

PARK WEST VILLAGE | Morrisville, North Carolina



Ideally situated at the heart of one of the most desirable locations in the country, Park West Village is a new 100-acre mixed-use development that includes a town center district, a community center with sought-after major retail anchors, upscale casual restaurants and a movie theater, all of which will be mixed with residential (500+ units) and hospitality. Located at the southwest corner of Cary Parkway and NC-54/Chapel Hill Road, the site is accessible to all major transportation arteries within the Raleigh/Durham area, including Interstates 40, 540 and 85 and US highways 64, 1 and 70. The extension of I-540 and I-40 south to US-1 will provide increased accessibility as well as greater customer capture from neighboring towns and suburbs.

KEY TENANTS



WHITEHOUSEBLACKMARKET



VERONA



LOFT



chico's



SIZE

505,344 square feet
500+ residential units

LOCATION

Morrisville, North Carolina
Southwest corner of Cary Parkway and
NC-54/Chapel Hill Road

TRAFFIC COUNTS

NC Hwy 54/Chapel Hill Rd - 24,000
Cary Parkway - 27,000

KEY DEMOGRAPHICS

5-MILE RADIUS

POPULATION

Current Estimated Population	179,305
Projected Population (5 Years)	198,169
2010 Census Population	137,539

HOUSEHOLDS

Current Estimated Households	71,660
Projected Households (5 Years)	79,192
2010 Census Households	53,608

INCOME

Average Household Income	\$117,211
Household Income \$75,000+	63.1%

MEDIAN AGE

37 years

DAYTIME DEMOGRAPHICS

Number of Businesses	8,272
Number of Employees	94,754
Total Daytime Population	135,124

CONSUMER EXPENDITURES

Total Retail Expenditures	\$2.66 B
Per Household per Month	\$3,090



LEASING CONTACTS

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SPACE	TENANT	SIZE
PHASE I		
1100	Omega Sports	7,000 s.f.
1110	Rack Room Shoes	6,500 s.f.
1120	Five Below	8,622 s.f.
3100	Bath & Body Works	3,916 s.f.
3105	Carter's	4,070 s.f.
3110	Fantastic Sams	1,200 s.f.
3120	AVAILABLE	1,528 s.f.
5110	AVAILABLE	1,470 s.f.
R20-100	Massage Envy	4,000 s.f.
R20-110	Aveda	1,639 s.f.
R20-115	Penn Station Subs	1,600 s.f.
R20-120	Zoe's Kitchen	2,965 s.f.
R21-100	Ruckus	4,398 s.f.
R21-110	Crumbl Cookies	1,411 s.f.
R21-115	Omaha Steaks	1,214 s.f.
R21-120	GameStop	2,000 s.f.
R21-125	Smoothie King	1,345 s.f.
R21-130	Another Broken Egg Cafe	3,560 s.f.
R22-100	Chipotle	2,683 s.f.
R22-105	RTP Cosmetic & Family Dentistry	1,881 s.f.
R22-110	AVAILABLE	2,642 s.f.
R22-115	Park West Nail Spa	2,458 s.f.
R22-120	Hibachi Blue	1,800 s.f.
R23-100	Pure Barre	1,377 s.f.
R23-105	AVAILABLE	2,119 s.f.
R23-110	Berkshire Hathaway Homeservices	4,256 s.f.
R-24	Buffalo Wild Wings	6,000 s.f.
R-25	BB&T	2,731 s.f.
R26-100	Triangle Eye Care	3,630 s.f.
R26-115	European Wax Center	1,197 s.f.
R26-120	The UPS Store	1,409 s.f.



SPACE	TENANT	SIZE
R26-125	Sprint	2,099 s.f.
R27	Travinia	6,500 s.f.
R28	Chili's	5,650 s.f.
R29-100	AVAILABLE	3,187 s.f.
R29-105	GNC	1,548 s.f.
R29-110	Full Moon Oyster Bar & Seafood Kitchen	3,205 s.f.

OUTPARCEL	TENANT	SIZE
1003	AVAILABLE	± 2.04 acres
1005	AVAILABLE	± 1.5 acres
1017	AVAILABLE	± 3.35 acres

Tenant names, building sizes and shopping center configuration are subject to change.



PHASE 2

SPACE	TENANT	SIZE
3200	Firebirds	6,026 s.f.
3201	Hickory Tavern	5,975 s.f.
R9-110	Chico's	3,380 s.f.
R9-130	Soma	2,307 s.f.
R9-140	Amazing Lash Studio	1,606 s.f.
R9-150	Zales	2,725 s.f.
R9-160	White House Black Market	3,238 s.f.
R11-100	Which Wich	1,516 s.f.
R11-110	Cantina 18	3,052 s.f.
R12-100	Bad Daddy's Burger Bar	3,492 s.f.
R12-120	Kilwins	1,405 s.f.
R16A	HomeGoods	24,001 s.f.
R16B	AVAILABLE	3,701 s.f.
R16C	Michaels	23,542 s.f.
R15-110	Versona	5,867 s.f.
R15-160	Ulta	10,047 s.f.
R15-190	AVAILABLE WITH NOTICE	9,151 s.f.
R17-110	Noodles & Company	2,597 s.f.
R17-120	Sport Clips	1,229 s.f.
R17-130	Nothing Bundt Cakes	1,481 s.f.
R17-140	Vestique	1,529 s.f.
R17-150	AT&T	1,488 s.f.
R18-110	OrangeTheory Fitness	2,765 s.f.
R18-130	UNC Urgent Care	2,504 s.f.
R18-R140	Rise Biscuits and Donuts	1,556 s.f.
R19-110	Blaze Pizza	2,783 s.f.
R19-130	T-Mobile	1,192 s.f.
R19-140	The Joint	1,237 s.f.
R19-150	Winestore	1,601 s.f.
R19-160	b.good	2,461 s.f.



PHASE 3

SPACE	TENANT	SIZE
MU1-195	AVAILABLE	2,032 s.f.
MU1-190	Clean Juice Bar	1,495 s.f.
MU1-180	Code Ninjas	2,170 s.f.
MU1-170	AVAILABLE WITH NOTICE	1,564 s.f.
MU1-140	Fleet Feet Sports	3,232 s.f.
MU1-130	AVAILABLE WITH NOTICE	1,247 s.f.
MU1-125	Pink Magnolia	1,415 s.f.
MU1-120	Paintbase Nail Bar	2,000 s.f.
MU1-115	Sara Elegance	2,062 s.f.
MU1-113	Holl + Main	1,337 s.f.
MU1-110	Balance Martial Arts	3,891 s.f.
MU1-100	AVAILABLE	5,540 s.f.
MU2-135	Rush Cycle	2,736 s.f.
MU2-130	LEASE PENDING	2,103 s.f.
MU2-125	AVAILABLE	2,271 s.f.
MU2-120	CPR Cell Phone Repair	814 s.f.
MU2-115	Laser Aesthetics	3,057 s.f.
MU2-110	AVAILABLE	2,457 s.f.
MU2-105	LOFT	5,053 s.f.

KEY	
	Office/Lobby

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