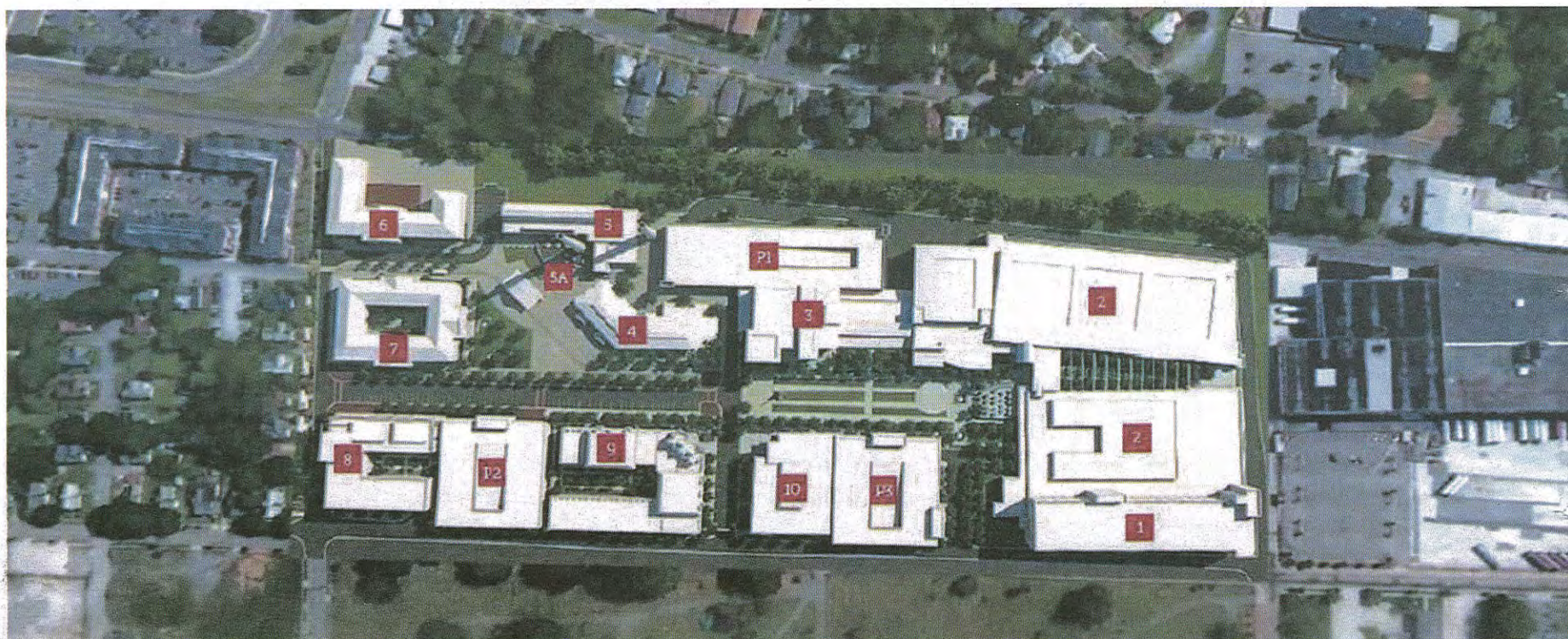
The Fountain Park area is the result of a public-private partnership between the City of Rock Hill and Comporium. Replacing what had been dubbed as the ugliest parking lot in Rock Hill, Fountain Park features a beautifully animated, interactive fountain, a central green space and a small outdoor performance venue. Surrounding Fountain Park is a mixed use development space. The first building constructed was Fountain Park Place, a 48,000 sq. ft. office building. Future phases of development include a 100-room hotel on Main Street facing the park; retail, office, and residential spaces; and a performing arts center.

FountainParkRockHill.com

UNIVERSITY CENTER AT KNOWLEDGE PARK

COMING TO ROCK HILL 2017-2018

*A 23-acre Class "A" mixed-use development between
Winthrop University & Downtown Rock Hill*



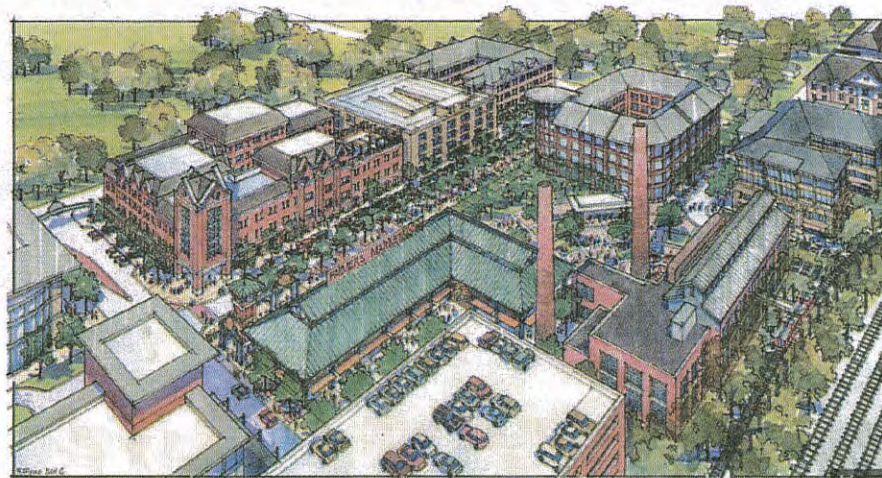
- 1. 300,000-sf Class "A" (renovated mill) office space
- 2. 170,000 sf indoor sports arena
- 3. 200-room hotel

- 4. Renovated mill retail spaces to accommodate restaurants, brew pubs, coffee shops, etc.
- 6, 7. 500-bed student housing facility
- 8. 200-unit apartment complex

FOR A TOUR OF THE FULL DEVELOPMENT PLAN, GO TO THE FOLLOWING LINK: <https://vimeo.com/153396696>



Lownstein Building (±300,000 sf office)
(LEASE RATES IN THE MID-TEENS)



Residential-Commercial-Park Area

CONSULTING SERVICES PROVIDED BY:



(704) 399-4455

www.sherbertgroup.com

DEVELOPED BY: LOWENSTEIN MANAGEMENT, LLC

FOR LEASING INFORMATION, CONTACT:



(803) 366-6564

www.tuttleco.com