CHARLOTTE REGIONAL BUSINESS ALLIANCE®



Q3 2026

GROWTH REPORT

Q3 2026 AT A GLANCE

15 projects with incentives brought **$2.7 billion in announced capital investment and 2,286 announced jobs** to the Charlotte Region

PROJECT ANNOUNCEMENTS

15

Up from 10 in Q3 2025

ANNOUNCED INVESTMENT

$2.7B

Up from $580M in Q3 2025

ANNOUNCED JOBS

2,286

Up from 1,417 in Q3 2025

2 companies investing $1B or more

Octapharma and Prysmian brought $2.48B, 92% of the quarter's investment.

Manufacturing led announcements

Nine of 15 announcements, across six counties.

European investment

Seven announcements from European companies, including Germany, Italy, Switzerland, and Austria.

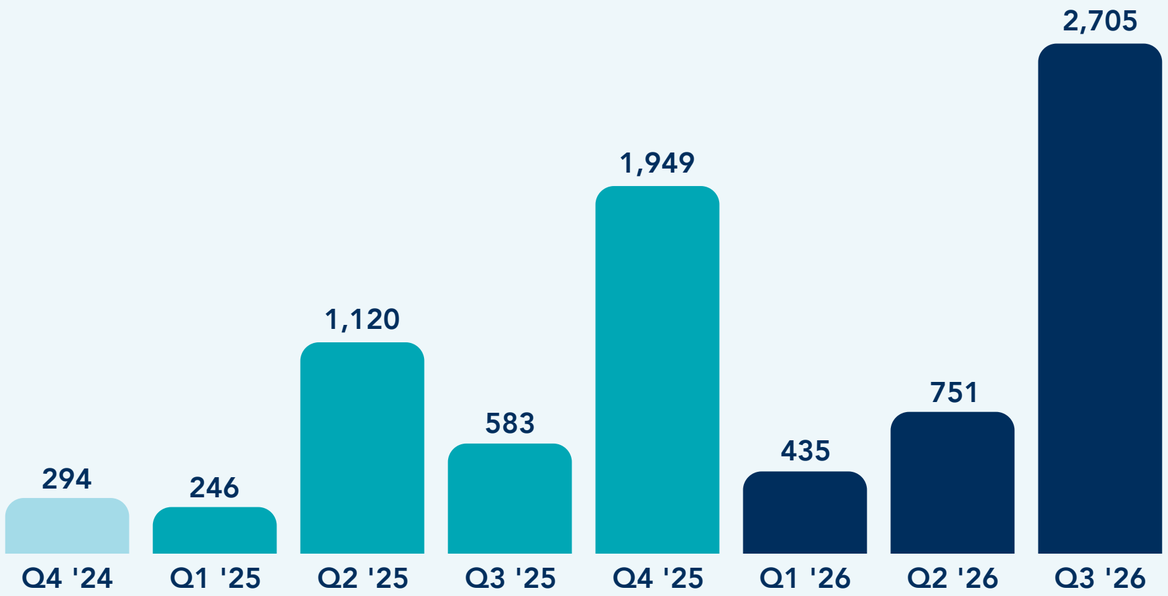
2026 YEAR TO DATE: **42** Announcements **$3.89B** Investment **6,289** Jobs

Source: CLT Alliance Project Announcement Dashboard; county partners and company releases.

THE QUARTER IN CONTEXT

Year to date investment has **nearly doubled** compared to Q3 2025, reaching **$3.9 billion**

Announced capital investment by quarter ($M)



Through Q3	2025	2026	Change
Projects	33	42	+27%
Capital	$1.95B	$3.89B	+100%
Jobs	4,491	6,289	+40%

Q1-Q3 investment matches 2025 total

Through the first three quarters, 2026 investment equals total investment for all of 2025.

Source: CLT Alliance Project Announcement Dashboard; county partners and company releases.

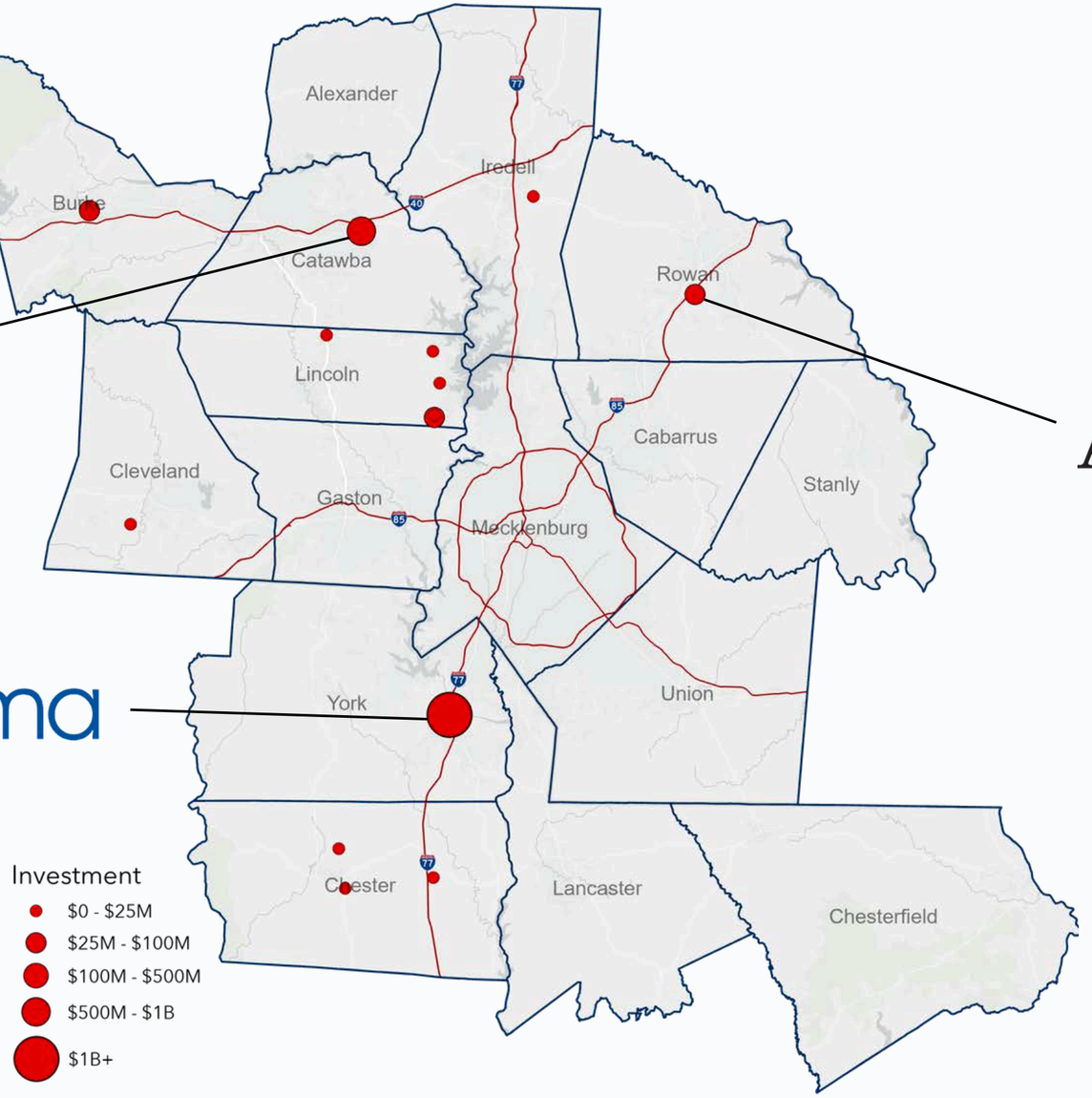
WHERE GROWTH HAPPENED

Eight of 16 counties landed projects this quarter

prysmian

octapharma

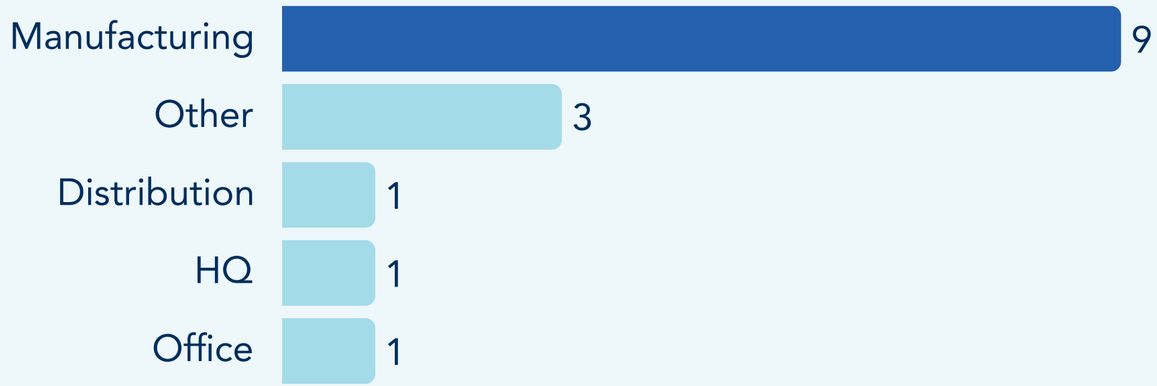
AMERICAN EAGLE OUTFITTERS



WHO INVESTED

Manufacturing led Q3 incentivized activity, and international firms brought the majority of announced jobs and investment

Projects by type (15 total)



*Other includes mixed-use projects and specialized sectors

SMALL BUSINESS

7 of 15 announcements came from organizations with fewer than 500 employees across all operations, together investing **$34 million** in the Charlotte Region.

New vs. Expansions

Type	Projects	Capital	Jobs
New	6	$1.54B	1,823
Expansion	9	$1.17B	463

Foreign direct investment

7
Announcements

95%
of Q3 announced capital investment

89%
of Q3 announced jobs

Germany (2), Italy (2), Switzerland (2) and Austria (1)

Source: CLT Alliance Project Announcement Dashboard.

Q3 PROJECT SPOTLIGHT

Why three of the quarter's largest projects **chose the Charlotte Region**

octapharma

York · Manufacturing & HQ · New

$1.5B · 1,577 jobs

Swiss maker of plasma-derived therapies and medicines.

"South Carolina's talented workforce and strong life sciences ecosystem made it clear this was the right home for our first U.S. manufacturing facility"

Flemming Nielson, President, Octapharma USA

prysmian

Catawba · Manufacturing · Expansion

$1B · 385 jobs

Italian maker of optical cable, wire, and cabling solutions, expanding in Claremont, NC.

"Prysmian chose our community because of our well-equipped workforce and commitment to training that will help them to get to market quickly."

Mark Hollo, Senator, North Carolina

AMERICAN EAGLE OUTFITTERS

Rowan · Distribution · New

$41M · 200 jobs

A leading global specialty apparel retailer, with a portfolio of beloved brands.

"A highly skilled workforce, a strategic location with exceptional transportation access and a business-friendly climate that supports long-term growth."

Rod Crider, President & CEO, Rowan Economic Development Council

Source: Company press releases and county partners. Quotes attributed to the original release.

Q3 INDUSTRIAL REAL ESTATE

Industrial vacancy was **9.0%** in Q3 2026, with market asking rents at **$9.12 per square foot** across the 16-county Charlotte Region

LEASED

4.7M SF

Equal to 4.7M in Q2

NET ABSORPTION

+4M SF

Up from +1.3M in Q2

VACANCY

9.0%

↑ 0.1 pp YoY

AVG. MARKET ASKING RENT

$9.12/SF

↑ 3.2% YoY

UNDER CONSTRUCTION

8.7M SF

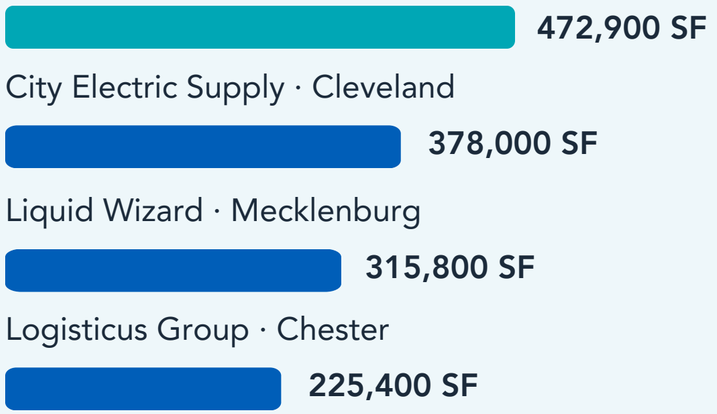
Equal to 8.7M in Q2

CONSTRUCTION DELIVERED

2.2M SF

Up from 1.4M in Q2

Notable Industrial Leases (Q3)



*Publicly disclosed tenants only

Source: CoStar, 16-County Charlotte Region industrial market, as of Sept. 30, 2026.
*Statistic criteria: excludes data centers, showrooms, and service properties; minimum 20K SF; industrial & flex buildings

Q3 OFFICE REAL ESTATE

Office vacancy was **23.0%** in Q3 2026, with market asking rents at **$37.78 per square foot** across the 16-county Charlotte Region

LEASED

733K SF

Down from 975K in Q2

NET ABSORPTION

+590K SF

Up from +510K in Q2

VACANCY

23.0%

↓ 2.6 pp YoY

AVG. MARKET ASKING RENT

$37.78/SF

↑ 4.2% YoY

SUBLEASE AVAILABLE

2.2M SF

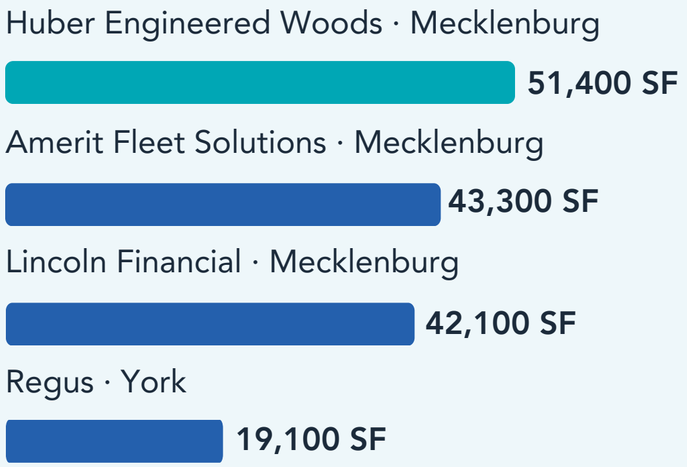
Up from 2M in Q2

UNDER CONSTRUCTION

400K SF

Equal to 400K in Q2

Notable Office Leases (Q3)



*Publicly disclosed tenants only

Source: CoStar, 16-County Charlotte Region office market, as of Sept. 30, 2026.
*Statitic criteria: excludes owner-occupied; excludes medical office; only class A and B; minimum 20K SF

SMALL BUSINESS

Small businesses accounted for **56% of jobs added** in the region from Q3 2024 to Q3 2025

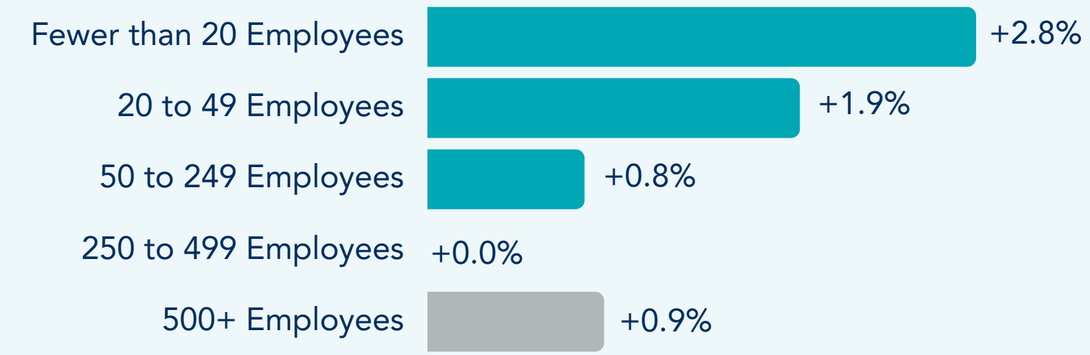
*Small businesses classified as firms with less than 500 employees across all U.S. operations

61,400
small businesses in the Charlotte Region

91.3%
of all businesses in the region

41%
of private-sector jobs employed by small businesses (Q3 2025)

Job growth by firm size, Q3 2024 to Q3 2025



Small businesses are foundational to the Charlotte Regional economy's growth, resilience, and long-term competitiveness.

LEARN MORE

Sources: CLT Alliance small business report (2026); Census LEHD QWI, private sector, Q3 2025 (one year data lag).

LOOKING AHEAD

What to watch in Q4, and how to **put this data to work** for you

On the Radar

A record year within reach

$1 billion investment in Q4 would surpass the highest announced investment recorded in a single year since the CLT Alliance started tracking in 2013.

More than 30 projects in the regional pipeline

There are currently 34 projects in the regional pipeline, with $3.1 billion in potential investment and over 6,300 potential jobs. Rougly half of the pipeline are manufacturing projects.

Project Announcement Dashboard

Explore over a decade of regional growth with the CLT Alliance's Project Announcement Dashboard. Filter incentivized expansions and corporate relocations shaping the region since 2013 by county, project type, parent country, and year.

View the Dashboard

*Announced jobs and capital are company projections, typically over three to five years. Not all projects disclose either or both.

CHARLOTTE REGIONAL BUSINESS ALLIANCE®

THE RESEARCH TEAM

Services include population and economic trend analysis, in-depth industry analytics, economic impact studies, site selection and mapping analysis, and custom reporting.



Gina Misch, MA, MPA
Research Director
gmisch@charlotteregion.com
(704) 378-1369



Shawn Cummins
Senior Economic Research Associate
scummins@charlotteregion.com
(704) 378-1304



John Kelly
Economic Research Associate
jkelly@charlotteregion.com
(704) 378-1318