

THRIFT
COMMERCIAL REAL ESTATE SERVICES



OUR COMPANY ▾

Thrift Commercial Real Estate Services was founded in 2016 by Charles Thrift, a Charlotte native with an unmatched approach to retail leasing. The company has since grown to include office leasing services and a land acquisition team.

THRIFT AT A GLANCE

2016

year established



retail + office leasing services; capital investments



13 team members



growth is our job



response time matters



reputation is everything



Thrift CRES is now in its 8th year of operation. The firm was created to provide developers and owners a **boutique real estate firm experience, with big shop expertise.**

Since the inception of the firm, Charlotte is a much different city and so is our company. Today the firm includes 13 associates, and **our services include retail and office leasing and brokerage, property sales, pre-construction consulting, land acquisitions and tenant representation.** We have partnered with some of the premier developers and owners in the country and understand expectations that make a project unique and profitable. We work tirelessly in an effort to exceed ownership's expectations.

After solely operating as a boutique retail firm for the first four years, the **office team was created** by bringing on board a team of professionals with extensive backgrounds in large brokerage shops working on behalf of institutional partners and owners. It had become apparent that our clients were looking for one firm to handle their real estate needs, which we can now offer.

In 2023, we created **Thrift Capital** which is focused on purchasing assets which we believe have opportunity to be repositioned, through improved design, increased ownership attention and exceptional leasing. We use our market knowledge and tenant relationships to drive values for our investors.

As our city continues to evolve and grow, Thrift CRES is involved in continuing to change the landscape. **We want to work on projects that make a difference.** We believe that we do business differently and we want to work with owners that work the same way.



OUR TEAM

RETAIL

OFFICE

CASE STUDY

MARKETING

THRIFT AT A GLANCE

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year
established



retail + office
leasing services;
capital investments



13 team
members



growth is our
job



response
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reputation is
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Thrift CRES is in now in its 9th year of operation. The firm was created to provide owners a **boutique real estate firm experience with big shop expertise.**

Since inception, Charlotte is a much different city and so is our company. Today the first includes 13 associates, and **our services include retail and office leasing and brokerage, property sales, pre-construction consulting, land acquisitions and tenant representation.** We have partnered with some of the premier owners and concepts in the country and understand what makes a project unique and profitable. We work tirelessly for our clients in an effort to exceed expectations, and deliver exceptional results.

After solely operating as a boutique retail firm for the first four years, the **office team** was created by bringing on a team of professional with extensive backgrounds with large brokerage shop experience. We can now offer our clients best in class office and retail services, and solve every need that you may have on your project.

Thrift Capital was created to focus on assets which we believe are undervalued due to dated design, lack of attention from the owners or a tenant mix that is not in keeping with the evolution of the neighborhood. We use our market knowledge and tenant relationships to shape projects and drive value for our investors.

As our market continues to evolve and grow, Thrift CRES is pursuing projects that make a difference in the community and for those that we are working for. We want to serve our clients in such a manner that creates a bond that goes far past the latest transaction. **We believe that we do business differently and we want to work with those that do the same!**



OUR TEAM

RETAIL

OFFICE

CASE STUDY

MARKETING



Charles Thrift
Partner



Jay Mitchener
Partner



Lucy Butler
Partner



Cliff Benson
Retail



Thompson Brock
Retail



David Felkner
Analyst



Peyton Gehron
Retail



Lucy Gifford
Marketing



Matt Livingston
Thrift Capital



Alex Mann
Office



Katie Morris
Marketing



Ellie Rickenmann
Retail



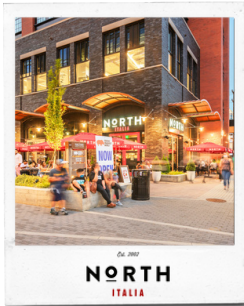
Stephen Woodard
Office

Retail Tenant Highlights



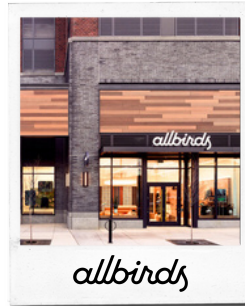
barcelona

DESIGN CENTER



NORTH
ITALIA

THE RAILYARD



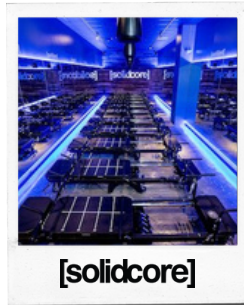
allbirds

LOWE'S TOWER



patagonia

DESIGN CENTER



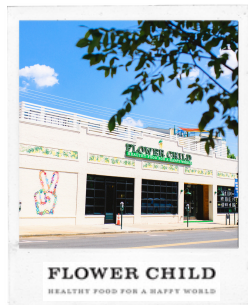
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SOUTHPARK MALL



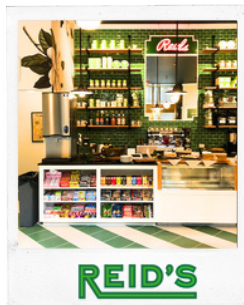
**Steak
48**

APEX SOUTHPARK



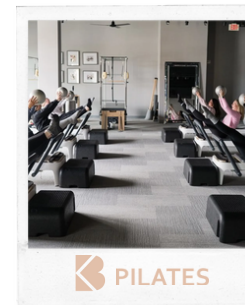
FLOWER CHILD
HEALTHY FOOD FOR A HAPPY WORLD

1537 CAMDEN



REID'S

MYERS PARK



PILATES

1520 SOUTH



AveryHall



Retail Landlord Relationships

Office Tenant Highlights

abry partners



BROWN BROTHERS HARRIMAN



HOPEWAY INREACH



ALOVING lūquire



THE RIDGEBACK GROUP



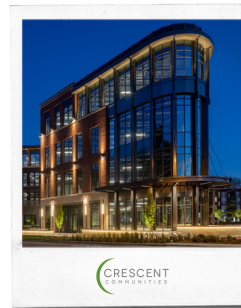
xceleration Rewarding Works®



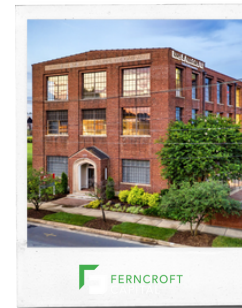
B G Browder Group
R E Real Estate, LLC
FREEMOREWEST PORTFOLIO
235,000 SF



PARKSIDE PARTNERS
OAKHURST COMMONS
126,000 SF



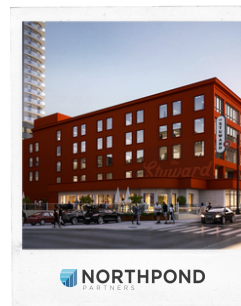
CRESCENT COMMUNITIES
ELIZABETH ON SEVENTH
103,500 SF



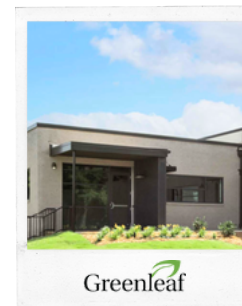
FERNCROFT
CAROLINA SCHOOL SUPPLY
15,000 SF



ASANA PARTNERS
1800 CAMDEN RD
24,000 SF



NORTH POND PARTNERS
THE STUWARD
95,000 SF



Greenleaf
1500 N GRAHAM
25,000 SF

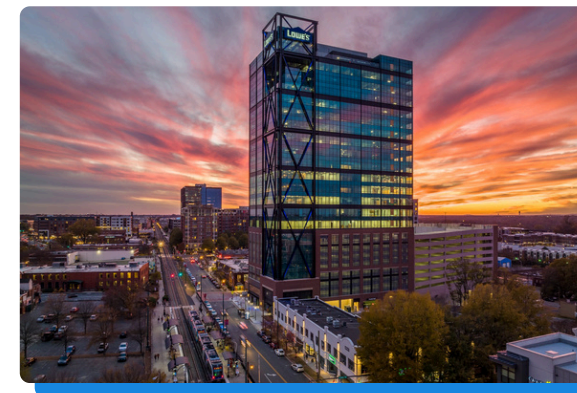
Office Landlord Relationships



Success in South End.

Since 2017, Thrift has leased nearly 300K SF of retail in South End with over \$120M in total lease value.

Thrift transformed the Design District in South End from an office project with one restaurant into a premier mixed-use project with new-to-market shops, bars and restaurants. This area has become one of the most coveted retail destinations in the southeast.



OUR TEAM

RETAIL

OFFICE

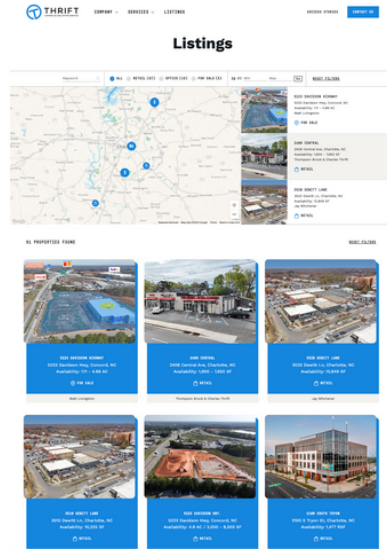
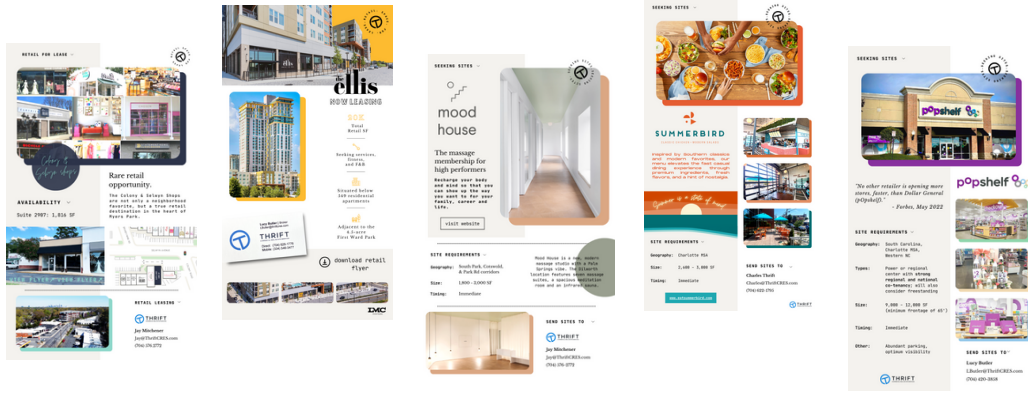
CASE STUDY

MARKETING



Thrft South End Deals Since 2017



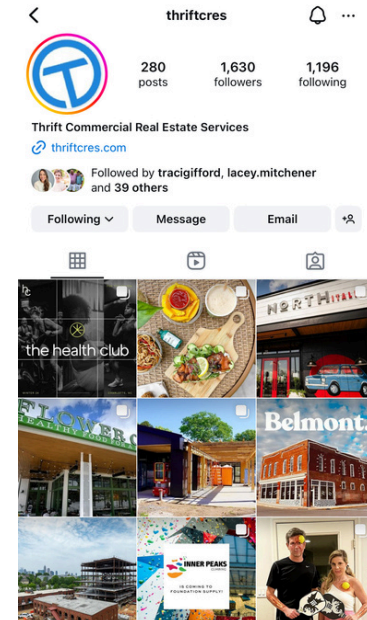


Thrift Website

Broker Engagement



Social Media





Hope to see you soon!

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Charlotte, NC 28205

ThriftCRES.com

