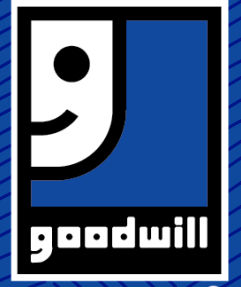


Goodwill

Industries of the Southern Piedmont



WELCOME TO GOODWILL®



Goodwill Industries of the Southern Piedmont is a nonprofit organization that connects people to opportunities to find gainful employment and meaningful work. Pathways to possibility begin at Goodwill.

Through more than 35 retail stores and donation sites, the Goodwill Opportunity Campus, and community partnership, Goodwill partners with people to uncover their passions, enhance their skill sets, and achieve more for themselves and

their families—creating a brighter future for all.

As a social enterprise, proceeds from the sale of donated goods fund career training and employment services offered free of charge to the community.

In 2021, Goodwill Industries of the Southern Piedmont provided support to more than 6,100 people and sold more than 15 million items in stores and online.

OUR TERRITORY

Current Stores

NC:

Mecklenburg, Cabarrus, Cleveland, Gaston, Lincoln, Union, Richmond

SC:

Lancaster, York

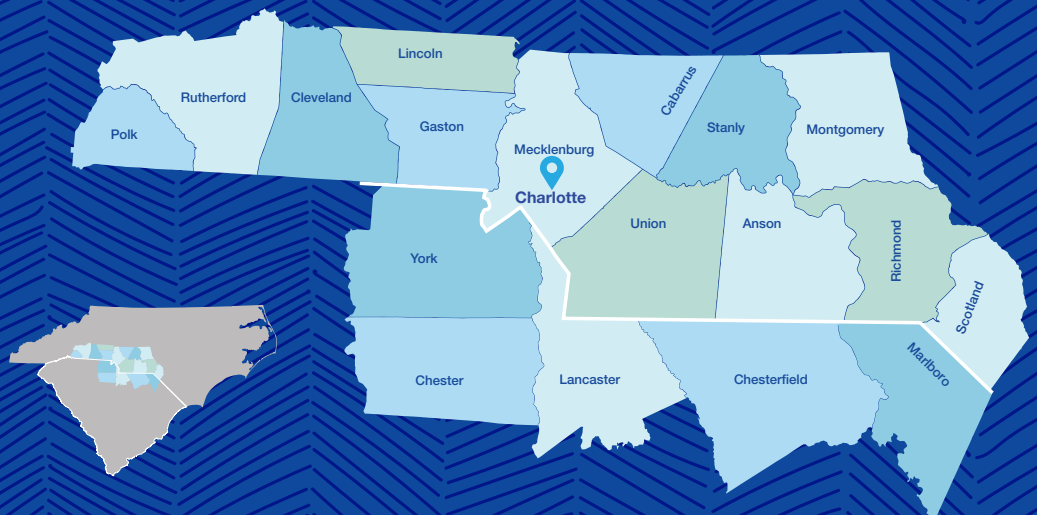
Unrepresented counties

NC:

Polk, Rutherford, Stanly, Montgomery, Anson, Scotland

SC:

Chester, Chesterfield, Marlboro



STORE CRITERIA



Concord, NC - June 2009



Gastonia, NC - June 2020

- **Square Feet:** 15,000-20,000 ground floor
- **Flexible terms:**
 - Lease open to sublease with ability to assume term + options
 - Build to suit / Prefer fee development
 - 15 year lease + 2 five-year options
 - optimal escalations - years 5 & 11
 - Prefer 5-year escalations vs. annual
- **Building type:** Freestanding, neighborhood or power center
- **Recent & conversion options:** Grocery (if demisable to needed +/- sf), furniture store, fitness center, home improvement center, drug store
- **Preferred covenants:** High-volume grocery, Aldi, Harris Teeter, QT, Bojangles, Food Lion, Chick-Fil-A
- **High Profile:** Great exposure, strong identity to street, 2nd row opportunities with high visibility signage
- **Parking:** 5/1,000
- **Signage:** Pylon or monument availability and/or other distinctive signage
- **Loading Access:** 58' semi trucks
- **Population:** 50,000 within trade area (15-minute drive)
- **Average HHI:** \$50,000
- **Must Haves:**
 - Location for donation acquisition at front/side of building + covered receiving area
 - Other donation receiving option in rear/parking lot will be considered for A+ site options
 - Double drive-through with tractor trailer clearance is optimal
 - Minimum of 2 receiving docks
 - Dock high levelers preferred, but dock plates acceptable / scissor lift
 - Dedicated position for large compactor (clear 60 foot service area for unit + receiver)
- **Submit For Consideration:**
 - Current zoning and any rezoning considerations
 - Site plan, demo, area map
 - covenants, economic (rent & NNN), tenant improvement funds, VPD and parking
- **Additional information:**
 - Approved permits for residential units in proximity

DONATION CENTER CRITERIA



University Pointe - March 2016



- **Square feet:** 1,000 - 2,500 ground floor square feet (existing or new construction)
- **Flexible terms:** Lease
- **Building type:** Grocery, power center, former bank outparcel
- **Preferred covenants:** High-volume grocery, drug and discount stores
- **High profile:** Great exposure, strong identity to street
- **Parking:** Endcap preferred or location that could provide a drive-through or reserved parking
- **Signage:** Pylon or monument availability and or other distinctive/directional signage
- **Loading access:** Double doors required, sliders preferred
- **Population:** 50,000+ within trade area (15 min drive)
- **Ingress/Egress:** Sites with multiple access points, signalized intersection, easy access are preferred
- **Surrounding average household income:** \$75,000
- **Submit for consideration:** Site plan, demos, area map, co-tenants, economics (rent & NNN), VPD and parking

THE DONATION PROCESS

Goodwill Industries of the Southern Piedmont is designed to efficiently handle high-donor traffic. Our donation drop model creates drive-through donation drop sites where team members greet donors at their vehicle. Donations are collected and taken inside the stores, where they are placed neatly into sorting bins. With the addition of AI technology we are creating even more efficiencies for our donors.



A PEEK INSIDE OUR STORES

There is a saying that if you've seen one Goodwill, you've seen ONE Goodwill. While more than 150 community-based Goodwills all share the mission of providing workforce development and career services, each Goodwill organization is autonomous and operates at the direction of its CEO and Board of Directors. Goodwill Industries of the Southern Piedmont operates more than one million square feet of retail, e-commerce, and warehouse space. Our stores are designed to be a modern, bright, clean and well-organized display of gently used items. Goodwill team members are trained through our School of Retail on how to perform their role and provide excellent customer service.



1 MILLION +
donations are made annually to
our stores and donation centers.

TESTIMONIALS



We are proud to work with Goodwill Industries of the Southern Piedmont on their real estate expansion strategy. They are an excellent partner in the development process, and bring much-needed job training services to the community, including in the trades that are necessary in the development industry. We have appreciated being able to bring projects online for them in North Carolina, and look forward to more projects together in the future.

-Rob Boos
President and COO, Boos Development Group, Inc

Goodwill of the Southern Piedmont is our anchor tenant in one of our shopping centers. They are a great tenant that is very knowledgeable, professional and provide awesome services to the communities they serve. Their stores look like a national retail chain, not your mom and pop thrift store. We enjoy working with them and look forward to a long relationship.

-Gerald R. Barfield
Barfield Properties



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