

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



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	167,190
Projected Population (5 Years)	187,978
2010 Census Population	137,539

HOUSEHOLDS

Current Estimated Households	66,088
Projected Households (5 Years)	73,951
2010 Census Households	53,608

INCOME

Average Household Income	\$109,536
Household Income \$75,000+	57.7%

MEDIAN AGE

37 years

DAYTIME DEMOGRAPHICS

Number of Businesses	7,042
Number of Employees	92,833
Total Daytime Population	130,094

CONSUMER EXPENDITURES

Total Retail Expenditures	\$2.24 B
Per Household per Month	\$2,821



LEASING CONTACTS

Rich Roy

919.234.6708 DIRECT
919.467.8880 OFFICE
RRoy@castoinfo.com

Shannon Dixon

919.234.6707 DIRECT
919.467.8880 OFFICE
SDixon@castoinfo.com

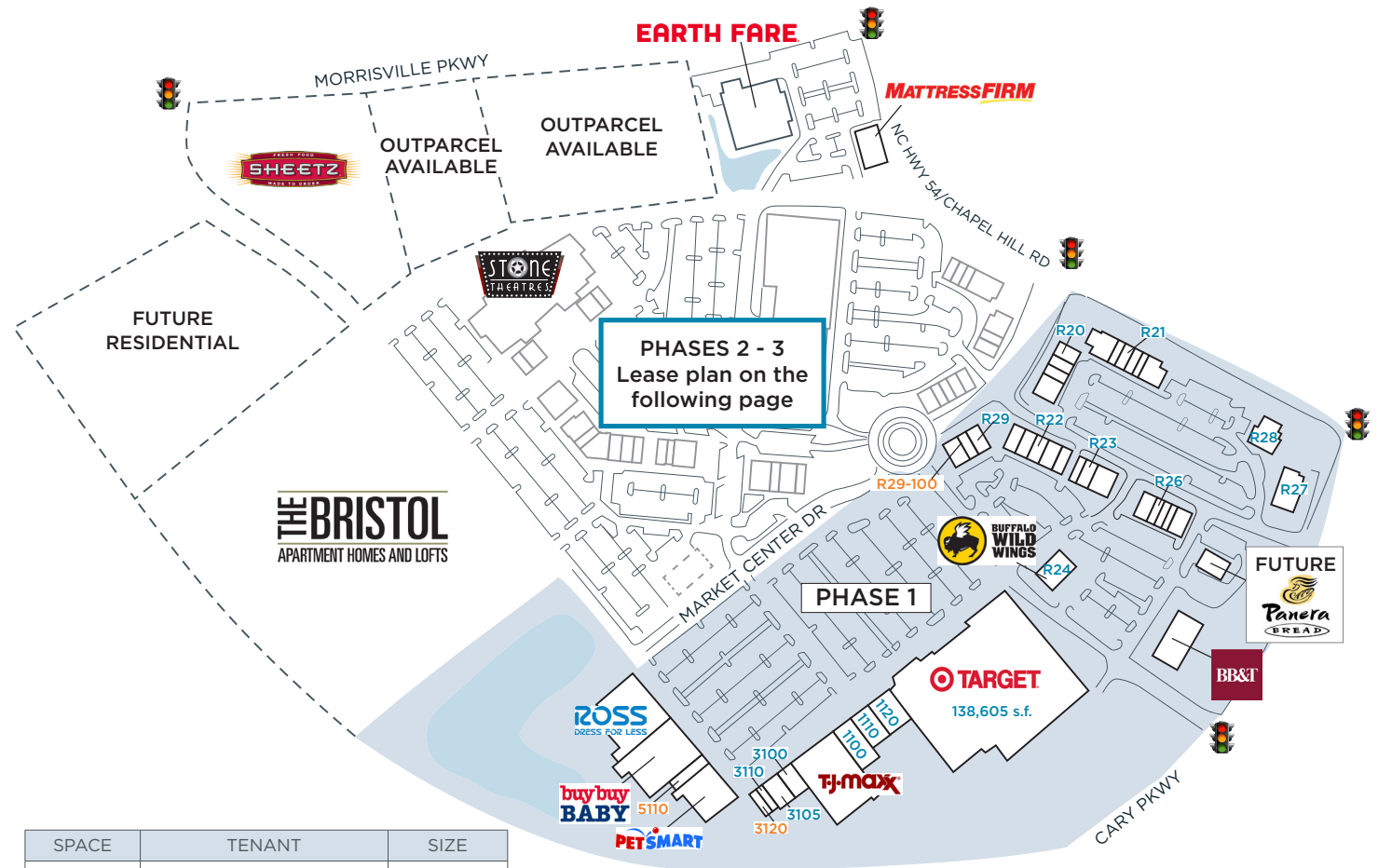
Amy Watkins

919.234.6716 DIRECT
919.467.8880 OFFICE
AWatkins@castoinfo.com



215 E. Chatham Street, Suite 201
Cary, North Carolina 27511
www.castoinfo.com

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	Hallmark	3,916 s.f.
3105	Carter's	4,059 s.f.
3110	Fantastic Sam's	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	Carolina Dental Arts	1,881 s.f.
R22-110	Blue Cross Blue Shield NC	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	Prudential	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	AVAILABLE	3,200 s.f.
R29-105	GNC	1,548 s.f.
R29-110	The Full Moon Oyster Bar & Seafood Kitchen	3,205 s.f.

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



SPACE	TENANT	SIZE
PHASE 2		
3200	Firebirds	6,026 s.f.
3201	RESTAURANT SPACE AVAILABLE	5,975 s.f.
R8	FUTURE AVAILABILITY	2,000 - 11,000 s.f.
R9-110	Chico's	3,380 s.f.
R9-130	Soma	2,307 s.f.
R9-140	AVAILABLE	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 Burgers	3,492 s.f.
R12-120	Kilwin's	1,405 s.f.
R16	AVAILABLE - CAN SUB-DIVIDE	+52,000 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	Sports 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	Orange Theory Fitness	2,761 s.f.
R18-130	AVAILABLE	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.



SPACE	TENANT	SIZE
PHASE 3		
MU1-195	Starbucks	2,032 s.f.
MU1-190	Clean Juice Bar	1,482 s.f.
MU1-180	AVAILABLE	2,173 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	AVAILABLE	2,062 s.f.
MU1-113	AVAILABLE	1,907 s.f.
MU1-110	AVAILABLE	1,974 s.f.
MU1-105	AVAILABLE	1,912 s.f.
MU1-100	AVAILABLE	5,534 s.f.
MU2-130	AVAILABLE	4,816 s.f.
MU2-125	AVAILABLE	2,294 s.f.
MU2-120	CPR Cell Phone Repair	814 s.f.
MU2-115	AVAILABLE	2,536 s.f.
MU2-110	AVAILABLE	2,987 s.f.
MU2-105	LOFT	5,053 s.f.

KEY

Office/Lobby

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