

An aerial photograph of a large commercial shopping center. The center features several large, interconnected retail buildings with flat roofs, interspersed with extensive parking lots filled with cars. The area is surrounded by lush green trees and is bordered by major roads with traffic lights. In the background, a multi-story office or apartment building is visible.

THE SHOPS AT EASTGATE

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 **THE
PROVIDENCE GROUP**
EXCELLENCE IN RETAIL REAL ESTATE

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FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS



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TOP EMPLOYERS

UNC Healthcare System

33,000 employees

UNC at Chapel Hill

13,108 employees

Wake Med Hospitals

9,700 employees

Fidelity Investments

5,000 employees

29,269 university students
at three universities in the area

1st best state for business
2023 CNBC

0.9% unemployment rate
within one mile of Eastgate

2.1% unemployment rate
within three miles of Eastgate

2.2% unemployment rate
within five miles of Eastgate



\$171,416 income in 2023 within one mile

5,679 businesses
within a five mile radius

31,000 vehicles
pass by daily on Fordham Blvd

2,836 estimated households
within a one mile radius

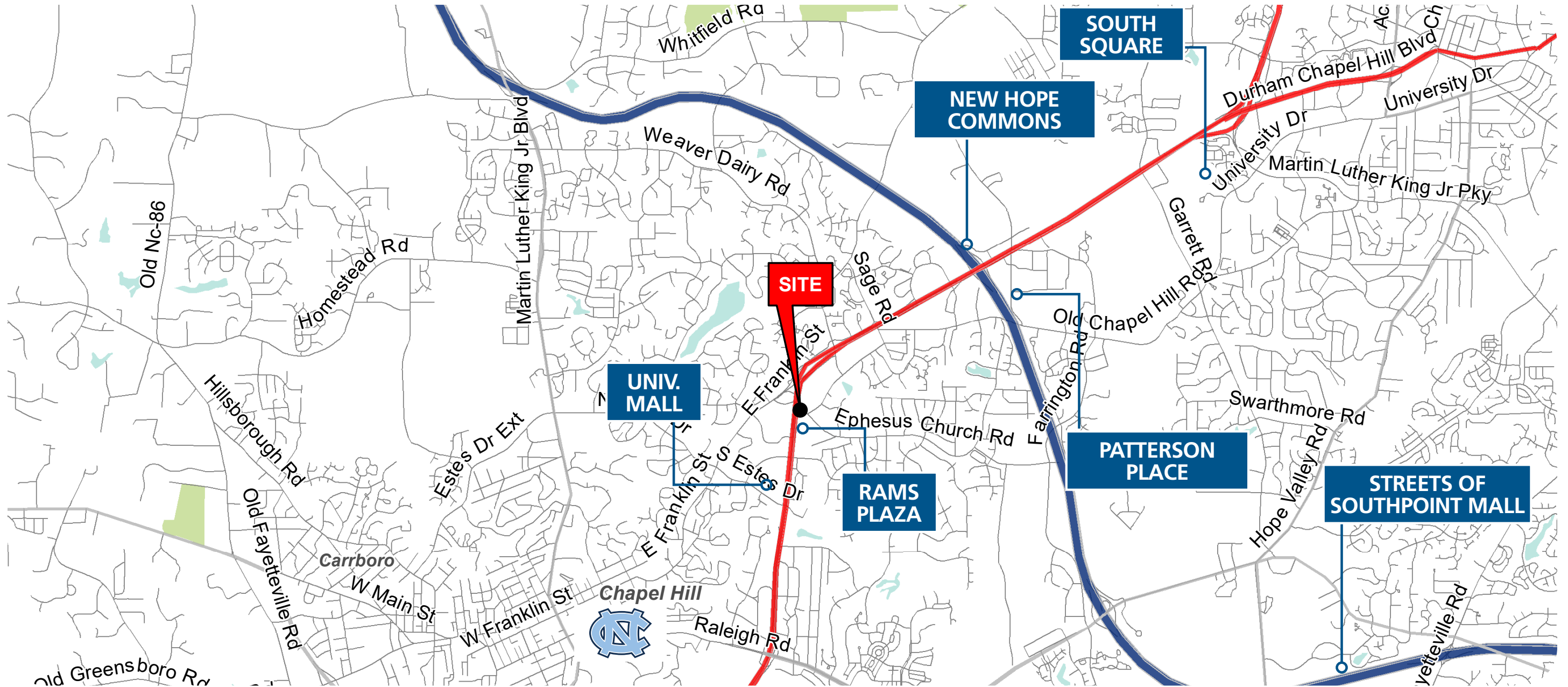


UNIVERSITY OF UNC
AT CHAPEL HILL



THE SHOPS AT EASTGATE

1800 EAST FRANKLIN ST. | CHAPEL HILL, NC 27514





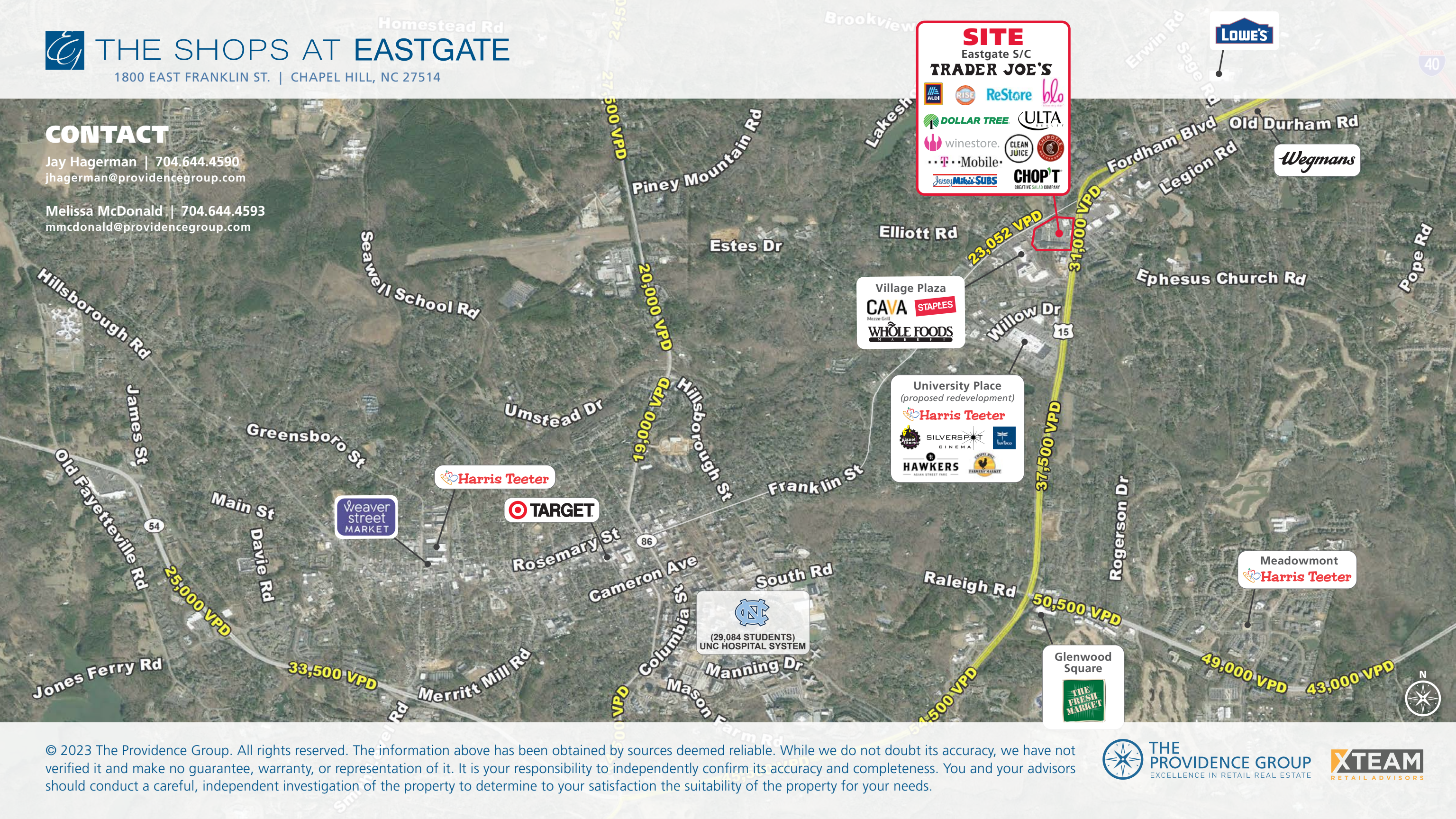
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SITE
Eastgate S/C
TRADER JOE'S
ALDI RISE ReStore blo
DOLLAR TREE ULTA
winestore. CLEAN JUICE
T-Mobile CHOP'T
Jersey Mike's SUBS CREATIVE SALAD COMPANY

Village Plaza
CAVA **STAPLES**
Mezze Grill
WHOLE FOODS
MARKET

University Place
(proposed redevelopment)
Harris Teeter
Planet Fitness SILVERSPOT CINEMA
HAWKERS FARMERS MARKET

(29,084 STUDENTS)
UNC HOSPITAL SYSTEM

Glenwood Square
THE FRESH MARKET

Meadowmont
Harris Teeter

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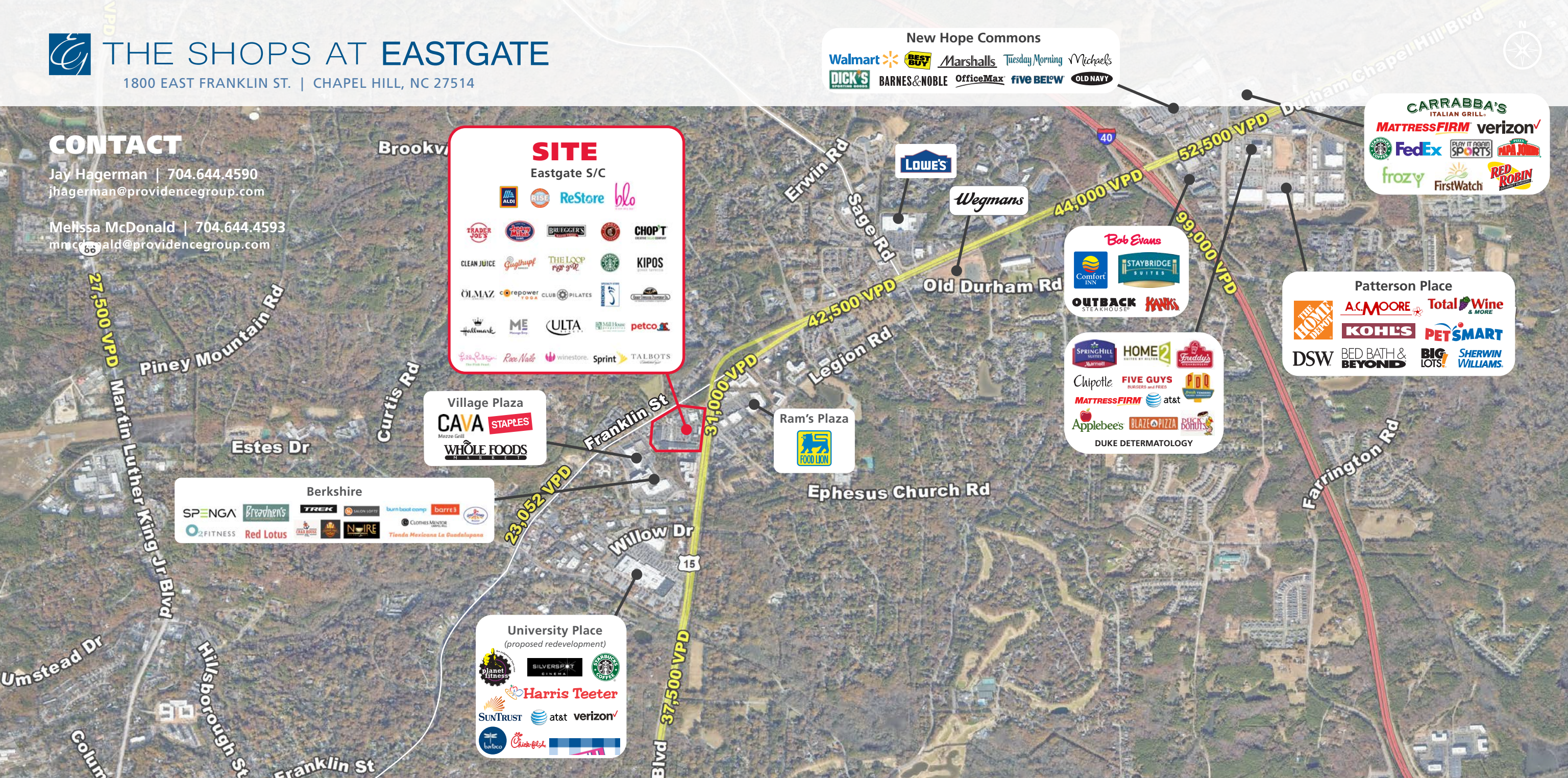
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SITE PLAN

Unit	Tenant	Square Ft
A	Mill House Properties	2,275 SF
B	Starbucks	1,845 SF
C	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
E	Shake Shack	2,940 SF
1A	Talbots	6,962 SF
1	Great Outdoor Provision Co.	9,064 SF
2	Birkenstock Feet First	2,292 SF
3	Snooze AM Eatery	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	Med First Primary Care	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



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SHOPPING



DINING



SERVICES



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 ESTIMATED POPULATION	6,099	71,537	124,053
2028 PROJECTED POPULATION	6,388	74,166	129,019
2020 CENSUS POPULATION	5,886	71,671	122,779
2010 CENSUS POPULATION	5,409	63,873	109,804
2023 MEDIAN AGE (YEARS)	37.8	33.3	35.4

HOUSEHOLDS

2023 ESTIMATED HOUSEHOLDS	2,836	27,482	50,359
2028 PROJECTED HOUSEHOLDS	3,104	29,747	54,100
2020 CENSUS HOUSEHOLDS	2,670	27,141	49,247
2010 CENSUS HOUSEHOLDS	2,374	24,053	43,828

INCOME

EST. 2023 AVERAGE HH INCOME	\$171,416	\$131,874	\$145,396
EST. 2028 MEDIAN HH INCOME	\$133,834	\$97,550	\$106,759
EST. 2023 PER CAPITA INCOME	\$79,987	\$51,441	\$59,505
EST. AVERAGE HH NET WORTH	\$1,151,890	\$841,451	\$865,879

EDUCATION	1 MILE	3 MILE	5 MILE
2023 HIGH SCHOOL GRADUATE	6.0%	7.5%	8.3%
2023 SOME COLLEGE	8.7%	8.4%	9.2%
2023 ASSOCIATE DEGREE ONLY	4.6%	4.3%	4.9%
2023 BACHELOR DEGREE ONLY	26.5%	30.6%	28.2%
2023 GRADUATE DEGREE ONLY	50.6%	45.8%	45.1%

DAYTIME DEMOS


NUMBER OF BUSINESSES	643	3,521	5,679
TOTAL NUMBER OF EMPLOYEES	5,347	32,554	48,303
EMPLOYEE POPULATION PER BUSINESS	8.3 to 1	9.2 to 1	8.5 to 1
RESIDENTIAL POPULATION PER BUSINESS	9.5 to 1	20.3 to 1	21.8 to 1

CONSUMER EXPENDITURE

TOTAL RETAIL EXPENDITURE (2020)	\$138.42 M	\$1.1 B	\$2.17 B
TOTAL RETAIL EXPENDITURE PER HOUSEHOLD PER MONTH (2020)	\$4,067	\$3,342	\$3,590



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37.8
MEDIAN AGE*

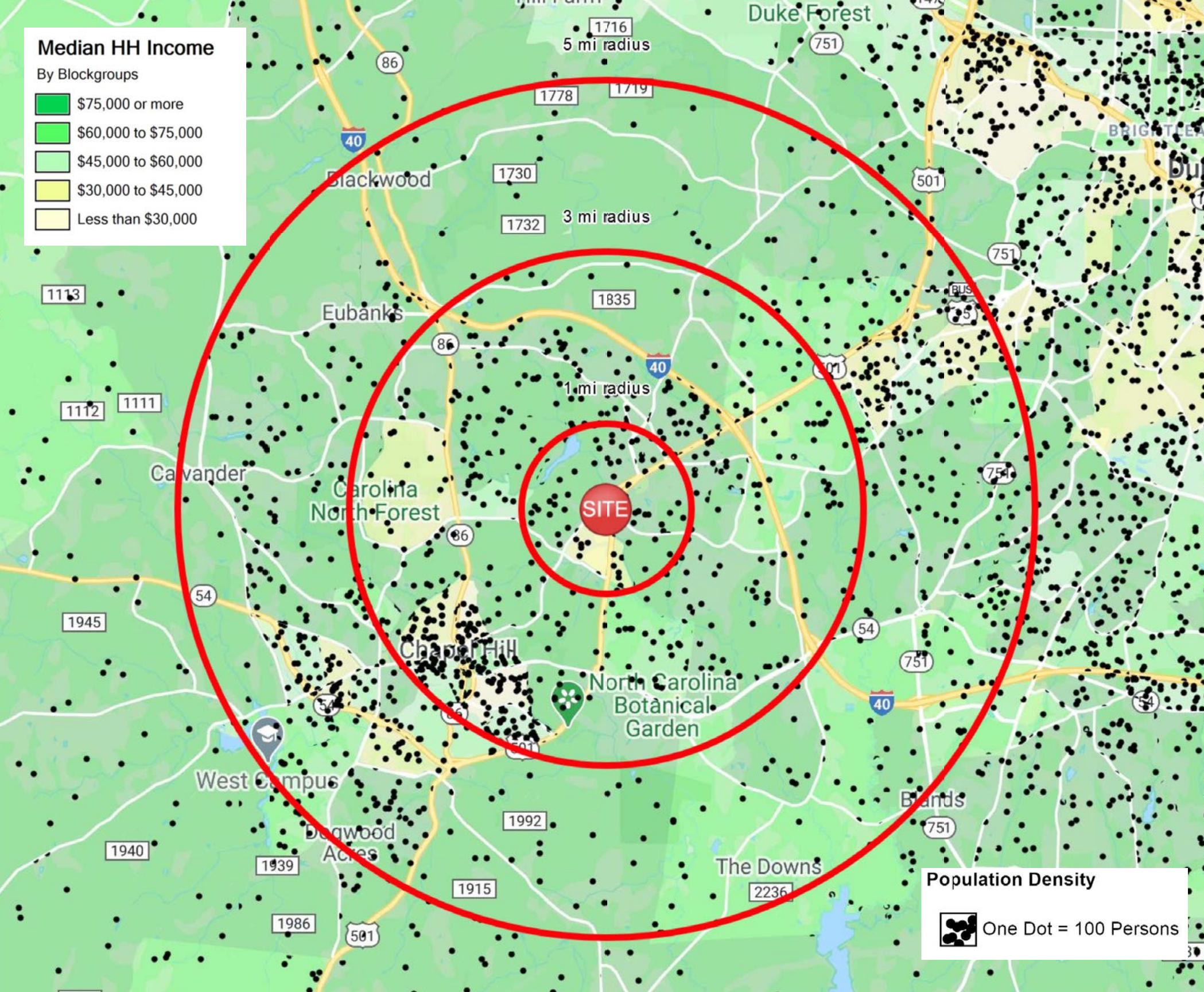
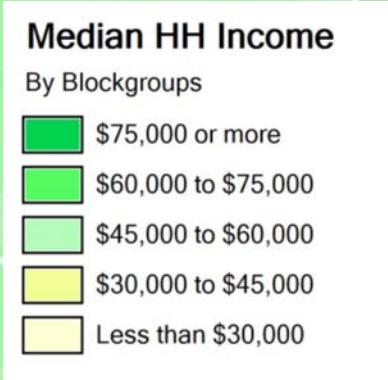

77.1%
BACHELOR & GRADUATE DEGREE *


73.3%
WHITE COLLAR WORKERS*

* ONE MILE RADIUS


\$138 M
TOTAL RETAIL EXPENDITURE*


0.9%
UNEMPLOYMENT RATE*



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