

TAKE A TOUR

...AS IT ALL COMES TOGETHER

BRIGHT MINDS & BIG IDEAS



YORK COUNTY
ECONOMIC DEVELOPMENT
SOUTH CAROLINA

DEVELOPMENT

ENTREPRENEURSHIP

WORKFORCE

LIFESTYLE

DECEMBER 2022

WHAT'S INSIDE

DAVID SWENSON

Director
York County Economic Development



As the second largest county in the Charlotte MSA, *York County* is fortunate to have economic development organizations working at both the county and city level – allowing each to thrive while enjoying shared successes along the way.

Companies benefit from convenient access to a *dynamic and thriving* metropolitan region operating in South Carolina, while residents enjoy a growing mix of community resources including new parks, outdoor amenities and a growing food scene. *Bright minds + Big ideas* thrive in Rock Hill as the city continues to evolve with unique downtown redevelopment, world-class amateur sports amenities, and a budding showplace for the arts. Fueled by lifestyle, top-rated public schools and economic opportunity, our area boasts an *expanding mix of community assets*, all with direct and convenient access to a major international airport.

Whether it's development of business parks like *Aspen* or *Legacy Park*, downtown redevelopment at University Center, or innovative workforce development strategies, *York County* and *Rock Hill Economic Development* have demonstrated a track record of collaboration and success. The diverse and thriving municipalities in the county are one of the things that makes us so special, creating a *perfect mix of urban and rural* that continues to attract residents and fuel a growing workforce.

Take a tour with us. Check out our community, built on rich history and collaborative approaches that make York County – *The Location You Need. The Life You Want.*

JENNIFER MCADAMS

Director of Economic & Urban Development
City of Rock Hill



ON THE COVER:

THE POWER HOUSE:

ADAPTIVE-REUSE PROJECT IN ROCK HILL'S UNIVERSITY CENTER. THE SPACE WILL HOLD A DIVERSE MIX OF TENANTS IN ITS FOOD HALL ALONG WITH CRAFT COCKTAILS, A STEAKHOUSE, A BREWERY, BARBER SHOP, GATHERING SPACE AND MORE.



FEATURED DEVELOPMENT

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MOVE YOUR BUSINESS FORWARD, WITH TECHNOLOGY FROM RIGHT DOWN THE ROAD.

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YORK COUNTY ECONOMIC DEVELOPMENT
1830 SECOND BAXTER CROSSING
FORT MILL, SC 29708
803.802.4300

www.yorkcountyed.com



ROCK HILL ECONOMIC DEVELOPMENT
155 JOHNHSTON STREET
PO BOX #11706
ROCK HILL, SC 29731-1706
803.329.7090

www.rockhillusa.com

DEVELOPMENT

The Power House



The Thread



The Herald Site



Hoppin'



Sleeping Giant



ROCK HILL, SC

The landscape of Rock Hill continues to transform as **major redevelopment** projects complete, moving Rock Hill toward the long-term vision identified in the Knowledge Park Action Plan. With over **\$400 million** worth of current or upcoming development projects in the urban core of Rock Hill, the Knowledge Park strategy continues to make strides. The Clinton ConNEXTion Action Plan for Rock Hill's South Side (#WeGotNext) is taking shape, with a number of active projects and efforts underway, creating **opportunity and prosperity** for the whole community.

THE POWER HOUSE:

ADAPTIVE-REUSE PROJECT IN ROCK HILL'S UNIVERSITY CENTER. THE SPACE WILL HOLD A DIVERSE MIX OF TENANTS IN ITS FOOD HALL ALONG WITH CRAFT COCKTAILS, A STEAKHOUSE, A BREWERY, BARBER SHOP, GATHERING SPACE AND MORE.

www.sherbertgroup.com

THE THREAD:

400,00 SF INDUSTRIAL WAREHOUSE LOCATED IN ROCK HILL, SC. TO FEATURE CLASS A OFFICE, RESTAURANTS, RETAIL AND MORE. LARGEST ADAPTIVE REUSE PROJECT IN THE CAROLINAS.

www.thekeithcorp.com

THE HERALD SITE:

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www.whitepointpartners.com

1 MILLION+
SF CURRENT OR UPCOMING
DEVELOPMENT

\$400 M+
DEVELOPMENT PLANNED
OR UNDERWAY

350+
RESIDENTIAL UNITS BUILT OR UNDER
CONSTRUCTION OVER THE
LAST FOUR YEARS



THREE POINTS AT SOUTH END

Located at the point where Saluda St, Albright Rd and Heckle Blvd meet, the development will feature a grocery anchor (19,054-square-foot), a two-story mixed-use building (15,780-square-foot with nearly 2,000-square foot roof terrace), and two out-parcels (3,200-square-foot each). The Black Economic Leadership League (B.E.L.L.) plans to establish the Incubator for Economic and Social Impact in the mixed-use building to focus on education, training and business innovation and leadership development. Site demolition is complete, and the project is a major success for the Clinton ConNEXTion Action Plan, a community-driven strategy for attracting jobs, businesses, and housing to the historic neighborhoods of South Rock Hill.



B.E.L.L.'S MISSION IS TO BE A RESOURCE AND ADVOCATE FOR THE BLACK COMMUNITY AND THE CITY OF ROCK HILL.
www.bellofrockhill.org



THE ARTS CENTER AT FOUNTAIN PARK WILL BECOME THE HOME FOR PERFORMING ARTS ACROSS YORK, LANCASTER, AND CHESTER COUNTIES. IT WILL CONNECT AN ACTIVE, ENGAGED, AND INCLUSIVE COMMUNITY OF PERFORMING ARTISTS AND ARTS ORGANIZATIONS, AND TOUCH THE LIVES, PASSIONS, AND IMAGINATION OF THOSE WHO SHARE A LOVE FOR THE PERFORMING ARTS. THE ARTS CENTER AT FOUNTAIN PARK WILL PROVIDE OUR RESIDENTS WITH AN OUTSTANDING AUDIENCE EXPERIENCE THAT CONTRIBUTES TO THE ECONOMIC AND CULTURAL VITALITY OF OUR REGION. THE CENTER IS SET TO OPEN IN EARLY 2026.

www.theartscenterfp.org

"Our vision is to create a dynamic, 21st century performing arts center for this region, a gathering place for generations to come! We are excited to see it filled with classes, rehearsals, local performances, traveling shows, all right in the heart of this bustling community."

- Todd Leahy, Executive Director, The Arts Center at Fountain Park



Electric buses serve Rock Hill along four major corridors. It's easy to find routes, stops and buses in real-time. Visit MyRideRockHill.com or download the mobile app to find your ride!



Free to Ride



Electric



Bike Racks



Free Wi-Fi



Thanks to Our Partners:

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Located at the crossroads of North and South Carolina, **Fort Mill** continues to grow while offering both a small town feel in the historic downtown as well as a mix of upscale amenities closer to Interstate 77. Development is **diverse**, offering Class A office space, new downtown redevelopment projects and retail, growing business parks, as well as award-winning outdoor spaces. Just a few of the many reasons Fort Mill attracts new families each day, expanding their **business community** and every growing talent pool.

219 & 221 MAIN STREET:

Restoring historic Fort Mill brings new life to downtown Main Street. Built in 1900, and reopening in December 2022, the long-standing Fort Mill family - Kuester Commercial, wanted to preserve the town's history while bringing new vibrant faces to the quickly transforming downtown area. Almost fully leased the space will host new tenants such as Moxie Mercantile and a Flower Bar as well as other businesses. (Photo above left) www.kuester.com

Piedmont Medical Center - Fort Mill, located at 1000 Wellness Way, Fort Mill, SC opened its doors in September 2022. The **200,000-square-foot** building has 100 beds, a full emergency department, operating rooms, an **intensive care unit**, and labor and delivery suites. (photo left)



There is so much to say about Fort Mill, no one page is going to do it. Follow Fort Mill now as they highlight local businesses, events, and life in Fort Mill, SC.

York County keeps growing, along with the infrastructure to support **business expansion** and the people who live and work here. I-77 has consistently seen improvements and widening over the years, with significant investment continuing on roadways across the county. **Charlotte Douglas International Airport** is just 15 miles from the state line and the deep-water Port of Charleston is an easy drive. Seamless connectivity to Atlanta and Raleigh and the rest of the world are here. **York County** is poised at the intersection of business, opportunity, and quality of life.



Rock Hill-York County Airport offers full service for corporate fleets, general aviation, hangar space, and incentives with fewer delays and superior infrastructure and services.

York County is a 30-minute drive and one flight away from the rest of the world, thanks to the Charlotte Douglas International Airport (CLT).



The airport is the 2nd largest on the east coast, averaging more than 700 departures and landings daily. The Charlotte Air Cargo Center, the region's premier air cargo facility, is also located at CLT International Airport. The Rock Hill-York County Airport is 20 miles south of Charlotte and is the major business and industrial airport serving the area.

GIBSON OFFICE PARK ▶ NEW OFFICE | MEDICAL

OUR PRODUCT
NEW OFFICE | MEDICAL SPACE

OSW V - 16,744 SF

OSW VI - 15,878 SF

The perfect home for companies big and small. Rare, large block availability offering efficient and contiguous space on one level

EXCEPTIONAL LOCATION

- ▶ Located within Charlotte's most sought-after submarket, **Fort Mill, SC**
- ▶ Easily accessible to high-quality hotels, restaurants, and retailers
- ▶ Convenient access to I-77 and located directly off HWY-160

WHO WE ARE

Kuester Commercial Real Estate provides a full range of leasing, brokerage, development, and management services. The scope and seamlessness of our capabilities, along with our vast expertise, lets us provide customized solutions to real estate owners, business owners, tenants, investors, and professional associates.

FORT MILL, SC

PENNIES COUNT



THE PENNIES FOR PROGRESS PROGRAM, AN ADDITIONAL 1% TAX ON GOODS AND SERVICES SOLD IN YORK COUNTY, WAS INITIATED IN 1997 IN AN EFFORT TO PROVIDE A FUNDING STREAM THAT DIRECTLY SUPPORTS RESIDENTS AND COMMUTERS WITH A SAFER AND MORE EFFICIENT ROADWAY SYSTEM.

FUNDS FROM THE PROGRAM HAVE ALLOWED YORK COUNTY TO LEVERAGE OVER \$100 MILLION FROM THE STATE INFRASTRUCTURE BANK USED FOR PROJECTS THAT BENEFIT YORK COUNTY'S CRUCIAL INFRASTRUCTURE, INCLUDING THE WIDENING OF INTERSTATE 77 FROM CHARLOTTE TO ROCK HILL.

AT THE COMPLETION OF PENNIES 4, THE PENNIES PROGRAM IN TOTAL WILL HAVE LEVERAGED OVER \$1 BILLION IN LOCAL, STATE AND FEDERAL DOLLARS USED TO FUND ROADWAY IMPROVEMENTS IN YORK COUNTY.

\$1 BILLION
IN INFRASTRUCTURE IMPROVEMENTS
UNDER THE PENNIES PROGRAM
SINCE INCEPTION



YORK COUNTY

ECONOMIC DEVELOPMENT
SOUTH CAROLINA



ROCK HILL

SC | ECONOMIC DEVELOPMENT

NORTH CAROLINA
SOUTH CAROLINA

KINGS MOUNTAIN
STATE PARK

CHARLOTTE
DOUGLAS
INTL AIRPORT

CHARLOTTE, NC

YORK COUNTY, SC

Development Projects:

Fort Mill

- 1 Fort Mill Mercantile
- 2 Kingsley
- 3 Lakemont Business Park
- 4 One Sixty Office Park
- 5 Southbridge

Rock Hill

- 6 AXIAL Southgate 77
- 7 Aspen Business Park
- 8 Firetower 77
- 9 Southern St Development
- 10 Legacy Business Park
- 11 Riverwalk
- 12 Power House
- 13 South Creek Industrial
- 14 The Thread
- 15 Three Points at South End
- 16 White Point Development
- 17 77 Commerce Park

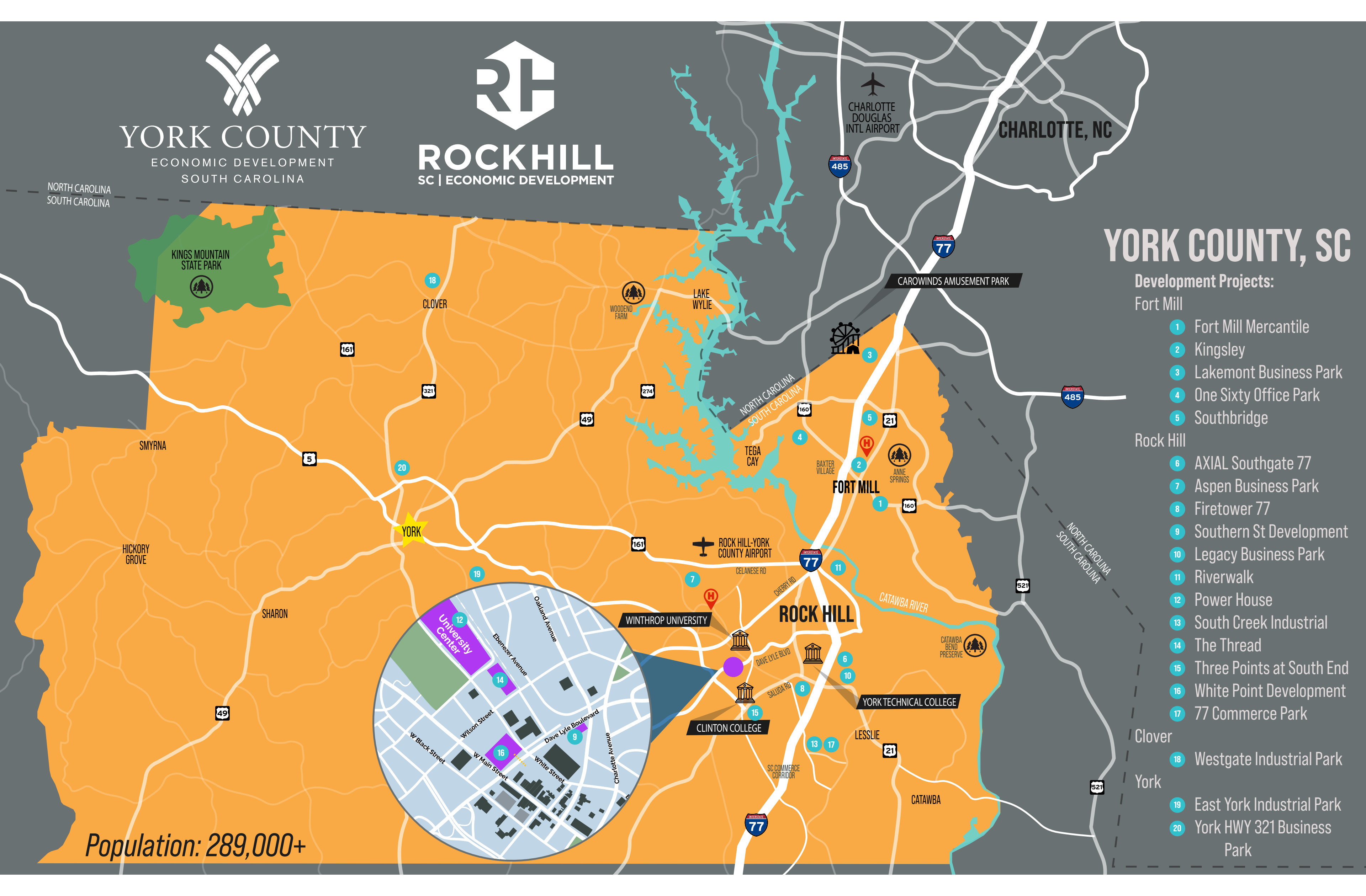
Clover

- 18 Westgate Industrial Park

York

- 19 East York Industrial Park
- 20 York HWY 321 Business Park

Population: 289,000+



A GIFT TURNED INTO GREENER (THUMBS) PASTURES

--BY WHITNEY SHEA, OWNER OF GREEN SPACE PLANT CO.

Being a teacher was always my dream job. One that brought me joy and fulfillment, even when hitting rough patches along the way. And after a year of heartache and disappointment, the result of a healthy coping mechanism actually ended up birthing a new passion in my life.

In this same year my husband gave me a greenhouse as an anniversary gift. Soon, this became the place where I spent most of my spare time, often wondering how I had lived without it. It was in that space that I wondered how I might be able to share this joy with others- and there the mobile plant shop was born!

What began with weekend markets and pop-ups in the area, turned into great connections mixed with hard lessons learned. I found myself leaning on the welcoming small business community that surrounded me. Fortunate to meet so many local entrepreneurs who wanted nothing more than to help another small business, this support has been paramount in my ability to succeed so far. So much so that we're on-the-go most weekends in our mobile store, in addition to several local setups.



"This community has welcomed our business with open arms and supported us through it all. And as we make plans to plant more roots here, my passion continues with this support, encouraging many more to make space for something green in their lives."

- Whitney Shea, Owner of Green Space Plant Co.



Resources: For More information on the Gravity Center Contact Hannah Horne, Executive Officer, Gravity Center Hannah@mygravitycenter.com | www.MyGravityCenter.com

Coming from background in education with absolutely no business experience, I knew I would need to find resources in order to be successful. And resources there were. I attended my first Launch Pad meeting in the summer of 2021, and have attended regularly since. I was amazed with the number of people I met, the connections I made, and the overwhelming support received.

I had the privilege of having a one-on-one coach through the program and was even able to utilize this platform by presenting the Green Space business model this past January. Since then, I have utilized multiple resources at the Gravity Center including classes, as well as their external partnerships with local businesses- resources that have helped me to grow my business immensely. As I look forward to future plans and growth for Green Space, I will continue to tap into these local resources.

This community has welcomed our business with open arms and supported us through it all. And as we make plans to plant more roots here, my mission continues with this support, encouraging as many people as I can

to make space for something green in their lives.



Celeste Tiller recently joined the York County Regional Chamber of Commerce as vice president of talent and workforce development. A top priority of the role, to develop a comprehensive talent and workforce development approach that addresses every business's number one challenge — qualified talent. A Winthrop University grad, with both a Bachelors and Master's degree in business administration, Tiller comes to the Chamber from her most recent role as director of external relations for Winthrop's College of Business Administration. The new role has Tiller collaborating with numerous groups while leading talent attraction, development and retention efforts as well as overseeing the Chamber's nonprofit foundation.



There are a variety of organizations at both the state and local levels that are working towards talent-related goals in their own focus areas. By bringing these groups together we create an agreed-upon common goal and a more effective pool of resources for area employers.

The latest Census data shows that more than **69,000** workers commute out of York County each day for work – the vast majority traveling just across the state line to Charlotte.

This means York County is sitting on a **major** untapped resource for existing and future companies, and we need to help them capture it. Ultimately, our focus is to bring education, business, and workforce partners together. This is how we create and sustain a high-quality workforce for York County.

- Celeste Tiller, Vice President of Talent and Workforce Development

Partners / Programs in Workforce Development

WINTHROP UNIVERSITY	SC WORKS
YORK TECHNICAL COLLEGE	APPRENTICESHIP CAROLINA
CLINTON COLLEGE	TALENT PIPELINE
HIGH SCHOOL APPLIED TECHNOLOGY CENTERS	CAREER VILLAGE
YORK COUNTY ECONOMIC DEVELOPMENT	GRAVITY CENTER
ROCK HILL ECONOMIC DEVELOPMENT	READYSC
SOUTH CAROLINA VETERANS AFFAIRS - EMPLOYMENT	SOUTH CAROLINA VOCATIONAL REHABILITATION
YORK COUNTY REGIONAL CHAMBER OF COMMERCE	CATAWBA REGIONAL WORKFORCE DEVELOPMENT



32.4%
employment growth
2011-2021



93,995
prime age (25-54)
labor force



84.9%
prime age labor force
participation rate
(25-54)



145,481
York County's labor
force



1,215,056
labor shed within 45 mins

Sources: JobsEQ, U.S. Census Bureau, American Community Survey (ACS) 2016 - 2020, Bureau of Labor Statistics 2021.

York County's education portfolio encompasses a major university, 2-year and technical colleges, **four** public school districts, and several high performing private and charter schools, boasting some of the most **highly ranked** elementary, middle and high schools in the Charlotte region. Along with outstanding and **diverse K-12 offerings** and highly accredited university recognitions, technical programs offer both vocational training as well as adult **continuing education programs**.



- FORT MILL SCHOOL DISTRICT 4**
1 Best School District in SC and the Charlotte Area
- ROCK HILL SCHOOL DISTRICT 3**
1 Best School District for Athletes in the Charlotte Area
- CLOVER SCHOOL DISTRICT 2**
4 Best School District in SC and the Charlotte Area
- YORK SCHOOL DISTRICT 1**
6 Most Diverse School District in the Charlotte Area

 Winthrop University 4-year, Public, Co-Ed 69 degree programs 5,174 students	 York Technical College 2-year, Public, Co-Ed 4521 students 89% placement rate	 Clinton College 4-year, Private, Co-Ed 8 degree programs 119 students
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- Bachelor of Professional Studies program for adults seeking to complete their bachelor's degree



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your future

MAKE YOUR MOVE!

At York Technical College, we make it our mission to assist you in landing the rewarding career and financial security you've always wanted. With over 100 programs of study to choose from, flexible course offerings, and affordable tuition, you can easily find success at York Tech.



For more information, Scan the QR code or visit yorktech.info/LearnMore

York Technical College
452 S. Anderson Road | Rock Hill, SC 29730 | Phone: 803-327-8008



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COLLEGE | EST. 1894

www.clintoncollege.edu



In 2022, the City of Rock Hill entered into a multi-year partnership with **adidas** Grassroots Basketball, serving as the host city for the Elite Boys National Championships, Elite Girls Division, Boys Gold Division and the Jr. Boys Division during the July live period (a recruiting period for college coaches). Over 700 college basketball coaches attended the event. The 2022 event brought an estimated 9.9 million dollars of economic impact to Rock Hill.

\$411.3
MILLION
DIRECT ECONOMIC
IMPACT

\$77
MILLION
HOSPITALITY TAX
REVENUE

2.89
MILLION
ATTENDANCE

656,588
ROOM
NIGHTS

Cumulative Fiscal Years 2008 - 2022

AS THE DESTINATION MARKETING ORGANIZATION (DMO) FOR ROCK HILL, THE CITY OF ROCK HILL PARKS, RECREATION & TOURISM (PRT) DEPARTMENT'S SUCCESS IN RECRUITING AND HOSTING TOURNAMENTS HAS ESTABLISHED SPORTS TOURISM AS AN ECONOMIC ENGINE FOR OUR REGION. THE COMBINED ATTENDANCE AT THE CITY'S PRT VENUES TOPS 2.89 MILLION PEOPLE SINCE 2008, MAKING ROCK HILL A TOP TOURISM DESTINATION WITH WORLD-RENOWNED SPORTS FACILITIES, RICH HISTORY AND GENUINE SOUTHERN HOSPITALITY.

ESPN set Rock Hill as their destination for 2022's running of "The Ocho," an annual programming dedication to sports usually under the radar.



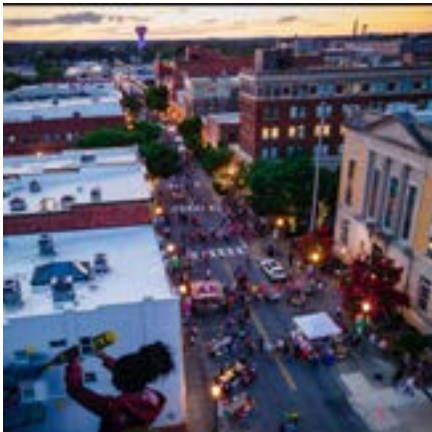
COMPETITION LIVES HERE.

The Rock Hill BMX Supercross Track will host the 2024 UCI BMX Racing World Championships. Rock Hill is the only US city to host the event since 2001, hosting in 2017 and again in 2024. The event is expected to bring an estimated 4,000+ amateur participants and an estimated 300 professional athletes from over 40 countries. Fans can watch the top athletes who, 2 months later, will compete in the 2024 Summer Olympic Games in France.



HISTORIC DOWNTOWNS

With major developments underway and a community growing leaps and bounds by the day, York County's historic downtowns bring you home. Each unique in their own way, these downtowns have so much to offer.



ROCK HILL

ROCK HILL BOASTS A DYNAMIC ARTS SCENE, RICH HISTORY, AND ECLECTIC SHOPPING AND DINING OPTIONS. DOWNTOWN LIVING IS EASY WITH NEW RESIDENTIAL OPTIONS AND QUICK ACCESS TO ALL THAT'S AVAILABLE ONLY IN OLD TOWN.



FORT MILL

SOUTHERN HOSPITALITY IS ALIVE AND WELL WITHIN THE QUIANT TOWN OF FORT MILL. WITH A VIBRANT MAIN STREET, BUSTLING KINGSLEY, AND THE 2,100-ACRE ANNE SPRINGS CLOSE GREENWAY, THERE IS SOMETHING FOR EVERYONE IN FORT MILL.



CLOVER

THE TOWN WITH LOVE IN THE MIDDLE OFFERS A CHARMING SMALL-TOWN SETTING TO VISITORS WITH RICH HISTORY AND GREAT SHOPPING. WITH DEEP ROOTS IN SCOTS-IRISH HISTORY AND HERITAGE, CLOVER IS HOME TO THE FEIS CHLOHHAIR, SCOTTISH GAMES EACH FALL.



YORK

ONCE KNOWN AS THE "CHARLESTON OF THE UPSTATE" THE WHITE ROSE CITY IS PACKED WITH HISTORIC CHARM WITH NEARLY 200 STATE AND NATIONALLY REGISTERED LOCATIONS. STEEPED WITH LOCALLY-OWNED UNIQUE SHOPPING, A QUICK WALK DOWNTOWN SHOWCASES VARIOUS SPECIALTY STORES, RESTAURANTS AND MORE.

EXPLORE

York County



SCAN ME

Just 20 minutes south of Charlotte, York County, South Carolina offers big city amenities with an authentically southern, small-town feel.

Discover a new dish from one of York County's culinary masterminds or experience more than 13 local craft breweries along the **YoCo Brew Trail**.

Immerse yourself in our rich history and culture or grab a selfie on Rock Hill's Mural Mile. With **470 miles of trails and blueways**, there are plenty of ways to explore.



Explore only in old town

ROCK HILL, SC



Scan to visit onlyinoldtown.com



York County has a new leader to run the growing footprint of parks it operates



Katherine Jones recently joined York County as the new **Parks and Recreation** Director. Jones manages operations and maintenance of parks run by the county or, as in the case of Lake Wylie, special tax districts set up through the county.

Jones will work in planning, design and construction of capital projects. Jones has nine years of experience in county parks and recreation, most recently as Deputy Director of Parks and Recreation with Lancaster County.

Among many initiatives as Jones leads efforts in the **growing footprint of parks the county** operates, she will work to continue dedicated resources to existing parks for facility improvements, collaborate with community partners on parks and recreation endeavors as well as plan to develop and adopt a parks and recreation strategic plan for County.

These initiatives will run parallel as planning and construction continues for the nearly **2,000-acre Catawba Bend Preserve** on the Rock Hill side of the Catawba. That property will become a public nature preserve with access to the river, trails, camping and other amenities.

“We have amazing natural resources within this county. Our commitment to preserve these historical and cultural resources are paramount. We want to build a department where our mission is to improve the quality of life in York County – and part of that is through the creation and provision of safe, healthy, harmonious park facilities and diverse recreational services.”

- Katherine Jones, Parks and Recreations Director, York County




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SOUTH CAROLINA

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SC | ECONOMIC DEVELOPMENT

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