



BROKERAGE
DEVELOPMENT
MANAGEMENT
INVESTMENTS

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GAINING PERSPECTIVE



Headquartered in Charlotte, North Carolina, Collett is a full-service commercial real estate firm. We started our business in 1987 with just five people. Three decades later, our commercial real estate services have greatly expanded. Today, we stand proud of the many long-lasting relationships we have developed and continue to maintain.

At Collett, we believe that the way we conduct business not only affects the current deal, but every future deal as well. Our partnerships with owners, tenants, contractors and brokers have to be mutually beneficial.



Over the years, this perspective has helped solidify our reputation for being honest and delivering tangible results. It is this approach that continues to build both our business and our clients' business - the true measurement of success.



A UNIQUE UNDERSTANDING OF RETAIL

Collett specializes in retail projects throughout the country, ranging from grocery anchored shopping centers to regional power centers. Our services include brokerage, development, leasing, property management, strategic asset management, investments and tenant representation. We have owned and managed properties in fifteen states and have maintained strong relationships with tenants like Target, Lowe's Home Improvement, Belk, Ross, TJ Maxx, Hobby Lobby, Academy Sports and Sam's Club, just to name a few.

We have developed retail projects totaling more than eighteen million square feet and currently manage a retail portfolio in excess of seven million square feet. This long-

term success is a direct result of our 'get down to business' approach.



BROKERAGE/ LEASING



Collett's brokerage team serves clients by providing market analysis, tenant representation, property listing and marketing services. We approach every situation with an open mind. Our brokers initiate strategies and solutions that truly fit the individual needs of the subject property - from the lease-up of vacant space to identifying creative ways to maintain and add value to an asset.

Each of our associates works both as a commercial leasing specialist within a specific category as well as a team member whose crossover skills bring strength and diversity to every project. Each broker strives to maintain high occupancy rates by retaining existing tenants and quickly filling vacancies.



MANAGEMENT

Collett has the expertise to oversee day-to-day property management while maximizing the efficiency of operations. Both owners and tenants can count on our accessibility, responsiveness, prompt personal service and ongoing attention to detail. We also act as a trusted consultant by helping owners develop long-term investment strategies for their business parks, retail and mixed use centers. We can assist in determining the return on investment in connection with updating or expanding a property or other opportunities that will improve value. Also, as part of our core services, Collett uses its long-term experience to counsel clients and implement strategies for distressed properties. We are your partner every step of the way.



COLLETT PROPERTY MANAGEMENT PORTFOLIO

Over 7,880,000 Square Feet Managed

ALABAMA			NORTH CAROLINA (CONT'D)			SOUTH CAROLINA		
Rangeline Plaza	Mobile	16,536	NoDa Street Market	Charlotte	23,026	Boulevard Market Fair	Anderson	60,346
			Northlake Village	Charlotte	31,802	Darlington Crossroads	Darlington	44,800
ARKANSAS			Promenade Shoppes	Concord	15,929	Mills Crossing Outparcel	Fort Mill	48,191
Lewis Crossing	Conway	221,603	West Winds Business Park	Concord	26,852	Pendleton Village WNC	Fort Mill	34,939
			Caldwell Commons	Cornelius	6,000	Gaffney Plaza	Gaffney	16,680
COLORADO			Kenton Corners	Cornelius	62,525	Fairfax Center	Goose Creek	11,198
Pioneer Hills	Aurora	134,195	Atrium Health Building	Gastonia	19,262	1301 Brookfield Blvd	Greenville	9,000
			Northridge	Gastonia	51,303	Mount Pleasant Center	Mount Pleasant	64,368
GEORGIA			Gateway Plaza	Hickory	45,160	Gateway Center	Newberry	28,056
Mullins Colony	Evans	147,059	Hickory Village	Hickory	51,464	Academy Sports	Rock Hill	71,733
			Shops at Hickory	Hickory	22,060	AT&T	Rock Hill	4,229
INDIANA			Springs Crossing	Hickory	43,071	Buffalo Wild Wings Center	Rock Hill	14,895
McAlister's	Terre Haute	7,310	V Hugs - Hickory	Hickory	16,380	CPN Medical	Rock Hill	11,568
			The Palladium	High Point	134,945	Cross Pointe Square	Rock Hill	49,085
KANSAS			Hudson Crossing	Hudson	78,414	El Manhattan	Rock Hill	4,596
Schulman Crossing	Garden City	204,785	Pecan Ridge	Huntersville	45,000	Fountain Park Place	Rock Hill	44,191
7341 West 133rd St	Overland Park	9,101	Lenoir Plaza	Lenoir	42,561	Galleria Shops	Rock Hill	12,941
			Lewisville Commons	Lewisville	75,951	Hickory Tavern Center	Rock Hill	14,845
NORTH CAROLINA			The Crossing	Matthews	95,410	Hunter's Quest Center	Rock Hill	9,196
Beaver Creek Crossing	Apex	320,629	235 Medical Park	Mooreville	12,405	Northwoods Square	Rock Hill	71,095
Southridge	Asheville	515,064	Brawley Gateway Center	Mooreville	12,902	Piedmont Medical	Rock Hill	13,810
Montgomery Crossing Shopping Center	Biscoe	25,360	Mooreville Festival	Mooreville	159,632	Red Bow/Family Care	Rock Hill	7,430
Forest Gate	Brevard	62,735	Quaker Meadows	Morganton	49,504	Rock Hill Galleria Mall	Rock Hill	496,094
Burlington - Urgent Care, Mattress	Burlington	10,000	McCarthy Center	New Bern	59,673	Riverview Commons	Rock Hill	59,020
Chatham Crossing	Chapel Hill	95,933	Terraces at Park Place	Pineville	81,583	Shiland Hills	Rock Hill	60,015
2730 W Tyvola Road	Charlotte	9,000	Rutherford Square	Rutherfordton	54,152	Shiland Village	Rock Hill	22,611
Terraces at Southpark	Charlotte	28,723	Villages at Sherrills Ford	Sherrills Ford	61,698	Shops at High Pointe Crossing	Rock Hill	12,600
5100 Old Pineville Road	Charlotte	17,200	Broad Street Station	Statesville	141,663	Staples	Rock Hill	23,942
CVS - 1533 South Blvd	Charlotte	10,722	Weddington Corners	Weddington	81,891	Toast/Office	Rock Hill	9,392
Eastway Crossing	Charlotte	254,519	The Pointe	Wilmington	47,304	Market Square	Spartanburg	210,178
Independence Shops	Charlotte	12,501	Urgent Care	Wilkesboro	6,000	Dorchester Village	Summerville	60,204
Johnston Road Plaza	Charlotte	79,508	Hanes Square	Winston-Salem	18,326			
Lanier Plaza	Charlotte	40,932				TENNESSEE		
Midtown Crossing COA	Charlotte	266,524	OKLAHOMA			3243 Players Club Circle	Memphis	9,000
ParkTowns Village & Shoppes	Charlotte	103,098	Edmond University Plaza	Edmond	19,700			
Shops at Montford	Charlotte	6,548	Lowe's #1549	Edmond	115,000	TEXAS		
Wood Ridge Owner's Association	Charlotte	-	Lawton Town Center	Lawton	207,609	3920 Gulf Frw S	Dickinson	9,000
1228 E. Morehead Street	Charlotte	13,582	Town Center Plaza	Midwest City	707,125	4201 Fossil Creek Blvd	Fort Worth	9,100
1700 Kingston Condo	Charlotte	4,072	University Town Center	Norman	53,510	Heritage Marketplace	Fort Worth	40,103
			Crossing Oaks	Tulsa	269,099	Lakeshore Commons	Rockwall	9,873
						VIRGINIA		
						Rockingham Square	Harrisburg	55,848
						Stonebridge	Richmond	67,536
						Keagy Village	Roanoke	51,407
						Waynesboro Town Center	Waynesboro	366,532

Updated February 2020



DEVELOPMENT

With over 30 years of experience, Collett continues to be an industry leader in ground-up retail development. With an emphasis on retail and commercial development, we are particularly skilled in researching locations, choosing a site and strategically directing land assemblage. We are equally proactive and aggressive in all levels of project management in an effort to maximize our clients' financial returns. Collett can also negotiate on behalf of clients during the development process and oversee any zoning approvals. We have several team members who specialize in government regulations and can help navigate the multiple layers of approval.

Whatever the challenge, our experience provides greater perspective and maximum results.



COLLETT DEVELOPMENT PORTFOLIO

Over 18,398,000 Square Feet Developed

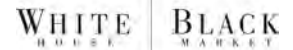
SF			SF			SF			SF		
ALABAMA			MARYLAND			NORTH CAROLINA (CONT'D)			OKLAHOMA (CONT'D)		
Prattville Town Center	Prattville	430,000	Eckerd Drug Store	Forestville	10,908	1228 East Morehead Street	Charlotte	13,508	Edmond Crossing	Edmond	159,600
Lowe's Home Improvement	Mobile	187,500				Advance Auto	Garner	7,000	Edmond University Village	Edmond	33,825
Ruby Tuesday	Mobile	5,500	MISSISSIPPI			Advance Auto	Raleigh	6,895	Lowe's Home Improvement	Shawnee	100,000
			Hobby Lobby	Meridian	55,000	Eckerd Drug Store	Burlington	13,824	Penn Crossing	Oklahoma City	135,888
						Eckerd Drug Store	Havelock	13,824	Wal-Mart Neighborhood Market	Edmond	42,000
ARIZONA			NORTH CAROLINA			Eckerd Drug Store	Rocky Mount	13,824			
Paradise Valley	Phoenix	107,832	Albemarle Crossing	Albemarle	26,828	Eckerd Drug Store	Whiteville	13,824	SOUTH CAROLINA		
			BJ's Wholesale Club	Charlotte	111,000	Eckerd Drug Store	Wilson	13,824	Advance Auto Parts	Camden	7,000
ARKANSAS			BJ's Wholesale Club	Pineville	108,532	Eckerd Drug Store	Albemarle	13,813	AmStar Theatre	Anderson	40,000
Lewis Crossing	Conway	441,871	Broad Street Station	Statesville	141,779	Eckerd Drug Store	Clinton	13,813	Crossroads	Darlington	44,800
			Carolina Auto Malls	Charlotte	25,908	Eckerd Drug Store	Eden	13,813	Eckerd Drug Store	Camden	10,908
FLORIDA			Eckerd Drug Store	Albemarle	13,824	Eckerd Drug Store	Fayetteville	13,813	Eckerd Drug Store	Florence	10,908
Allamira Plaza	Port Orange	125,000	Gateway Plaza	Hickory	45,161	Eckerd Drug Store	Fayetteville	13,813	Eckerd Drug Store	Florence	10,908
Bassett Furniture	Estero	15,000	Hanes Point	Winston-Salem	361,165	Eckerd Drug Store	Fayetteville	13,813	Lowe's Home Improvement	Camden	181,000
Lowe's Home Improvement	Fernandina Beach	181,000	Heritage Crossing	Wilson	350,000	Eckerd Drug Store	Greensboro	13,813	Manchester Village	Rock Hill	400,000
Lowe's Home Improvement	Jacksonville/Mandarin	181,000	Hobby Lobby	Jacksonville	55,000	Eckerd Drug Store	Laurinburg	13,813	Mills Crossing	Fort Mill	50,000
Lowe's Home Improvement	Jacksonville/Regency	181,000	Independence Commons	Wilmington	46,298	Eckerd Drug Store	Rocky Mount	13,813	North Hills Commons	Anderson	356,000
Lowe's Home Improvement	West Jacksonville	181,000	Lowe's Home Improvement	Banner Elk	94,000	Eckerd Drug Store	Wilmington	13,813			
Melbourne Commons	Melbourne	200,000	Metropolitan / Midtown	Charlotte	650,000	Eckerd Drug Store	Reidsville	13,813	TEXAS		
			Mooreville Festival	Mooreville	216,102	Eckerd Drug Store	Smithfield	13,813	Hobby Lobby & Shops	Kerrville	61,400
			NorthCrest	Charlotte	325,000	Eckerd Drug Store	Wilson	12,789	Central Texas Market Place II	Waco	150,000
GEORGIA			OfficeMax	Albemarle	23,500	Eckerd Drug Store	Wilmington	10,908	Grandscape/Nebraska Furniture Mart	The Colony	1,900,000
Costco (2012)	Augusta	142,000	Pecan Ridge	Huntersville	45,000	Eckerd Drug Store	Greensboro	10,908			
Mullins Crossing	Evans	531,926	Pep Boys Auto Parts	Charlotte	22,000	Eckerd Drug Store	Hickory	10,908	VIRGINIA		
Mullins Crossing II	Evans	144,244	Perimeter Woods	Charlotte	300,000	Eckerd Drug Store	Kinston	10,908	Lowe's Home Improvement	Chesapeake	135,197
Walgreens (2008)	Augusta	14,820	River Hills	Asheville	275,000	Eckerd Drug Store	Rocky Mount	10,908	Lowe's Home Improvement	Virginia Beach	135,197
			Southridge	Asheville	550,000	Lynnwood Center	Raleigh	8,943	Waynesboro Town Center	Waynesboro	400,000
			Startown Road Outparcels	Hickory	15,000	NationsRent	Charlotte	11,000			
KANSAS			Target	Asheville	125,000	Sheetz	Raleigh	6,795	WEST VIRGINIA		
Blackbob Marketplace	Olathe	220,000	The Palladium	High Point	105,000	Sheetz	Garner	6,407	Lowe's Home Improvement	Bluefield	181,000
Quivira Crossing	Overland Park	99,164	The Pointe*	Wilmington	150,000				Lowe's Home Improvement/Chili's	Princeton	123,000
Schulman Crossing*	Garden City	365,000	Valley Corners	Hickory	338,641						
			V-Hugs	Hickory	16,380						
KENTUCKY			Walgreens	Garner	14,820						
Shoppes at Plainview	Louisville	63,024	Walgreens	Wilmington	14,820	Crossing Oaks	Tulsa	278,088			
Stoneybrook Shopping Center	Louisville	300,000	Walgreen's	Raleigh	14,820	Edmond Plaza	Edmond	420,000			
			Walgreen's	Wilmington	14,820	Lawton Town Center	Lawton	213,602			
			Wallace Commons	Salisbury	200,000	Town Center Plaza	Midwest City	800,000			
			Western Crossing*	Jacksonville	68,000	Tulsa Hills	Tulsa	850,000			
LOUISIANA			White Oak Crossing	Garner	750,000	University Plaza	Edmond	315,197			
Super Kmart	West Monroe	175,000	Woodlawn Crossing	Charlotte	19,000	University Town Center	Norman	500,000			

Updated November 2019



TENANT REPRESENTATION

Collett has enabled a diverse base of regional and national retailers to make informed decisions regarding their leasing transactions. Using extensive knowledge of the real estate market, industry relationships, and in-depth analysis, we pursue and acquire real estate sites that allow our clients to achieve optimal success for their businesses. By examining business objectives and guiding clients through each step of the leasing process, we successfully place tenants in major markets across the Southeast.





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