

## First Quarter 2009 Charlotte/Mecklenburg New and Expanded Business

The first quarter of 2009 has been a trying time for all, as the economy remains challenged. The effects of the downturn have touched many aspects of the market, various industries and most individuals. Despite these tough economic conditions, Charlotte has been able to expand its business sector, a positive indicator that the Queen City is moving forward. Charlotte remains the second-largest banking city in the nation and continues to be a destination for many in search of a better quality of life. The Census recently released population estimates showing that growth in Mecklenburg County has increased by 3.1 percent from 2007 to 2008.

In first quarter 2009, 243 new and expanded firms produced 2,243 jobs. Although these figures have decreased from the previous year, any kind of growth is encouraging considering current market conditions. Investment dollars were just under \$175 million, resulting in a total of 3.5 million new square feet. The economy may be dormant, but Charlotte certainly is still in the game.

The largest increases in employment this quarter were within accommodations and food service; retail; finance and insurance; and the professional and technology sector. Manufacturing followed close behind with 10 new or expanding firms and 147 jobs. There were also several businesses of note: GMAC Financial announced an expansion creating 200 additional jobs; Spencer's Distribution Warehouse added almost 500,000 square feet; and Precision Framing Systems added more than 250,000 square feet. The largest investments this quarter were made by the North Lake Business Park, the Stone Gate Business Center and Maxxim Supply Inc.

When the recession will fade remains to be seen. However, business growth within Charlotte this quarter has proved that optimism is still warranted. As long as business continues to grow – regardless of the pace – Charlotte will persevere. It's like the old fable goes: "slow and steady wins the race."

<b>First Quarter Summary of New and Expanded Business</b>				
<b>Year</b>	<b>Firms</b>	<b>Employment</b>	<b>Square Feet (millions)</b>	<b>Investment (millions)</b>
2009	243	2,243	3.5	\$174.2
2008	282	3,016	6.1	\$1,057.2
2007	286	3,071	6.0	\$ 881.1
2006	224	3,329	5.3	\$ 993.9
2005	251	3,740	6.1	\$ 631.9

This quarterly report is available at the Chamber for \$10.00 per copy or by subscription for \$25.00 annually (\$35.00 for non-members). For further information please call 704-378-1300.

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**First Quarter 2009**

**Summary of New and Expanded Business in Charlotte/Mecklenburg County  
by Industry Classification**

<b>NAICS</b>	<b>Industry</b>	<b>Firms</b>	<b>Jobs</b>	<b>Square Feet</b>	<b>\$ Investment</b>
23	Construction	5	41	5,276	234,749
31-33	Manufacturing	10	147	473,224	6,391,000
42	Wholesale Sales	13	118	253,477	15,414,452
44-45	Retail	34	485	430,031	11,152,938
48-49	Transport/Warehouse	11	20	683,537	4,246,114
51	Information	2	1	N/A	5,500
52	Finance & Insurance	21	270	188,223	7,298,938
53	Real Estate/Rental	3	7	2,294	210,000
54	Professional & Technical Services	36	211	233,720	12,318,362
55	Management of Companies and Enterprises	2	15	2,984	198,000
56	Administrative Support and Waste Management	6	65	8,541	169,100
61	Educational Services	4	118	29,324	1,671,143
62	Health Care & Social Assistance	18	76	208,493	4,745,590
71	Arts, Entertainment, Recreation	12	129	48,228	3,215,000
72	Accommodations & Food Service	30	419	259,620	12,998,127
81	Other	11	121	17,804	961,100
99*	Development	25	N/A	624,281	92,991,609
	<b>Total:</b>	<b>243</b>	<b>2,243</b>	<b>3,469,057</b>	<b>\$174,221,722</b>

Note: Employment figures are incremental. Square footage does not necessarily reflect movement from one Charlotte location to another. Figures reflect announcements and specifications during indicated period, but actual construction and hiring may occur in subsequent periods. NAICS stands for North American Industry Classification System and can be understood in more depth at [www.naics.com](http://www.naics.com).

Source: Newspaper announcements, press releases, building permits, business licenses, Chamber membership and prospects.

\* Investment numbers indicate building, inventories, machines, and/or equipment.

\*\* The 99 classification is not a true NAICS class, but rather a Chamber classification to group mixed use and speculative development.

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### First Quarter Comparison of New and Expanded Business in Charlotte/Mecklenburg County

<b>Category</b>	<b>New</b>		<b>Expanding</b>		<b>Total</b>	
	<u>2009 1st Q</u>	<u>2008 1st Q</u>	<u>2009 1st Q</u>	<u>2008 1st Q</u>	<u>2009 1st Q</u>	<u>2008 1st Q</u>
<b><i>Number of Firms</i></b>						
Manufacturing	5	4	4	5	9	9
Non-manufacturing	<u>100</u>	<u>117</u>	<u>134</u>	<u>156</u>	<u>234</u>	<u>273</u>
Total	<b>105</b>	<b>121</b>	<b>138</b>	<b>161</b>	<b>243</b>	<b>282</b>
<b><i>Employment</i></b>						
Manufacturing	55	29	2	22	57	51
Non-manufacturing	<u>792</u>	<u>465</u>	<u>1,394</u>	<u>2,500</u>	<u>2,186</u>	<u>2,965</u>
Total	<b>847</b>	<b>494</b>	<b>1,396</b>	<b>2,522</b>	<b>2,243</b>	<b>3,016</b>
<b><i>Square Footage (thousands)</i></b>						
Manufacturing	292.8	109.1	30.5	225.7	323.3	334.8
Non-manufacturing	<u>996.4</u>	<u>3,499.8</u>	<u>2,149.5</u>	<u>2,263.6</u>	<u>3,145.9</u>	<u>5,763.4</u>
Total	<b>1,289.2</b>	<b>3,608.9</b>	<b>2,180.0</b>	<b>2,489.3</b>	<b>3,469.2</b>	<b>6,098.2</b>
<b><i>Investment* (millions)</i></b>						
Manufacturing	\$6.0	\$2.2	\$391	\$21.7	\$6.4	\$23.9
Non-manufacturing	<u>\$116.5</u>	<u>\$623.5</u>	<u>\$51.3</u>	<u>\$409.7</u>	<u>\$167.8</u>	<u>\$1,033.2</u>
Total	<b>\$122.5</b>	<b>\$625.7</b>	<b>\$51.691</b>	<b>\$431.4</b>	<b>\$174.2</b>	<b>\$1,057.1</b>

Note: Employment figures are incremental. Square footage does not reflect increments where firms vacate one Charlotte location for another. Figures reflect announcements during indicated period, but actual construction may occur in a subsequent period.

Source: Newspaper ads, press releases, building permits, Chamber Membership Department and Chamber prospects

\* Indicates building, inventories, machines and/or equipment