



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

TARGET

TJ-maxx

HomeGoods

**buy buy
BABY**

**STONE
THEATRES**

EARTH FARE

Pier 1 imports

**WHITE
HOUSE | BLACK
MARKET**

**ULTA
BEAUTY**

LOFT

Michaels

chico's

Soma

SIZE

750,000 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 | 171,169 |
| Projected Population (5 Years) | 192,411 |
| 2010 Census Population | 137,539 |

HOUSEHOLDS

| | |
|--------------------------------|--------|
| Current Estimated Households | 67,262 |
| Projected Households (5 Years) | 75,072 |
| 2010 Census Households | 53,608 |

INCOME

| | |
|----------------------------|-----------|
| Average Household Income | \$112,851 |
| Household Income \$75,000+ | 61.6% |

MEDIAN AGE

37 years

DAYTIME DEMOGRAPHICS

| | |
|--------------------------|---------|
| Number of Businesses | 7,170 |
| Number of Employees | 94,036 |
| Total Daytime Population | 132,444 |

CONSUMER EXPENDITURES

| | |
|---------------------------|----------|
| Total Retail Expenditures | \$2.43 B |
| Per Household per Month | \$3,007 |



LEASING CONTACTS

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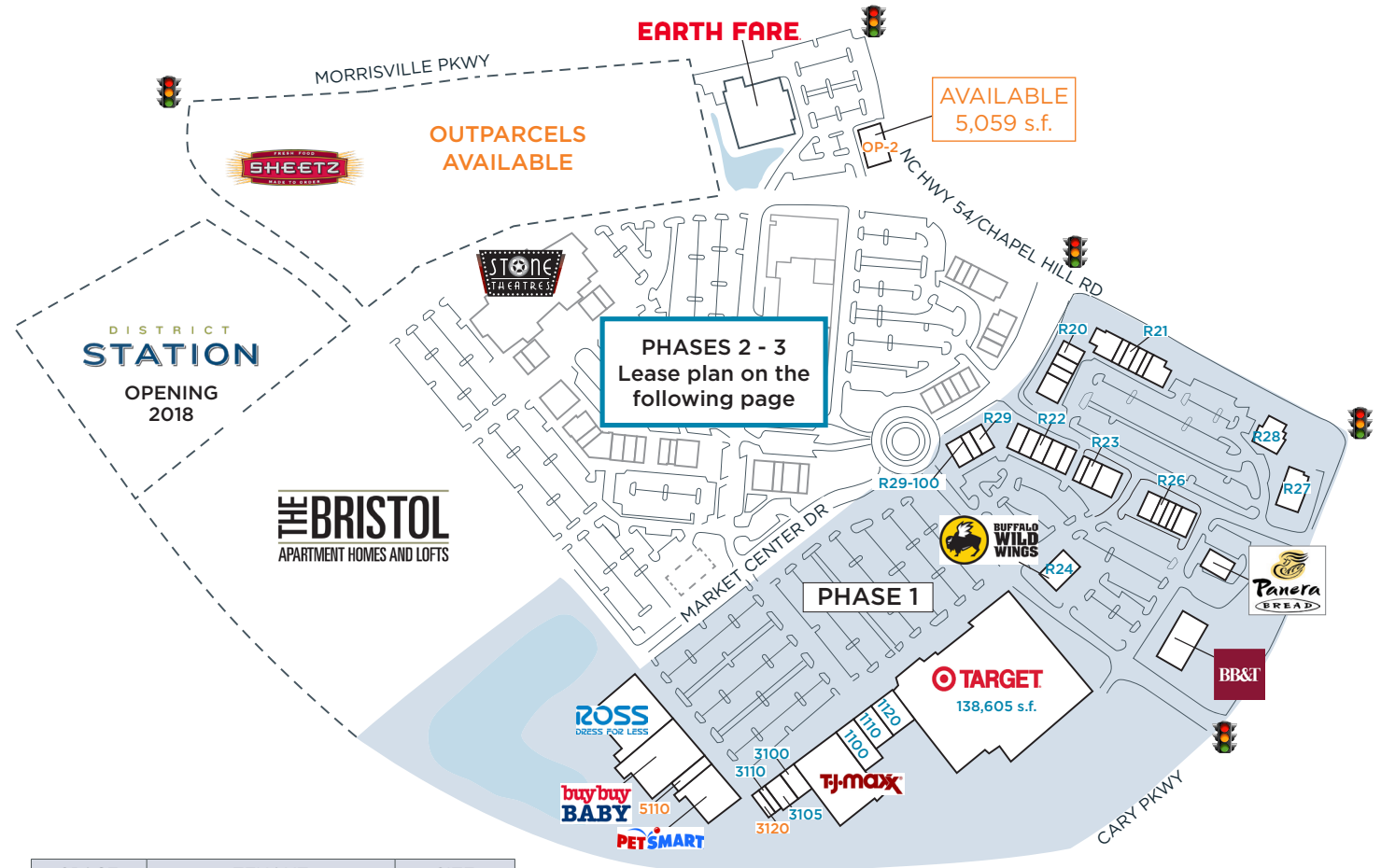
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| SPACE | TENANT | SIZE |
|---------|---------------------------------|------------|
| PHASE I | | |
| 1100 | Omega Sports | 7,000 s.f. |
| 1110 | Rack Room Shoes | 6,500 s.f. |
| 1120 | Dress Barn | 7,526 s.f. |
| 3100 | Bath & Body Works | 3,916 s.f. |
| 3105 | Carter's | 4,059 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 | YoLo Frozen Yogurt | 1,413 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 | Platinum Nail | 2,458 s.f. |
| R22-120 | Hibachi Blue | 1,800 s.f. |
| R23-100 | Pure Barre | 1,377 s.f. |
| R23-105 | Balance Martial Arts | 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 | 2,430 s.f. |
| R26-110 | Edible Arrangements | 1,200 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 | Mattress 2.0 | 3,200 s.f. |
| R29-105 | GNC | 1,548 s.f. |
| R29-110 | Full Moon Oyster Bar & Seafood Kitchen | 3,205 s.f. |
| OP-2 | AVAILABLE | 5,059 s.f. |

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

PHASE 2

| SPACE | TENANT | SIZE |
|----------|--------------------------|-------------|
| 3200 | Firebirds | 6,026 s.f. |
| 3201 | LEASE PENDING | 5,975 s.f. |
| R9-110 | Chico's | 3,380 s.f. |
| R9-130 | Soma | 2,307 s.f. |
| R9-140 | LEASE PENDING | 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 | 3,676 s.f. |
| R16C | Michaels | 23,528 s.f. |
| R15-110 | Charming Charlie | 5,867 s.f. |
| R15-160 | Ulta | 10,047 s.f. |
| R15-190 | Pier 1 | 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 | 2,761 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 | Starbucks | 2,032 s.f. |
| MU1-190 | Clean Juice Bar | 1,495 s.f. |
| MU1-180 | Code Ninjas | 2,170 s.f. |
| MU1-170 | Scout & Molly's | 1,564 s.f. |
| MU1-140 | Fleet Feet Sports | 3,232 s.f. |
| MU1-130 | Cute Buttons | 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 | AVAILABLE | 1,976 s.f. |
| MU1-105 | AVAILABLE | 1,913 s.f. |
| MU1-100 | AVAILABLE | 5,540 s.f. |
| MU2-135 | Rush Cycle | 2,736 s.f. |
| MU2-130 | AVAILABLE | 2,103 s.f. |
| MU2-125 | AVAILABLE | 2,271 s.f. |
| MU2-120 | CPR Cell Phone Repair | 813 s.f. |
| MU2-115 | Laser Aesthetics | 3,052 s.f. |
| MU2-110 | AVAILABLE | 2,457 s.f. |
| MU2-105 | LOFT | 5,053 s.f. |

KEY

Office/Lobby

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