

NEWPORT COMMONS

NEWPORT / WEST ROCK HILL, SC



THE VISION

Newport Commons is a premier ~180,000 SF ground-up retail development situated at the primary signalized gateway of the Highway 161 (Old York Road) corridor. The project serves as a high-volume, daily-needs destination for the rapidly expanding residential base in the Newport/West Rock Hill submarket of the Charlotte MSA.

The center features the region's most anticipated retail synergy, anchored by Target's latest and largest prototypical store spanning 148,000 SF.. Complemented by 38,240 SF of premium small-shop space and 5 high-visibility outparcels, Newport Commons is engineered to meet the sophisticated demands of the local community. With a modernized architectural profile and a lineup of national credit retailers, this project provides the market's highest-quality retail environment at the focal point of local commerce.

**Intersection of Old York Road (HWY 161)
& Adnah Church Road
Rock Hill, SC 29732**





NEWPORT OVERVIEW

Newport is rapidly evolving community situated just 25 miles south of downtown Charlotte. Home to local entrepreneurs, high-earning commuters, and remote-working professionals who prioritize a high-quality, outdoor-centric lifestyle. Residents of Newport are intentional, balancing high-speed access to the Queen City's major employment hubs with a lifestyle defined by rolling hills, expansive lakefronts, and world-class athletic facilities.

From the championship fairways of Rock Hill Country Club to the custom estates of the surrounding lakefront highlands, the area attracts those seeking a unique blend of natural adventure and suburban sophistication. The people here embrace Newport's authentic South Carolina heritage while demanding the elevated retail accessibility and credit-quality services of a premier regional destination.

Newport is currently a 'Retail Desert' for Class A national brands. Despite a median household income exceeding \$107,000, local residents are forced to travel 15+ minutes into saturated Rock Hill or South Charlotte corridors for daily needs. This presents a massive recapture opportunity for Newport Commons to claim the \$2.1B in annual retail spending that is currently leaking out of the immediate trade area.



NEWPORT & YORK COUNTY STATS

\$107,143

Median Household Income Newport’s household income level is nearly **65% higher** than the broader Rock Hill average, signaling a high-disposable-income demographic.

Source: Data USA (Newport, SC Profile)

\$2.18B

Total Annual Retail Spending Residents within the York County trade area spend over **\$2.18B** annually on retail goods, representing a massive pool of existing capital currently undeserved by Class A supply in West Rock Hill.

Source: US Census Bureau / Economic Census

16.4%

Annual Income Growth Median household income in the Newport community surged by over **16% year-over-year**, outbouncing national trends and significantly increasing local buying power.

Source: Data USA (Newport, SC Profile)

5.0%

Market Vacancy Rate The Rock Hill retail submarket remains exceptionally tight with a **5% vacancy rate**.

Source: York County Economic Development

96%

Homeownership Rate Newport is a stable, high-owner-occupancy market. This 96% rate creates a “sticky,” recession-resistant customer base for the center’s Tier-1 national credit tenants.

Source: Data USA (Housing & Tenure)

\$455,000

Median Home Value (Newport) Local home values have realized a **20.2% year-over-year increase**, reflecting the rapid influx of affluent professional households into the Hwy 161 corridor.

Source: Redfin / Market Insights (Rock Hill/Newport)

37,800 VPD

Daily Traffic (VPD) As the primary artery connecting York and Clover to the Charlotte interstate system, Highway 161 (Old York Rd) delivers high-frequency exposure to tthe site’s shop space and 5 prime outparcels.

Source: SCDOT Traffic Data (York County)

2.73M

Regional Catchment Population Situated within a 25-mile radius of Charlotte, Newport Commons draws from a massive regional labor and consumer force that justifies a **187,000 SF** regional hub.

Source: Rock Hill Economic Development / Strategic Plan

ACCESS & LOCATION

Newport Commons serves as the strategic southern terminus of the Charlotte-I-77 growth corridor. As the Charlotte MSA continue its aggressive expansion across the state line, Newport has emerged as the premier residential landing spot for the region’s professional workforce. Newport Commons intercepts high-income commuters returning home to the Hwy 161 corridor, resulting from major regional employment hubs in Fort Mill, direct connectivity to Uptown Charlotte via I-77, and the back roads access to Charlotte via Hwy 274 and Hwy 49.. With immediate proximity to major institutional anchors and the supply-constrained West Rock Hill, the property captures a Tier-1 daily-needs customer base in York County’s most affluent community.

- 1

15M+ SF

UPTOWN CHARLOTTE
OFFICE MARKET
- 2

2K

PIEDMONT MEDICAL CENTER
MEDICAL ANCHOR - EMPLOYEES
- 3

3.3K

ROSS DISTRIBUTION HUB
LOCAL EMPLOYEES
- 4

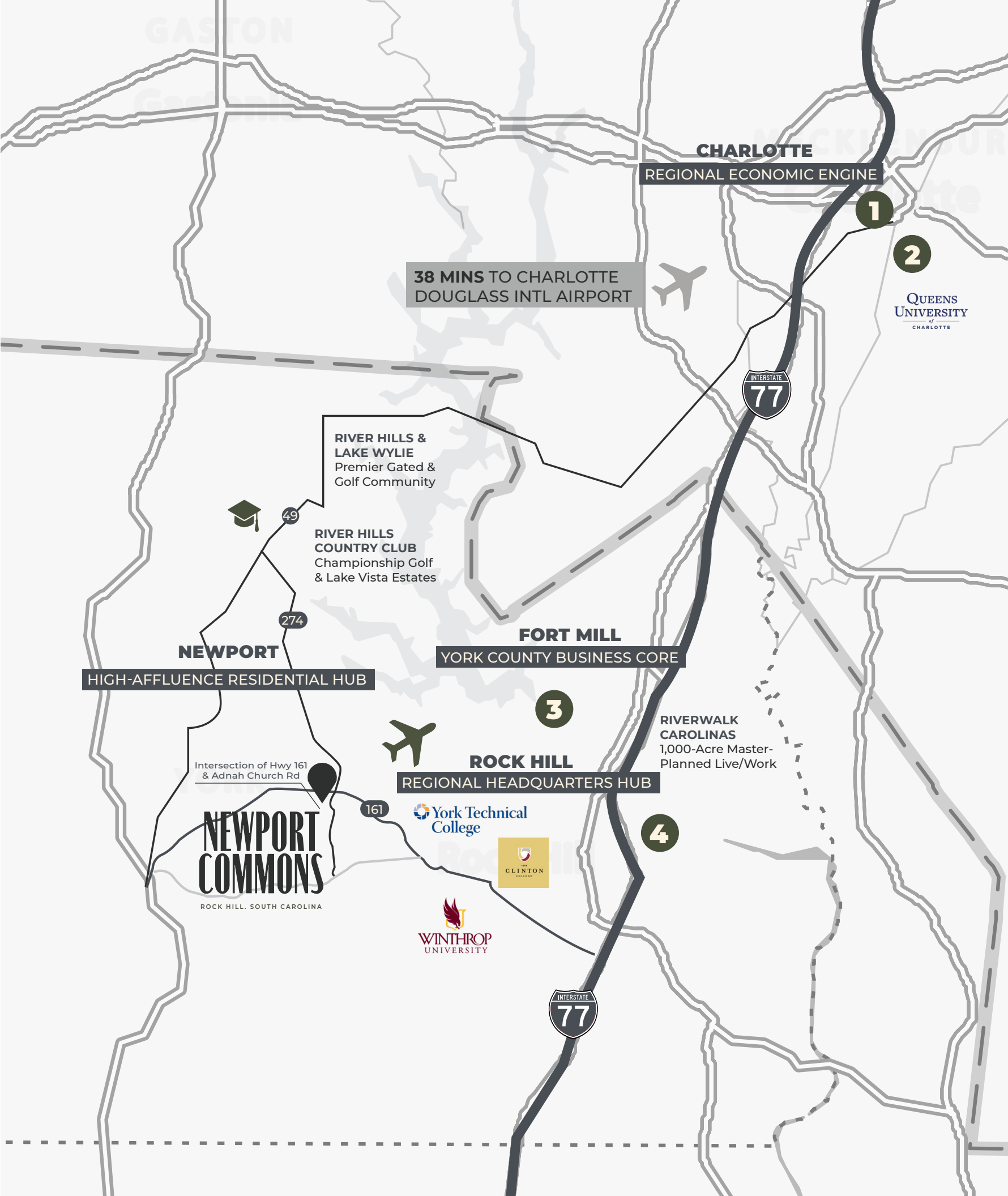
3D SYSTEM HQ

CORPORATE HEADQUARTERS
& MANUFACTURING
- 

ROCK HILL-YORK COUNTY AIRPORT
BUSINESS AVIATION HUB
- 

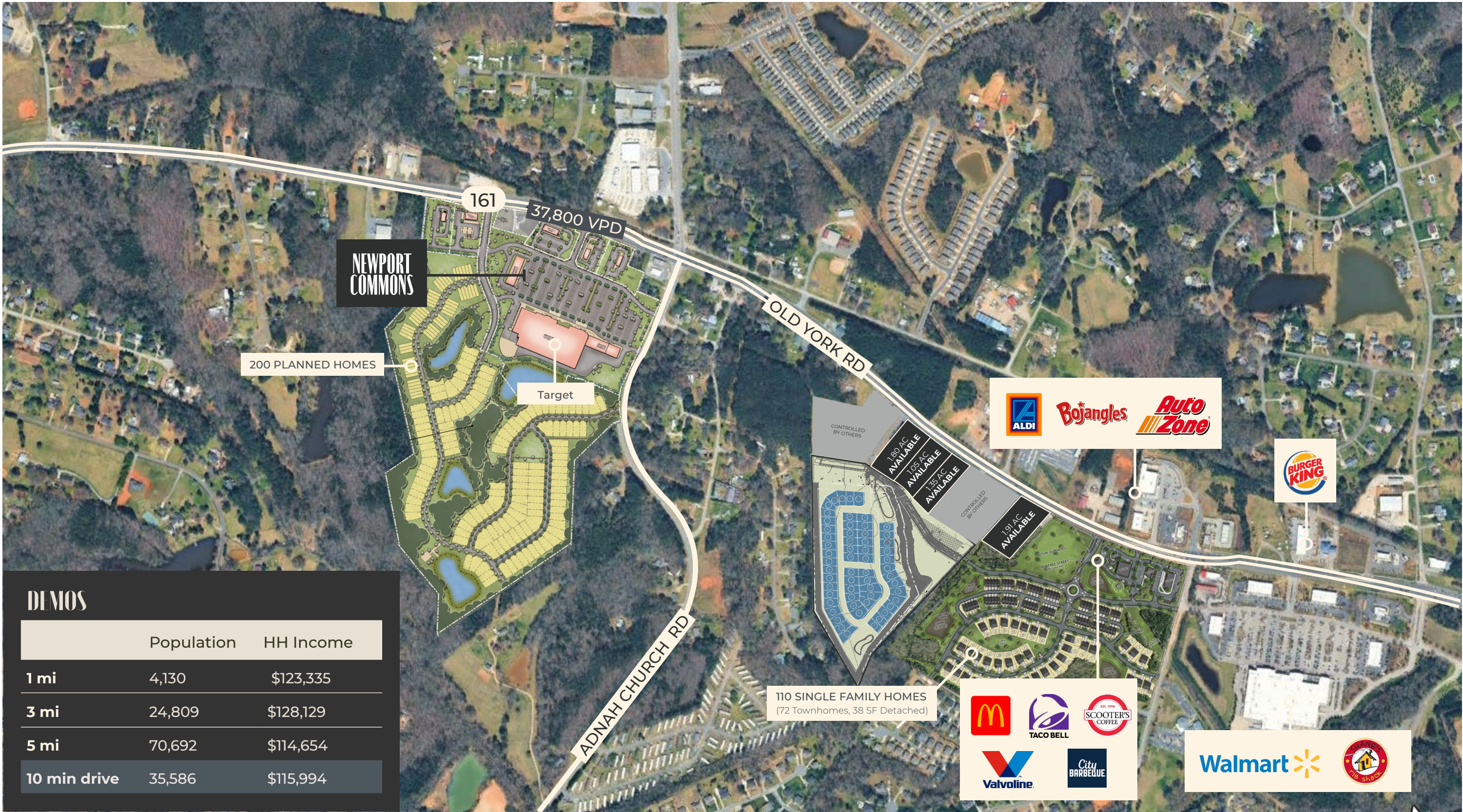
LAKE WYLIE HIGH SCHOOL
AUGUST 2026 DELIVERY

Winthrop University: 6,000+ Students & Faculty
York Technical College: Immediate Academic Anchor
Clinton College: Historic Institutional Hub
Queens University of Charlotte: Elite Private University - Myers Park

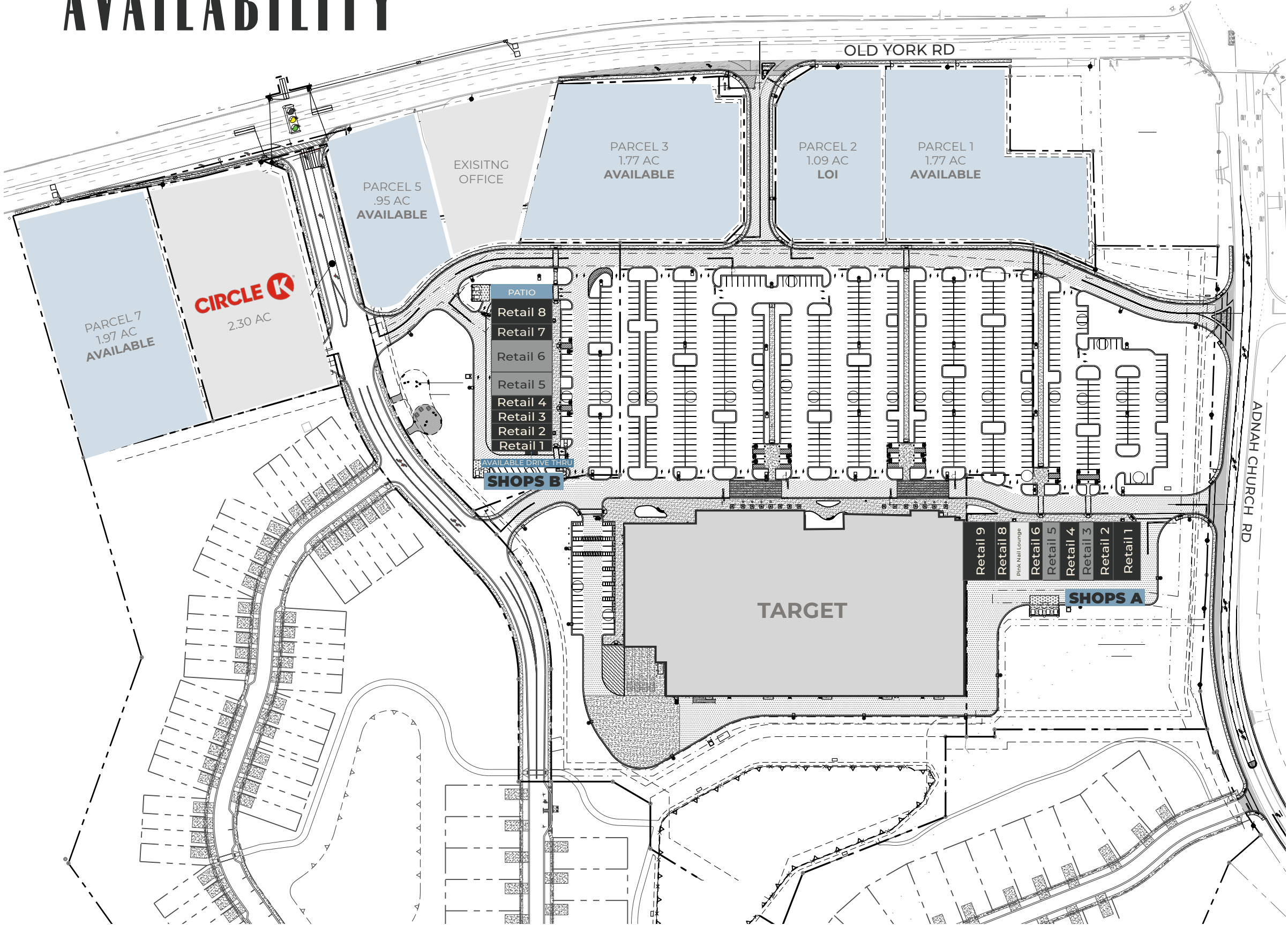


This satellite map of Rock Hill, South Carolina, illustrates the city's layout and its extensive retail network. Major transportation corridors, including Interstate 77, Interstate 26, and US Highways 160 and 501, are clearly visible. The map is populated with numerous retail locations, each highlighted with a callout box containing the store's logo. These include major retailers like Walmart, Target, and Home Depot, as well as specialty stores such as PetSmart, Dick's Sporting Goods, and Michaels. The map also identifies various neighborhoods and local landmarks, providing a comprehensive overview of the city's commercial and residential landscape.

CLOSE UP SITEPLAN



AVAILABILITY



SHOPS A

Suite	SF	Tenant Type
Retail 1	3,315	AVAILABLE
Retail 2	2,603	AVAILABLE
Retail 3	1,195	AT LEASE
Retail 4	1,726	AVAILABLE
Retail 5	1,472	AT LEASE
Retail 6	1,790	AVAILABLE
Retail 7	2,467	Pink Nail Lounge
Retail 8	1,827	AVAILABLE
Retail 9	4,158	AVAILABLE

SHOPS B

Retail 1	1,618	AVAILABLE
Retail 2	2,560	AVAILABLE
Retail 3	1,698	AVAILABLE
Retail 4	1,698	AVAILABLE
Retail 5	2,482	AT LEASE
Retail 6	3,397	AT LEASE
Retail 7	1,698	AVAILABLE
Retail 8	2,427	AVAILABLE

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