EASTGATE

1800 EAST FRANKLIN STREET Chapel Hill | North Carolina | 27514 PRESENTED BY: THE PROVIDENCE GROUP EXCELLENCE IN RETAIL REAL ESTATE

300 West Summit Ave | Suite 250 Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.com

C THE SHOPS AT EASTGATE

CONTACT

Jay Hagerman | 704.644.4590 jhagerman@provid<mark>encegrou</mark>p.com

Melissa McDonald | 704.644.4593 mmcdonald@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.com

PEEE

EEEE

FOR LEASE PROUD PARTNER **EXTEAM** RETAIL AD VISORS



CLICK FOR VIDEO

Burlington

Hillsborough



CH PR LC M, SIT TE DE

Durham

EASTGATE

TABLE OF CONTENTS

- CHAPEL HILL OVERVIEW
- PROPERTY OVERVIEW
- LOCATION MAP
- MARKET AERIALS
- SITE PLAN
- TENANTS
- DEMOGRAPHIC OVERVIEW
- INCOME & POPULATION DENSITY MAP

TOP EMPLOYERS

UNC at Chapel Hill 13,430 employees

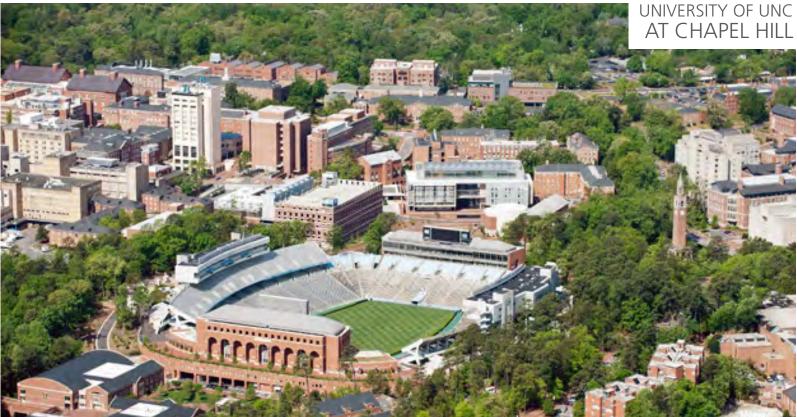
UNC Healthcare System 13,030 employees

Chapel Hill School District 2,000 employees

Kenan Transport Co. 2,000 employees

university students at three universities in the area 30,300

2nd best state for business 2016 Forbes of all states



3.2% unemployment rate within one mile of Eastgate

3.4% unemployment rate within three miles of Eastgate



\$136,056 projected income in 2025 within one mile

5,908 businesses within a five mile radius

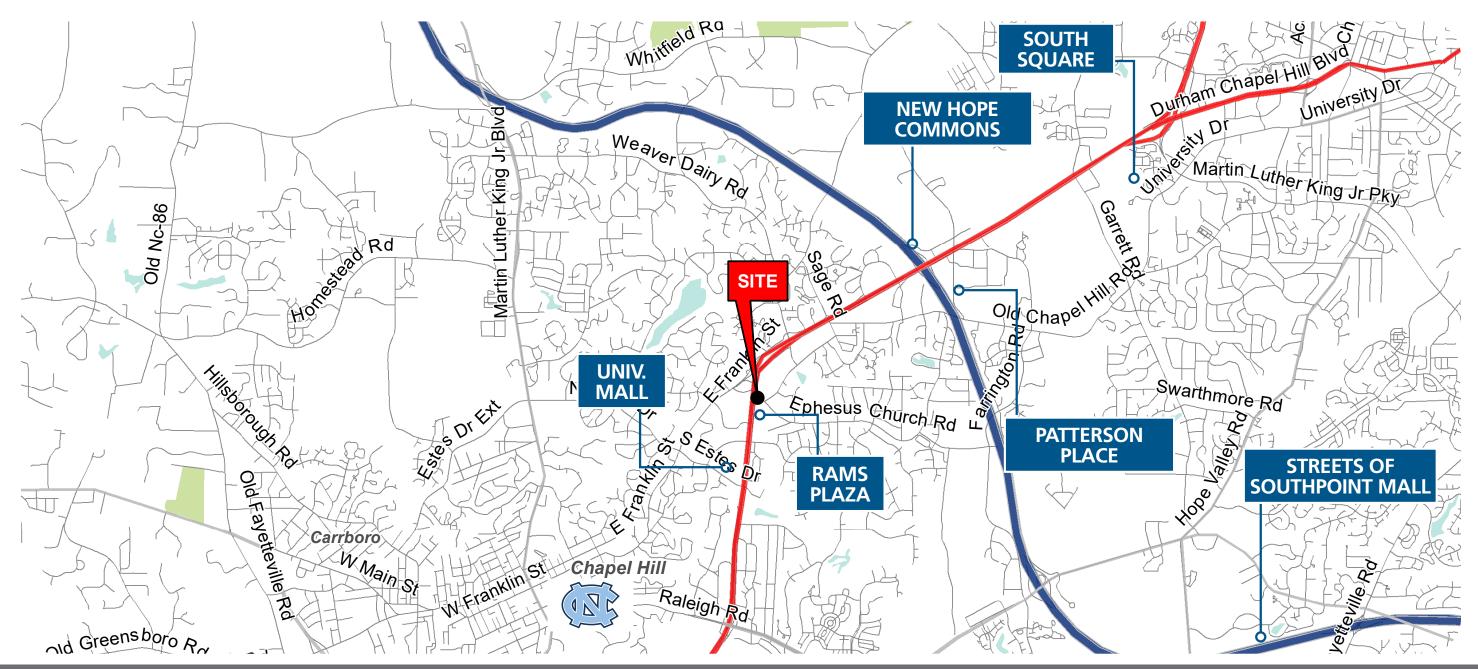
31,000 vehicles pass by daily on Fordham Blvd

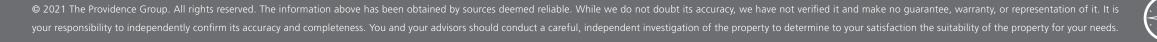
\$118,853 average household income within a one mile radius

3.5% unemployment rate within five miles of Eastgate

C THE SHOPS AT EASTGATE

1800 EAST FRANKLIN ST. | CHAPEL HILL, NC 27514















© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.









© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.









EASTGATE

1800 EAST FRANKLIN STREETChapel HillNorth Carolina27514



THE PROVIDENCE GROUP EXCELLENCE IN RETAIL REAL ESTATE



© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property

SITE PLAN

Unit	Tenant	Square Ft
А	Mill House Properties	2,275 SF
В	Starbucks	1,845 SF
С	Bruegger's Bagel Bakery	1,756 SF
D1	Chipotle Mexican Grill	2,343 SF
D2	T-Mobile	1,812 SF
D3	Chopt	3,266 SF
Е	AVAILABLE	2,940 SF
1A	Talbots	6,962 SF
1	Great Outdoor Provision Co.	9,064 SF
2	Birkenstock Feet First	2,292 SF
3	AVAILABLE	6,327 SF
5	CorePower Yoga	3,542 SF
6	Blo Blow Dry	1,096 SF
7	Loop	4,000 SF
8	Massage Envy	3,679 SF
9	Club Pilates	2,228 SF
10	Wild Bird Center	2,225 SF
11A	AVAILABLE	2,483 SF
11B	Restore	2,529 SF
14	Aldi	27,814 SF
15	Kipos Greek Taverna	4,529 SF
17	Dollar Tree	10,800 SF
18A	Lynn's Hallmark & Pink Pearl	4,410 SF
19	Petco	10,772 SF
20A	Rose Nails	1,350 SF
20B	Twisted Noodles	1,858 SF
21	Jersy Mike's Subs	1,581 SF
22	Clean Juice	1,642 SF
23	McPherson Cleaners	525 SF
24	Guglhupf	1,255 SF
25	Winestore	1,619 SF
26	Rise Biscuits	926 SF
26A	Olmaz Jewelers	1,555 SF
27	Waxing the City	1,596 SF
29	Trader Joe's	13,000 SF
29B	ULTA Beauty	9,823 SF







© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EASTGATE

1800 EAST FRANKLIN STREET Chapel Hill | North Carolina | 27514

THE PROVIDENCE GROUP EXCELLENCE IN RETAIL REAL ESTATE





1800 EAST FRANKLIN STREET Chapel Hill | North Carolina | 27514







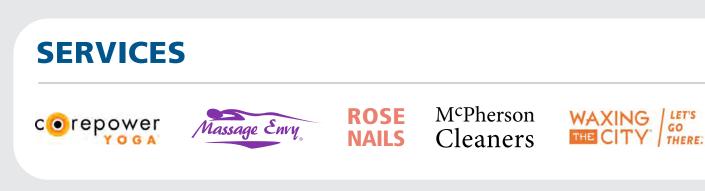
© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

SHOPPING



DINING









1800 EAST FRANKLIN STREET Chapel Hill | North Carolina | 27514







© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2020 ESTIMATED POPULATION	9,910	66,388	133,476
2025 PROJECTED POPULATION	10,065	68,093	138,402
2010 CENSUS POPULATION	8,343	56,621	117,267
2000 CENSUS POPULATION	7,649	50,383	102,178
2020 MEDIAN AGE (YEARS)	37.5	33.1	34.7

HOUSEHOLDS

2020 ESTIMATED HOUSEHOLDS	4,269	25,284	55,625
2025 PROJECTED HOUSEHOLDS	4,461	26,665	59,113
2010 CENSUS HOUSEHOLDS	3,529	20,917	47,558
2000 CENSUS HOUSEHOLDS	3,297	18,496	41,289

INCOME

EST. 2020 AVERAGE HH INCOME	\$118,853	\$118,003	\$118,812
EST. 2020 MEDIAN HH INCOME	\$91,871	\$86,635	\$87,414
EST. 2020 PER CAPITA INCOME	\$51,393	\$45,482	\$49,798
EST. AVERAGE HH NET WORTH	\$1,065,971	\$1,062,743	\$1,018,336

EDUCATION	1 MILE	3 MILE	5 MILE
2020 HIGH SCHOOL GRADUATE	9.4%	8.2%	8.7%
2020 SOME COLLEGE	8.2%	9.9%	10.3%
2020 ASSOCIATE DEGREE ONLY	4.7%	4.8%	5.3%
2020 BACHELOR DEGREE ONLY	25.8%	28.4%	28.2%
2020 GRADUATE DEGREE ONLY	48.4%	45.0%	42.3%
DAYTIME DEMOS			
NUMBER OF BUSINESSES	870	3,201	5,908
TOTAL NUMBER OF EMPLOYEES	7,426	33,919	57,918
EMPLOYEE POPULATION PER BUSINESS	8.5 to 1	10.6 to 1	9.8 to 1

NUMBER OF BUSINESSES
TOTAL NUMBER OF EMPLO
EMPLOYEE POPULATION P
RESIDENTIAL POPULATION

RESIDENTIAL POPULATION PER BUSINESS	11.4 to 1	20.7 to 1	22.6 to 1
CONSUMER EXPENDITURE			
TOTAL RETAIL EXPENDITURE (2020)	\$160 M	\$928 M	\$2.05 B
TOTAL RETAIL EXPENDITURE PER HOUSEHOLD PER MONTH (2020)	\$3,123	\$3,058v	\$3,071





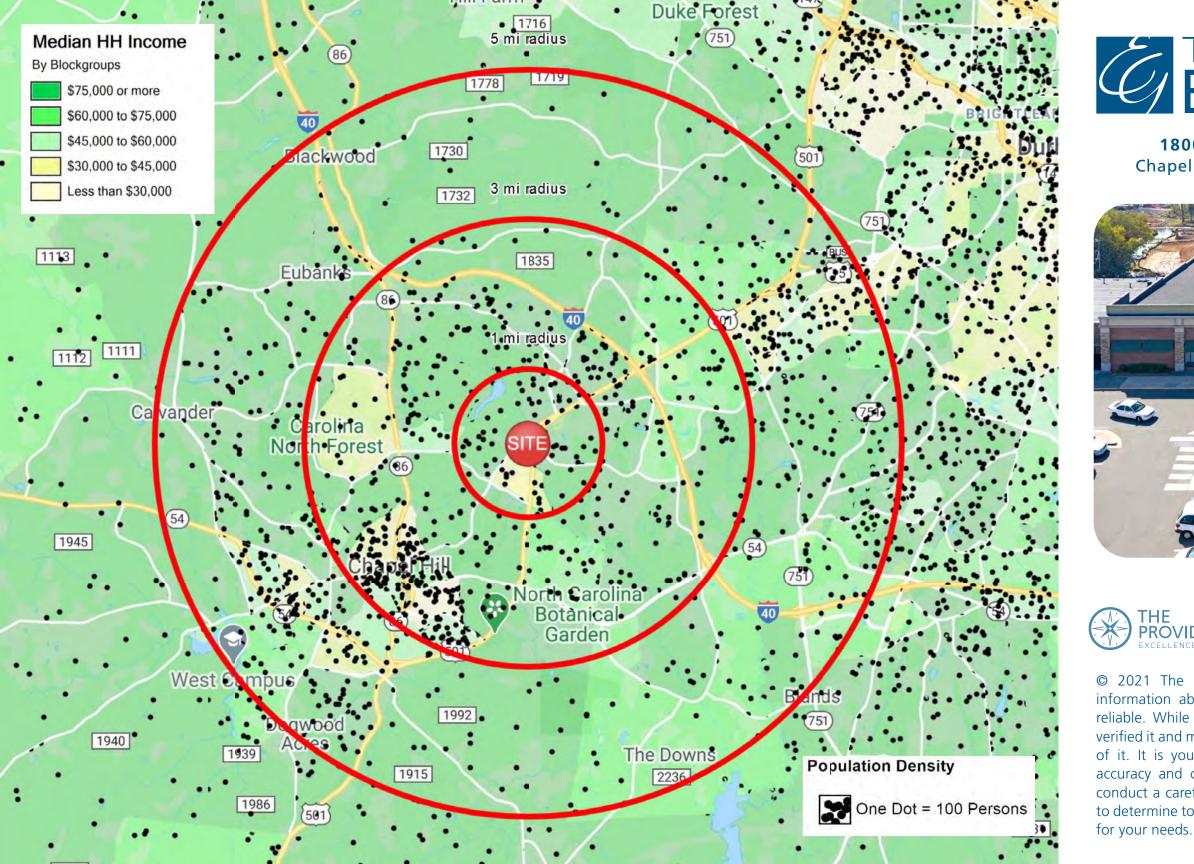




* ONE MILE RADIUS







EASTGATE

1800 EAST FRANKLIN STREETChapel HillNorth Carolina27514



THE PROVIDENCE GROUP EXCELLENCE IN RETAIL REAL ESTATE



© 2021 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property



THE PROVIDENCE GROUP EXCELLENCE IN RETAIL REAL ESTATE

CONTACT

Jay Hagerman | 704.644.4590 jhagerman@providencegroup.com Melissa McDonald | 704.644.4593 mmcdonald@providencegroup.com

300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203 www.PROVIDENCEGROUP.coм





