



# EAST 54 *FOR LEASE*

## SECOND GENERATION RESTAURANT & SHOP SPACE AVAILABLE

2000 ENVIRON WAY | CHAPEL HILL, NC 27517



PARTNER **XTEAM**

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# EAST 54

2000 ENVIRON WAY | CHAPEL HILL, NC 27517

Located along NC-54/Raleigh Road on the edge of The University of North Carolina campus, East 54 is an upscale mixed-use development consisting of luxury residential condominiums, office space, and ground floor retail.

## PROPERTY HIGHLIGHTS

- 7,674 SF second generation restaurant space available with roll-up doors and outdoor seating along NC-54 with flexible demise scenarios available
  - Suite 1118: 4,292 SF second generation restaurant space with large outdoor patio
  - Suite 1116A: 2,090 SF second generation taproom space with two roll-up doors and outdoor seating along NC-54; can be combined with restaurant space or small shop space based on ideal size requirements
  - Suite 1116B: 1,292 SF with one roll-up door and outdoor seating along NC-54; ideal for coffee shop user
- Located adjacent to Aloft Hotel, East 54 includes 184 luxury residential condominiums, 58 upscale apartments, and ±162,000 SF of office space
- Co-tenants include Elements Restaurant & Wine Bar, Hawthorne & Wood, Walgreens, First Watch, Woof Gang Bakery, Monkee's, and HOTWORX
- Excellent visibility along NC-54 with over 43,000 VPD
- Close proximity to UNC-Chapel Hill campus and easily accessible to US-501 and I-40

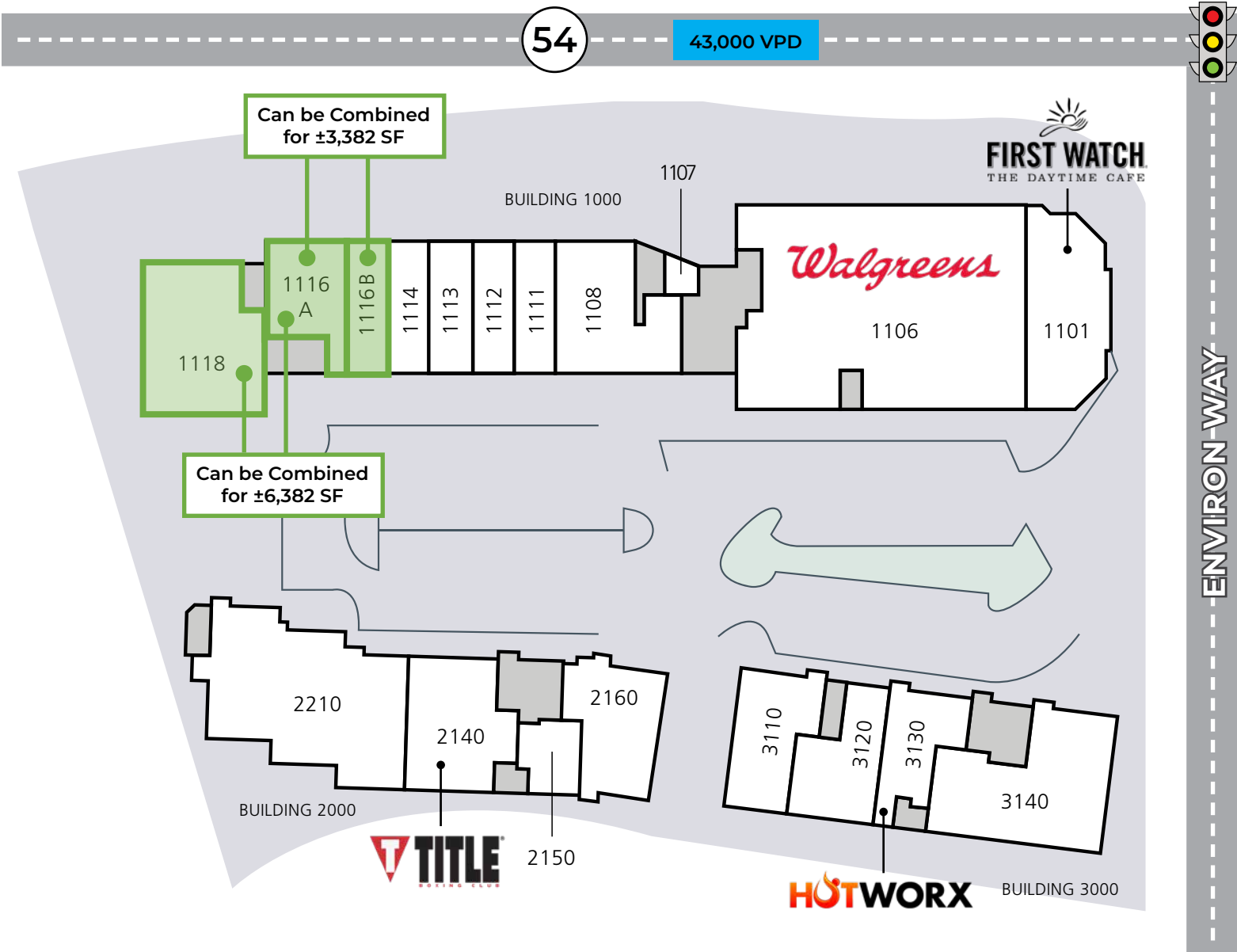
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Large Outdoor Patio (Suite 1118)

DEMOGRAPHICS (2024)	1 MILE	3 MILES	5 MILES
POPULATION	4,438	60,339	128,089
AVERAGE HH INCOME	\$181,961	\$136,146	\$145,334
MEDIAN HH INCOME	\$102,785	\$87,001	\$100,038
BUSINESS ESTABLISHMENTS	452	3,113	5,960
DAYTIME EMPLOYMENT	3,810	30,268	51,429

# SITE PLAN



Building 1000

Suite	Tenant	Square Feet
1101	First Watch	3,510 SF
1106	Walgreens	13,135 SF
1107	EWP Management Office	259 SF
1108	Charles Schwab & Company	3,411 SF
1111	Le's Nail Spa	1,282 SF
1112	Woof Gang Bakery & Grooming	1,283 SF
1113	Inhabit Real Estate	1,281 SF
1114	Monkee's	1,292 SF
1116A	AVAILABLE	2,090 SF
1116B	AVAILABLE	1,292 SF
1118	AVAILABLE	4,292 SF

Building 2000

Suite	Tenant	Square Feet
2210	Elements Restaurant & Wine Bar	5,857 SF
2140	Title Boxing	2,833 SF
2150	Inside Carolina	780 SF
2160	Southern Consignment	2,806 SF

Building 3000

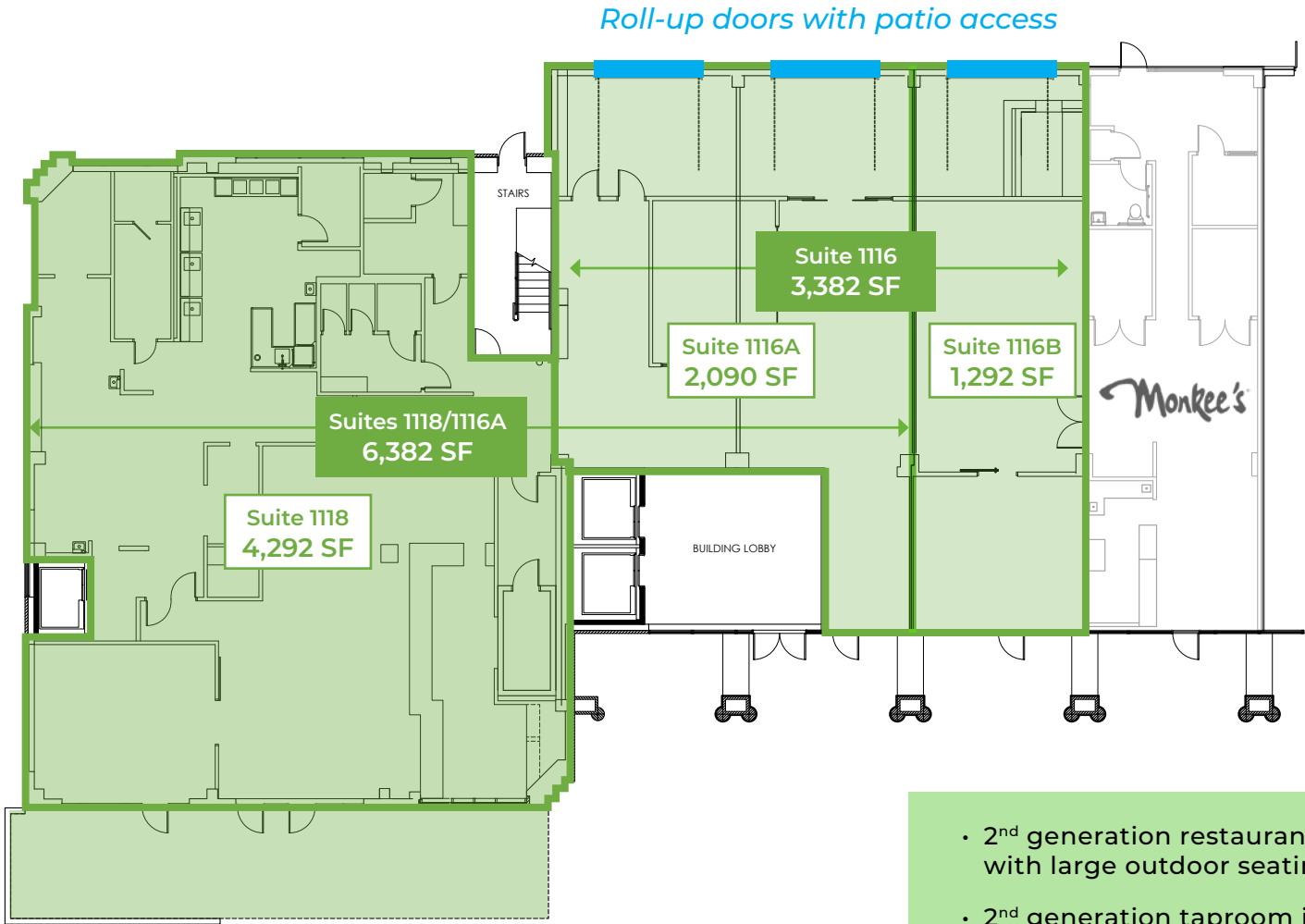
Suite	Tenant	Square Feet
3110	Citrine Salon	2,133 SF
3120	Brenz Pizza	2,155 SF
3130	HOTWORX	1,720 SF
3140	Hawthorne & Wood	4,138 SF



# FLOOR PLAN

2<sup>nd</sup> GENERATION RESTAURANT & TAPROOM SPACE FOR LEASE

54 43,000 VPD



SUITE 1118



SUITE 1116



- 2<sup>nd</sup> generation restaurant space with large outdoor seating area
- 2<sup>nd</sup> generation taproom ideal for coffee shop, café, or healthy fast-casual restaurant
- Space includes bar area and private room
- Roll up doors with outdoor seating area
- Premium signage with excellent visibility along NC-54
- Flexible demise scenarios





Roll-up doors open to large outdoor seating area

Prominent visibility and signage opportunity along heavily traveled NC-54

**HIGHWAY 54** 43,000 VPD





**aloft**  
HOTELS  
130 Rooms

**The Station at East 54**  
±48,000 SF Office Building

**Building 1000**  
±33,000 SF Ground Floor Retail with 113K SF Office Space Above

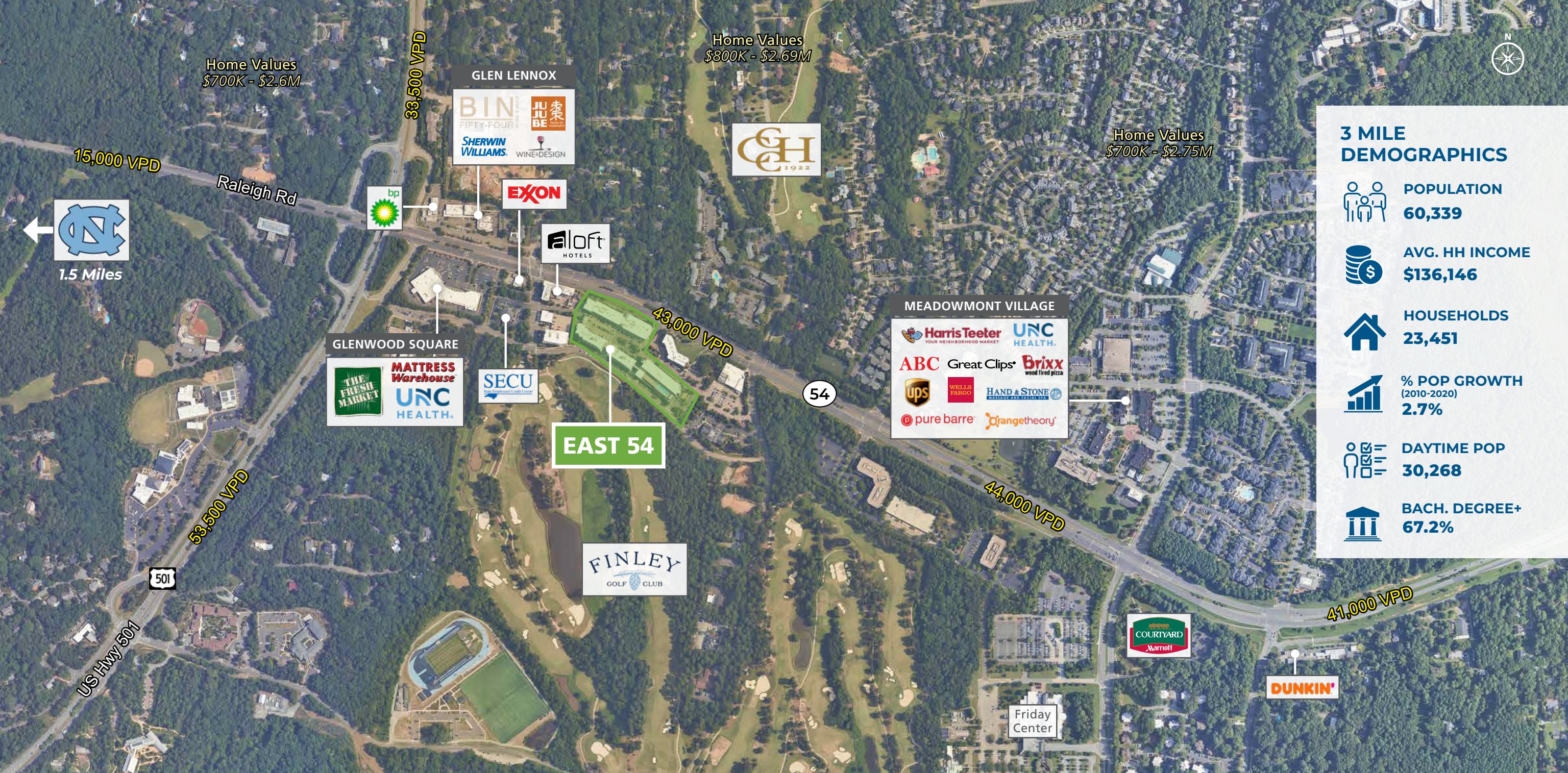
**EAST 54**

**Environs Lofts at East 54**  
58 Upscale Apartments

**Buildings 2000 & 3000**  
±22,000 SF Ground Floor Retail with 184 Luxury Residential Condos Above

**Building 4000**  
Structured Parking with Luxury Condos Above





### 3 MILE DEMOGRAPHICS

	POPULATION <b>60,339</b>
	AVG. HH INCOME <b>\$136,146</b>
	HOUSEHOLDS <b>23,451</b>
	% POP GROWTH (2010-2020) <b>2.7%</b>
	DAYTIME POP <b>30,268</b>
	BACH. DEGREE+ <b>67.2%</b>