

MAKE YOUR MARK AT CAMP NORTH END



CAMP NORTH END

Jamestown



A VIBRANT DESTINATION WHERE

COMMUNITY, CULTURE, & INNOVATION CONVERGE

INSPIRED
DINING

ENGAGING
EXPERIENCES

DIVERSE
BUSINESSES

CREATIVE
ENVIRONMENT

201 CAMP ROAD, CHARLOTTE, NORTH CAROLINA

CAMP.NC



THE RETAIL OPPORTUNITY

27,000 - 94,000 SF

Historic, industrial space with 36' high ceilings, bright clerestory windows, and original character. Positioned in the heart of Camp North End, one of Charlotte's most popular destinations.





SUITE 100 | 201 CAMP

TOTAL: 94,428 USF | LEVEL 1: 68,469 USF | MEZZANINE: 23,955 USF

VIRTUAL TOUR



TENANT A

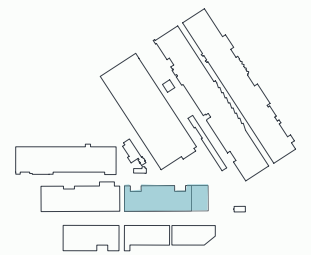
Total SF: 22,339 USF
First Floor: 16,546 USF
Mezzanine: 5,793 USF

TENANT B

Total SF: 45,573 USF Mezzanine: 11,059 USF
First Floor: 33,500 USF Outdoor/Deck: 1,014 USF

TENANT C

Total SF: 26,516 USF
First Floor: 19,423 USF
Mezzanine: 7,093 USF





FRONT ENTRY COURTYARD



INTERIOR & MEZZANINE



ELEVATED ENTRY



PRIVATE ROOF DECK





INNOVATION IS OUR IDENTITY FORGED OVER A CENTURY

EXISTING MASONRY WALL

12'-0" x 13'-6" SLIDING DOOR - TO REMAIN CLOSED, LOCKED & PAINTED



1924

1941

1956

1967

2017

2026

TODAY

In 1924, Albert Kahn designed the site's first Ford factory, a 240,000-square-foot plant powered by three coal-fired boilers—still behind the Boileryard's water tower—that produced 300,000 Model T and Model A cars before the Great Depression.

During WWII, the U.S. Army bought the Ford factory, added five warehouses, and ran a Quartermaster Depot supplying basic training camps across the Southeast. Sections handled typewriter repairs and uniform distribution, and the Army's inactive tracks still cross the site.

During the Cold War, the site shifted to missile development, using conveyor belts for munitions packing and assembling Army-grade Gama Goat vehicles. The U.S. Army dubbed it CAMP (Charlotte Area Missile Plant), inspiring the name used today.

In 1967, the Secretary of Defense sold the complex to Eckerd Pharmaceuticals. Many North End residents recall working in the Eckerd factories, later continuing under Rite Aid after its acquisition.

In 2016, ATCO Properties bought the 76-acre site from Rite Aid and opened it in 2017 as Camp North End. Under ATCO, it grew to nearly 100 mixed-use tenants and over 1 million annual visitors, cementing its status as one of Charlotte's most dynamic destinations.

Jamestown partnered with existing owners and now leads Camp North End's next chapter, building on its creative ecosystem. With 3.2 million square feet of entitled future development, it will enhance the site's role as a vibrant Charlotte destination while preserving its authentic spirit.

Camp North End, a 76-acre hub of innovation, business, and culture, blends historic preservation with modern design and features offices, residences, retail, restaurants and bars, public gathering spaces, event venues, and extensive public art—making it one of Charlotte's most popular destinations.



CENTRALLY LOCATED

EASILY ACCESSIBLE
FROM ALL OVER CHARLOTTE

PLENTY OF PARKING WITH
NO TRAFFIC HASSLES

Comprised of 5 distinct districts, Camp North End's retail corridors are lined with a vibrant mix of shops, studios, and standout food & beverage destinations. Full of originality and character, it has become one of Charlotte's most progressive hubs for dining, shopping and living.

With nearly 2,000 parking spaces, the campus easily accommodates daily traffic from retail visitors and businesses.

CAMP NORTH END

Centrally located at one of Charlotte's most accessible destinations

0.7 MILES

TO INTERSTATE 277

1.5 MILES

TO INTERSTATE 77

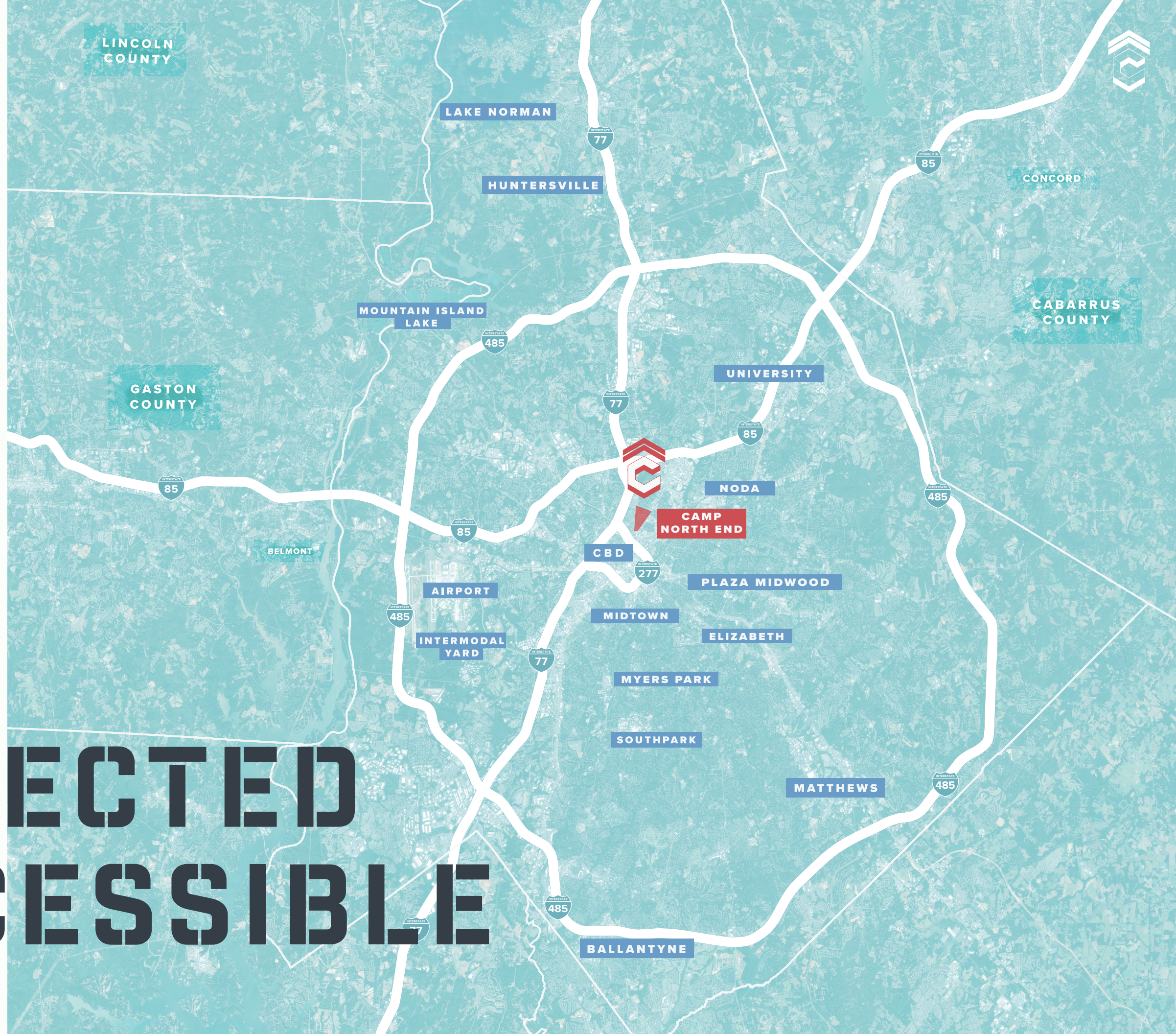
2 MILES

TO INTERSTATE 85

9 MILES

TO CHARLOTTE DOUGLAS INTERNATIONAL AIRPORT

**CONNECTED
& ACCESSIBLE**





THE CAMPUS TODAY

76 ACRES

URBAN CAMPUS

400K SF

OF OFFICE, RETAIL, & ENTERTAINMENT SPACE

301

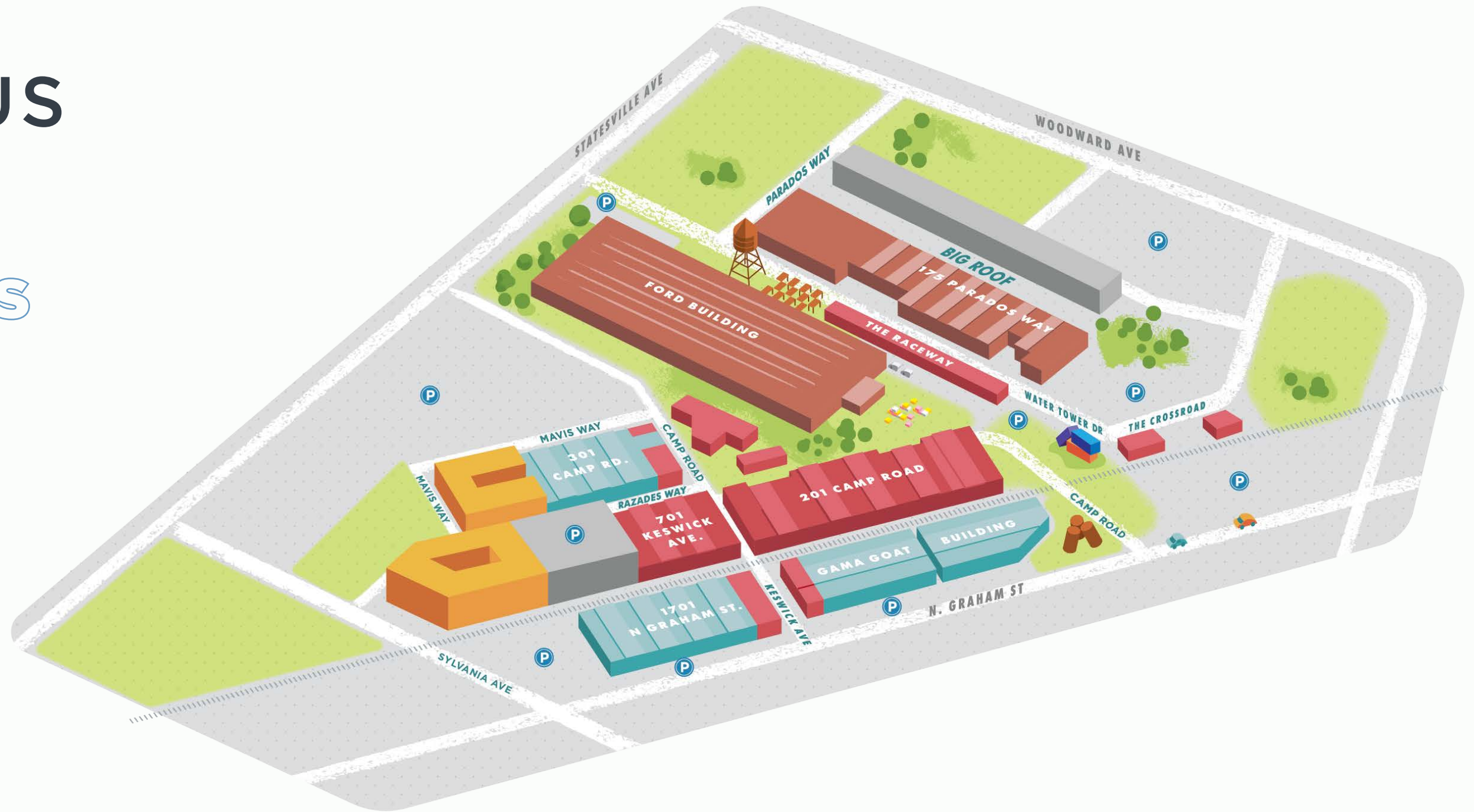
APARTMENTS

50+

RETAILERS & RESTAURANTS

2,000

PARKING SPOTS



- FUTURE DEVELOPMENT
- MULTI-FAMILY
- RETAIL
- OFFICE
- HISTORIC REDEVELOPMENT OPPORTUNITY



THE CAMPUS MASTER PLAN

Camp North End inspires discovery and connection, fuels culture, and creates a thriving environment for community and businesses alike.

76 ACRES

URBAN CAMPUS

2M SF

OF OFFICE, RETAIL, & ENTERTAINMENT SPACE

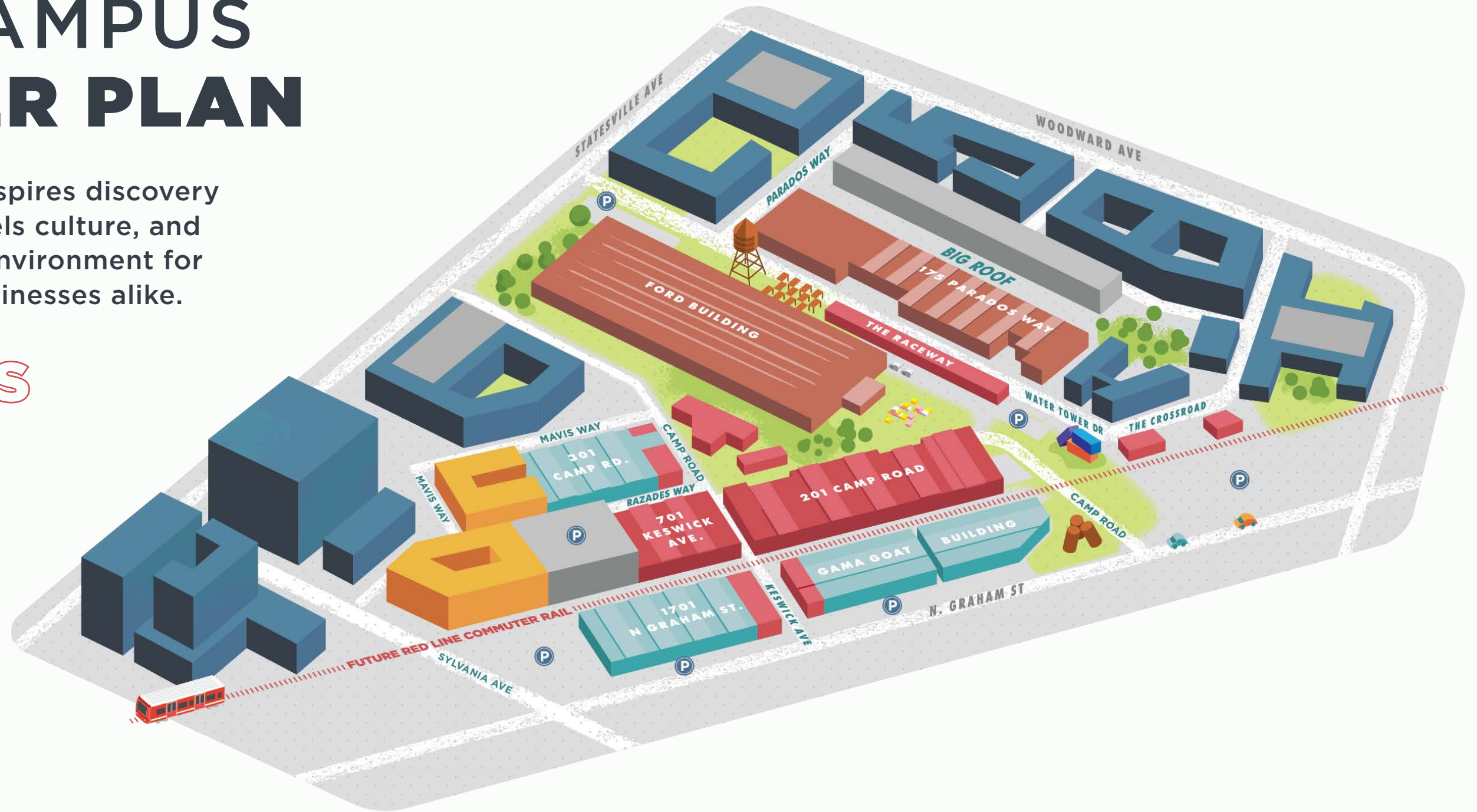
2,000

APARTMENTS

100+

HOTEL ROOMS

*All future phases will include additional parking



- FUTURE DEVELOPMENT
- MULTI-FAMILY
- RETAIL
- OFFICE
- HISTORIC REDEVELOPMENT OPPORTUNITY



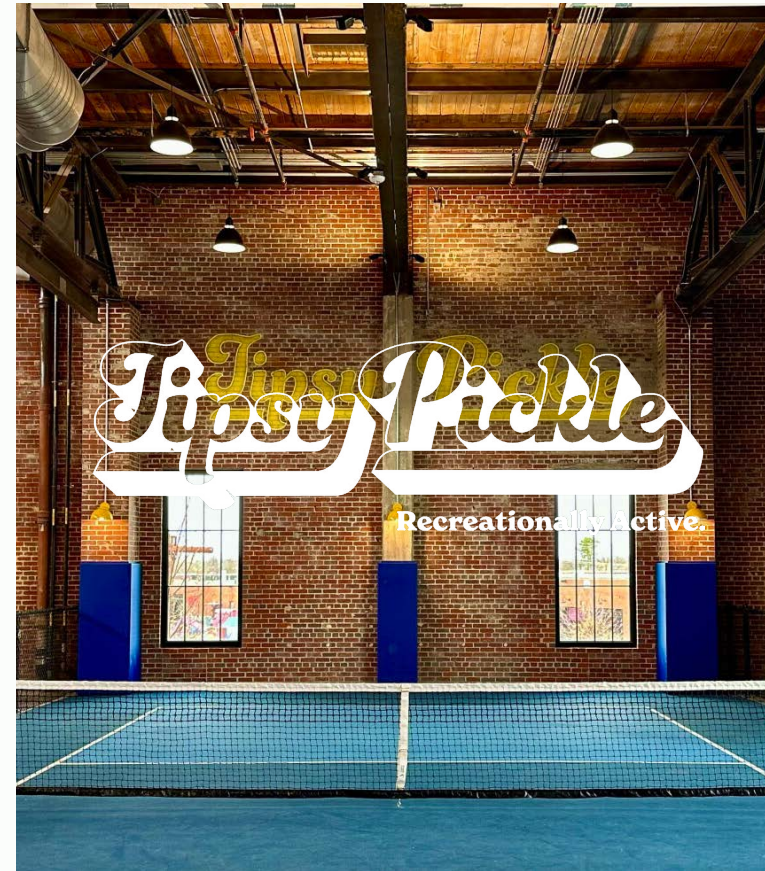
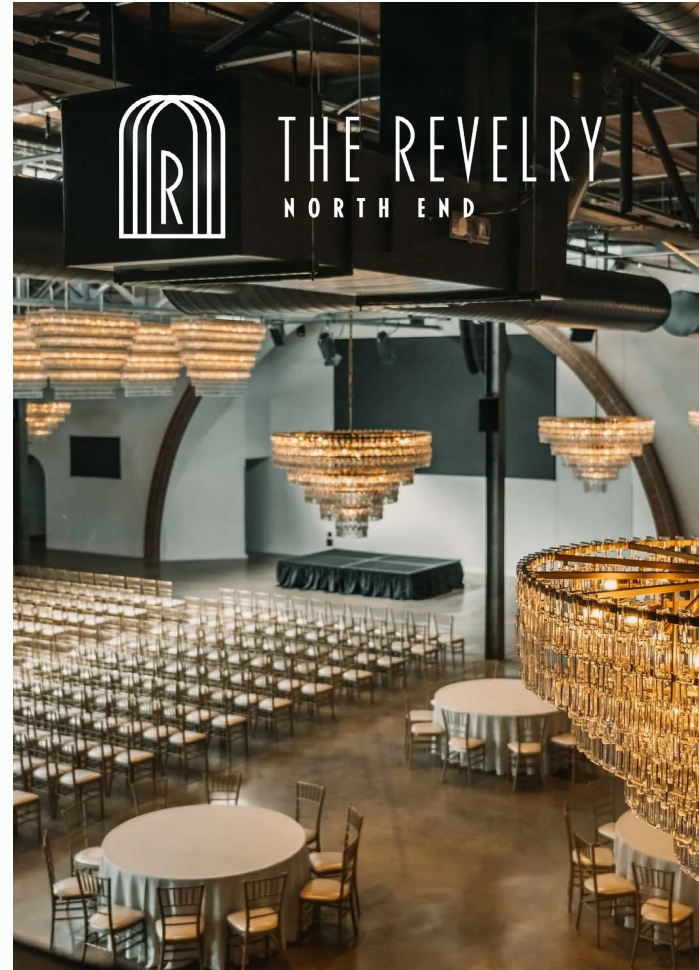
THE EXPERIENCE

Camp North End's community and diverse roster of tenants is like nothing else in Charlotte.





THE COMMUNITY

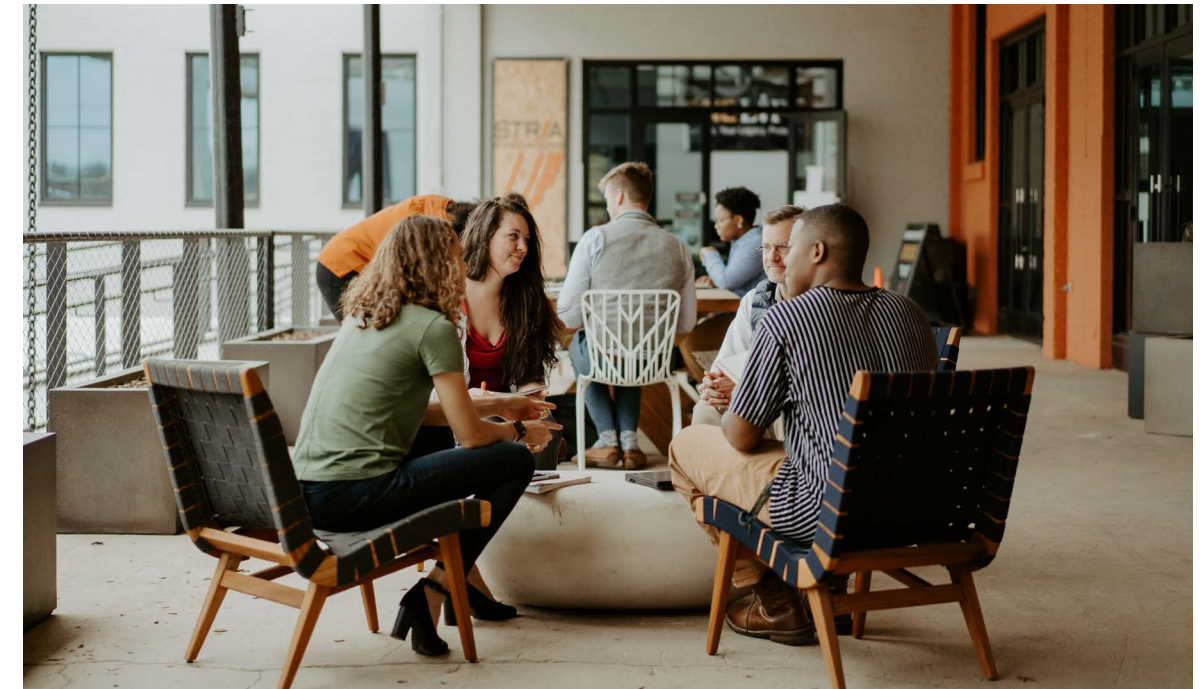
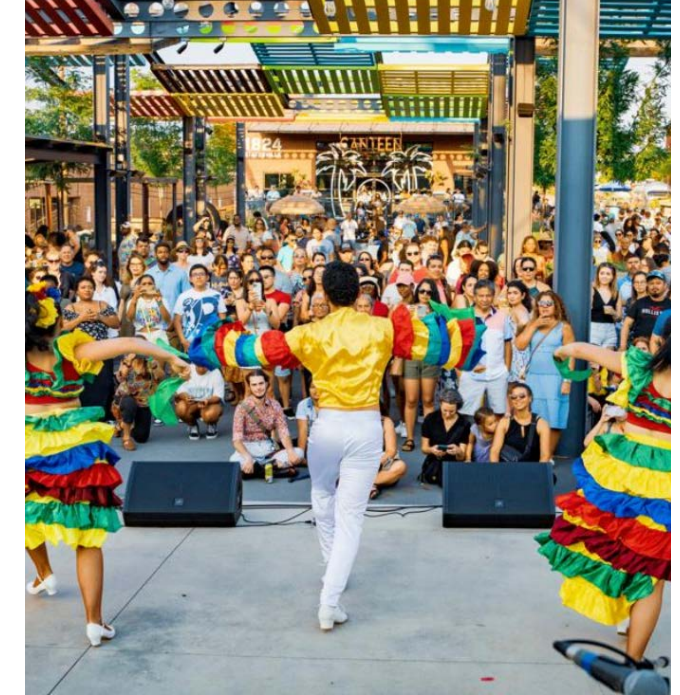




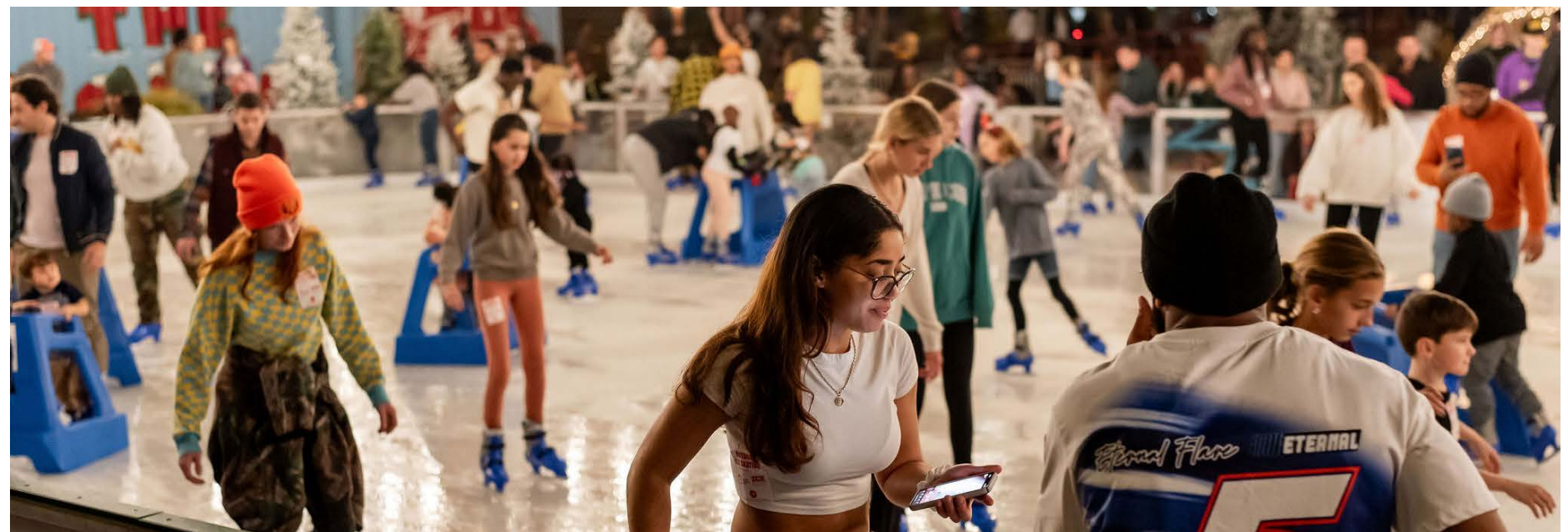
IT'S ALL HAPPENING HERE

Renowned chefs, trendsetting retail, and lively cultural, culinary, and arts festivals foster community and engagement across the campus for you and your entire team to enjoy.

Creative and engaged onsite community management team supports and executes over 500 events per year.



CHARLOTTE'S DESTINATION FOR DIVERSE PROGRAMMING AND EVENTS



ENGAGED OWNERSHIP



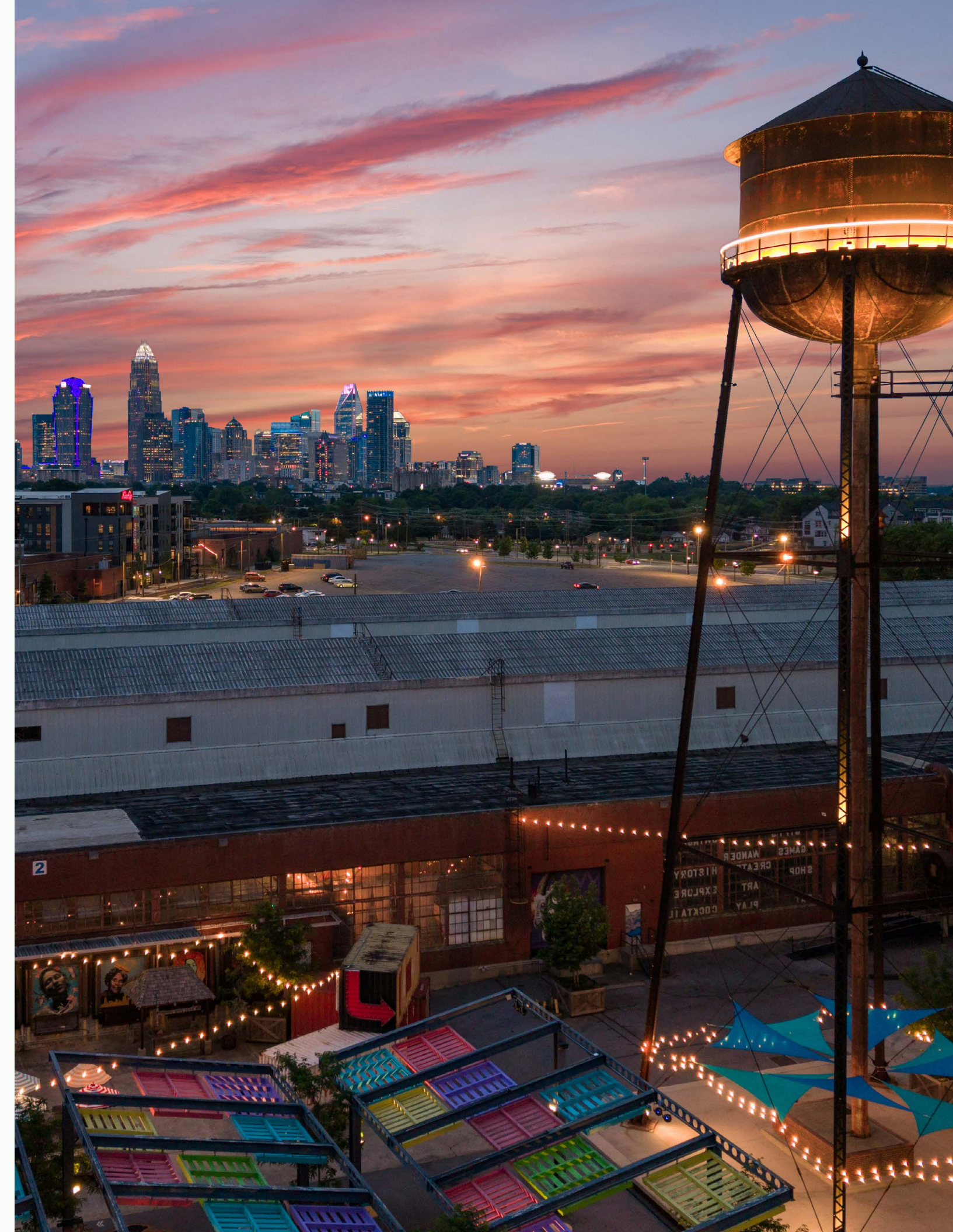
Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions exceeding \$40 billion. As of December 31, 2025, Jamestown has assets under management* of \$14.1 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe. Jamestown differentiates itself through its enhanced vertical integration. In addition to experience in the traditional functions of a real estate management company, such as acquisitions, capital markets, and asset management, Jamestown possesses extensive internal expertise to bring added value to all aspects of the real estate business.



ATCO is a family-owned and operated real estate operating company that has developed, managed and owned a diverse real estate portfolio, primarily in and around New York City. As its 4th generation of leaders defines its legacy—to develop properties that will meaningfully contribute to the next great American cities—Camp North End represents the firm’s first signature project outside of NYC. With an investment focus on retail, office, and mixed-use properties, the dynamic and experienced ATCO management team is concentrating its passion for placemaking and community building on these 76 acres in Charlotte, NC. Helmed by a seasoned, on-site Dream Team, Camp North End is being built with an impossible amount of pride and experience, creativity and innovation, vision and heart.



Shorenstein, a joint venture partner in the five large adaptive-reuse projects at Camp North End, is one of the country’s oldest and most respected real estate organizations active nationally in the ownership and management of high-quality office and residential properties. Due to its success over many years and multiple real estate cycles, Shorenstein has established its reputation as a creative and knowledgeable investor. Privately owned and headquartered in San Francisco, the company’s current portfolio totals 23 million square feet in 16 markets, with a gross value of \$9 billion.





CONTACT US

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