



**THE SHOPS AT
EASTGATE**

**1800 EAST FRANKLIN STREET
Chapel Hill | North Carolina | 27514**

PRESENTED BY:

THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE



THE SHOPS AT EASTGATE

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CHAPEL HILL OVERVIEW

TOP EMPLOYERS

- UNC at Chapel Hill**
16,217 employees
- UNC Healthcare System**
7,964 employees
- Chapel Hill-Carrboro Schools**
2,138 employees
- Blue Cross Blue Shield of NC**
1,239 employees
- Orange County Schools**
1,157 employees



UNIVERSITY OF UNC AT CHAPEL HILL

30,300 university students at three universities in the area

2nd best state for business
2016 Forbes of all states

1.7% unemployment rate within one mile of Eastgate

1.7% unemployment rate within three miles of Eastgate

1.7% unemployment rate within five miles of Eastgate



EASTGATE SHOPPING CENTER

HIGHEST per capita income in North Carolina

6,374 businesses within a five mile radius

31,000 vehicles pass by daily on US Route 15/501 & E. Franklin St.

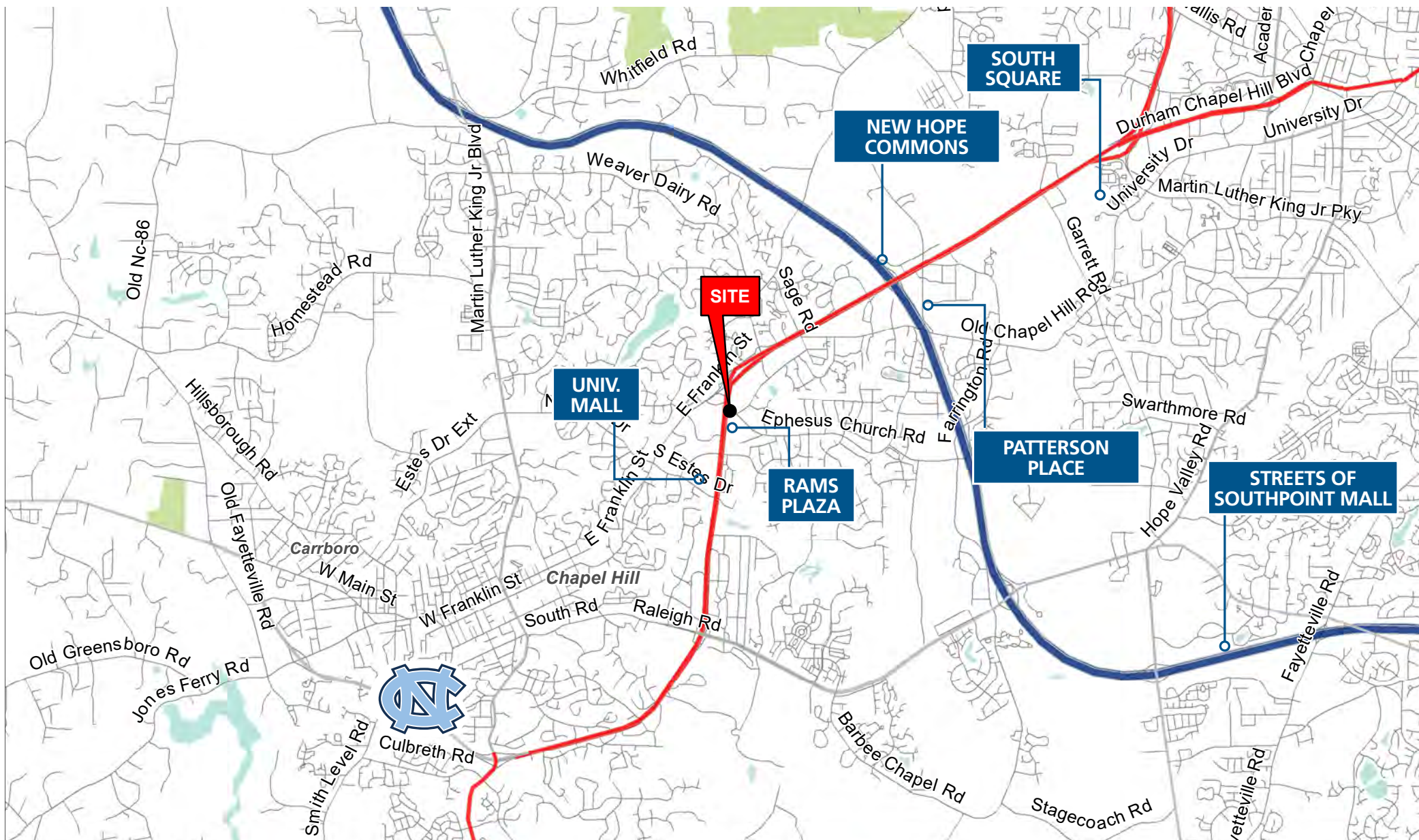
\$127,259 average household income in a one mile radius of Eastgate

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THE SHOPS AT EASTGATE

DEMOGRAPHIC OVERVIEW

1800 E. FRANKLIN ST. | CHAPEL HILL, NC 27514

POPULATION	1 MILE	3 MILE	5 MILE
2018 ESTIMATED POPULATION	9,007	61,001	128,875
2023 PROJECTED POPULATION	9,320	63,572	135,712
2010 CENSUS POPULATION	8,386	56,425	116,683
2000 CENSUS POPULATION	7,623	50,516	101,622
2018 MEDIAN AGE (YEARS)	37.4	31.9	33.8

HOUSEHOLDS

2018 ESTIMATED HOUSEHOLDS	3,722	22,974	52,707
2023 PROJECTED HOUSEHOLDS	3,862	24,152	56,025
2010 CENSUS HOUSEHOLDS	3,546	20,903	47,256
2000 CENSUS HOUSEHOLDS	3,290	18,562	41,051

INCOME

EST. 2018 AVERAGE HH INCOME	\$127,259	\$119,246	\$117,493
EST. 2018 MEDIAN HH INCOME	\$81,922	\$81,836	\$82,726
EST. 2018 PER CAPITA INCOME	\$52,748	\$45,360	\$48,277
EST. AVERAGE HH NET WORTH	\$862,529	\$883,752	\$837,535

EDUCATION	1 MILE	3 MILE	5 MILE
2018 HIGH SCHOOL GRADUATE	7.9%	7.3%	8.2%
2018 SOME COLLEGE	9.0%	10.1%	10.9%
2018 ASSOCIATE DEGREE ONLY	5.8%	5.2%	5.4%
2018 BACHELOR DEGREE ONLY	31.4%	30.2%	30.0%
2018 GRADUATE DEGREE ONLY	42.9%	43.1%	39.9%

DAYTIME DEMOS

NUMBER OF BUSINESSES	832	3,432	6,374
TOTAL NUMBER OF EMPLOYEES	11,296	79,085	107,633
EMPLOYEE POPULATION PER BUSINESS	13.6 to 1	23.0 to 1	16.9 to 1
RESIDENTIAL POPULATION PER BUSINESS	10.8 to 1	17.8 to 1	20.2 to 1

CONSUMER EXPENDITURE

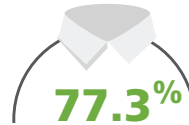
TOTAL RETAIL EXPENDITURE (2018)	\$145 M	\$851 M	\$1.91 B
TOTAL RETAIL EXPENDITURE PER HOUSEHOLD PER MONTH (2018)	\$3,246	\$3,086	\$3,024



33.8
MEDIAN AGE*



69.9%
BACHELOR &
GRADUATE DEGREE*



77.3%
WHITE COLLAR
WORKERS*



\$1.93 B
TOTAL RETAIL
EXPENDITURE*



1.7%
UNEMPLOYMENT
RATE*

* 5 mile radius

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THE SHOPS AT EASTGATE

MARKET AERIAL



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THE SHOPS AT EASTGATE

CURRENT TENANTS

SHOPPING



DINING



SERVICES



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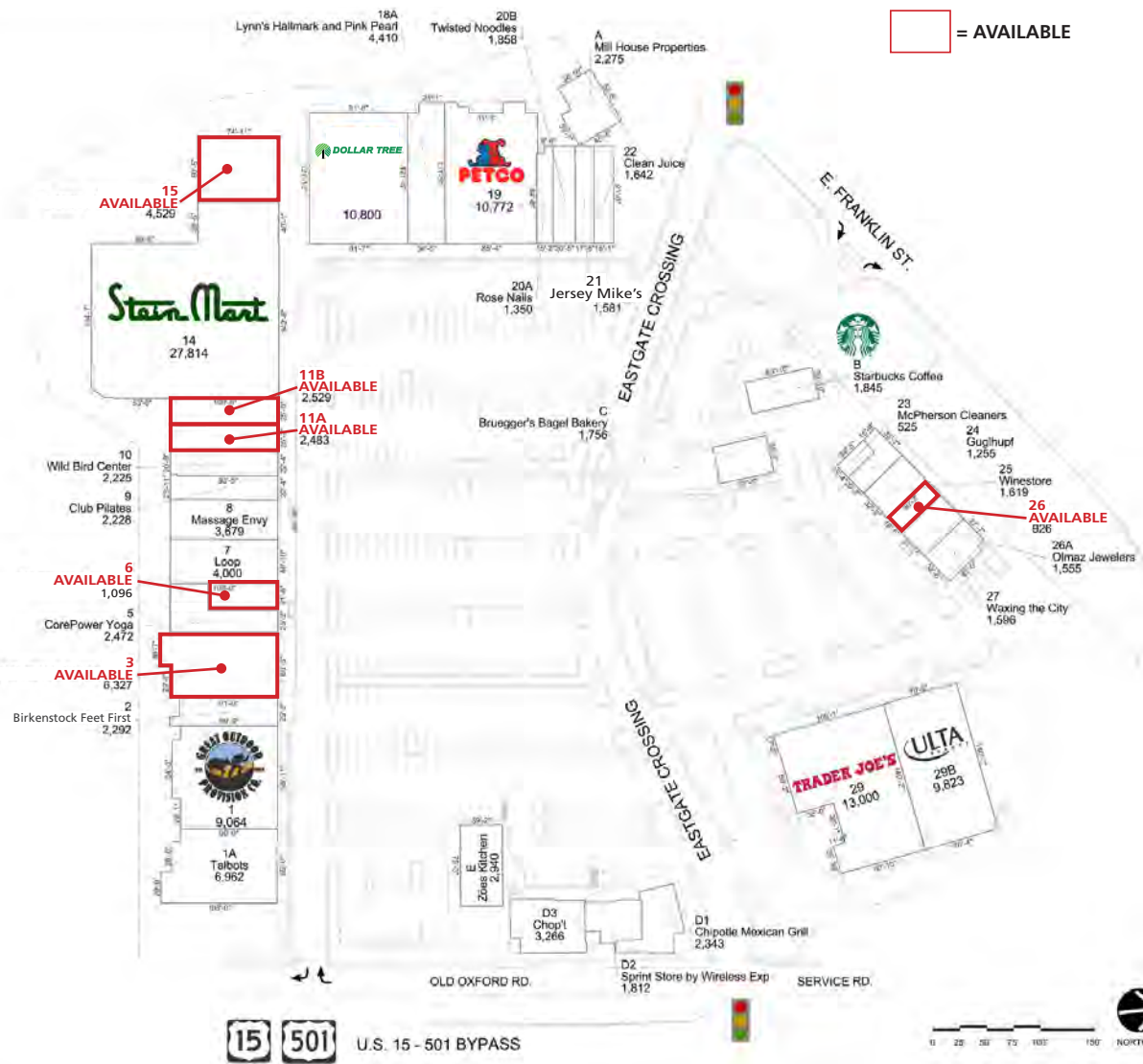
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SITE PLAN

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	Sprint	1,812 SF
D3	Chopt	3,266 SF
E	Zoe's Kitchen	2,940 SF
1A	Talbots	6,962 SF
1	Great Outdoor Provision Co.	9,064 SF
2	Birkenstock Feet First	2,292 SF
3	AVAILABLE	6,327 SF
5	CorePower Yoga	3,542 SF
6	AVAILABLE	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	AVAILABLE	2,483 SF
11B	AVAILABLE	2,529 SF
14	Stein Mart	27,814 SF
15	AVAILABLE	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	Jersey Mike's	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	AVAILABLE	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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CLOSE AERIAL



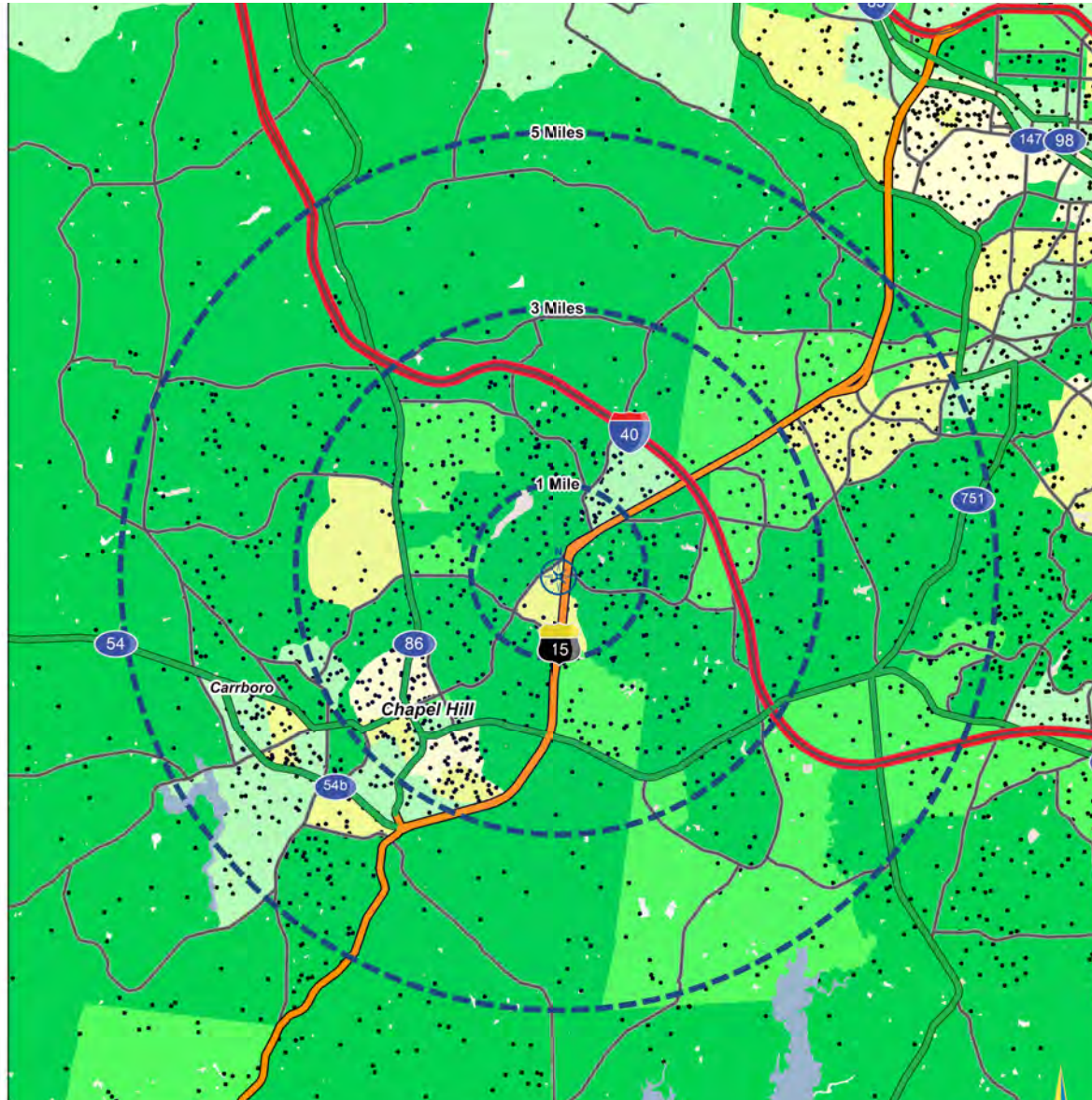
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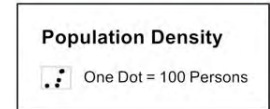


THE SHOPS AT EASTGATE

INCOME AND POPULATION DENSITY MAP



Current Year Estimated
Median Household Income
October 2017





THE SHOPS AT EASTGATE

DEMOGRAPHICS (PAGE 1 OF 5)

35.935806 -79.025278	1 Mile	3 Miles	5 Miles
Population			
Estimated Population (2018)	9,007	61,001	128,875
Projected Population (2023)	9,320	63,572	135,712
Census Population (2010)	8,386	56,425	116,683
Census Population (2000)	7,623	50,516	101,622
Projected Annual Growth (2018 to 2023)	313 0.7%	2,571 0.8%	6,837 1.1%
Historical Annual Growth (2010 to 2018)	621 0.9%	4,576 1.0%	12,192 1.3%
Historical Annual Growth (2000 to 2010)	763 1.0%	5,910 1.2%	15,061 1.5%
Estimated Population Density (2018)	2,869 <i>psm</i>	2,158 <i>psm</i>	1,642 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.49 <i>sq mi</i>
Households			
Estimated Households (2018)	3,722	22,974	52,707
Projected Households (2023)	3,862	24,152	56,025
Census Households (2010)	3,546	20,903	47,256
Census Households (2000)	3,290	18,562	41,051
Estimated Households with Children (2018)	1,051 28.2%	5,279 23.0%	13,103 24.9%
Estimated Average Household Size (2018)	2.35	2.29	2.28
Average Household Income			
Estimated Average Household Income (2018)	\$127,259	\$119,246	\$117,493
Projected Average Household Income (2023)	\$154,699	\$142,893	\$138,618
Estimated Average Family Income (2018)	\$177,297	\$185,154	\$172,172
Median Household Income			
Estimated Median Household Income (2018)	\$81,922	\$81,836	\$82,726
Projected Median Household Income (2023)	\$92,678	\$93,882	\$94,891
Estimated Median Family Income (2018)	\$123,378	\$137,568	\$127,080
Per Capita Income			
Estimated Per Capita Income (2018)	\$52,748	\$45,360	\$48,277
Projected Per Capita Income (2023)	\$64,260	\$54,719	\$57,439
Estimated Per Capita Income 5 Year Growth	\$11,512 21.8%	\$9,359 20.6%	\$9,161 19.0%
Estimated Average Household Net Worth (2018)	\$862,529	\$883,752	\$837,535
Daytime Demos (2018)			
Total Businesses	832	3,432	6,374
Total Employees	11,296	79,085	107,633
Company Headquarter Businesses	1 0.1%	15 0.4%	28 0.4%
Company Headquarter Employees	71 0.6%	843 1.1%	1,236 1.1%
Employee Population per Business	13.6	23.0	16.9
Residential Population per Business	10.8	17.8	20.2

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THE SHOPS AT EASTGATE

DEMOGRAPHICS (PAGE 2 OF 5)

35.935806 -79.025278	1 Mile		3 Miles		5 Miles	
Race & Ethnicity						
White (2018)	5,944	66.0%	41,846	68.6%	86,677	67.3%
Black or African American (2018)	1,053	11.7%	6,835	11.2%	17,023	13.2%
American Indian or Alaska Native (2018)	33	0.4%	201	0.3%	450	0.3%
Asian (2018)	1,326	14.7%	7,976	13.1%	14,691	11.4%
Hawaiian or Pacific Islander (2018)	3	-	16	-	42	-
Other Race (2018)	372	4.1%	2,203	3.6%	6,034	4.7%
Two or More Races (2018)	275	3.1%	1,925	3.2%	3,958	3.1%
Not Hispanic or Latino Population (2018)	8,146	90.4%	55,522	91.0%	115,639	89.7%
Hispanic or Latino Population (2018)	861	9.6%	5,479	9.0%	13,236	10.3%
Not Hispanic or Latino Population (2023)	8,342	89.5%	57,224	90.0%	120,231	88.6%
Hispanic or Latino Population (2023)	978	10.5%	6,349	10.0%	15,481	11.4%
Not Hispanic or Latino Population (2010)	7,705	91.9%	52,731	93.5%	105,793	90.7%
Hispanic or Latino Population (2010)	681	8.1%	3,694	6.5%	10,889	9.3%
Not Hispanic or Latino Population (2000)	7,316	96.0%	48,835	96.7%	95,884	94.4%
Hispanic or Latino Population (2000)	307	4.0%	1,681	3.3%	5,738	5.6%
Projected Hispanic Annual Growth (2018 to 2023)	117	2.7%	869	3.2%	2,245	3.4%
Historic Hispanic Annual Growth (2000 to 2018)	554	10.0%	3,798	12.6%	7,498	7.3%
Age Distribution (2018)						
Age Under 5	417	4.6%	2,553	4.2%	6,451	5.0%
Age 5 to 9 Years	532	5.9%	2,707	4.4%	6,581	5.1%
Age 10 to 14 Years	568	6.3%	2,958	4.8%	6,987	5.4%
Age 15 to 19 Years	583	6.5%	7,576	12.4%	11,136	8.6%
Age 20 to 24 Years	643	7.1%	10,648	17.5%	16,316	12.7%
Age 25 to 29 Years	933	10.4%	5,765	9.5%	13,351	10.4%
Age 30 to 34 Years	579	6.4%	3,694	6.1%	9,404	7.3%
Age 35 to 39 Years	508	5.6%	3,045	5.0%	7,836	6.1%
Age 40 to 44 Years	507	5.6%	2,894	4.7%	7,229	5.6%
Age 45 to 49 Years	540	6.0%	3,020	5.0%	7,451	5.8%
Age 50 to 54 Years	563	6.2%	3,006	4.9%	7,119	5.5%
Age 55 to 59 Years	547	6.1%	2,931	4.8%	7,112	5.5%
Age 60 to 64 Years	529	5.9%	2,847	4.7%	6,578	5.1%
Age 65 to 74 Years	912	10.1%	4,266	7.0%	9,244	7.2%
Age 75 to 84 Years	463	5.1%	2,043	3.3%	4,032	3.1%
Age 85 Years or Over	184	2.0%	1,049	1.7%	2,047	1.6%
Median Age	37.4		31.9		33.8	
Gender Age Distribution (2018)						
Female Population	4,741	52.6%	32,435	53.2%	67,864	52.7%
Age 0 to 19 Years	1,018	21.5%	8,331	25.7%	15,931	23.5%
Age 20 to 64 Years	2,809	59.2%	19,894	61.3%	43,129	63.6%
Age 65 Years or Over	914	19.3%	4,210	13.0%	8,803	13.0%
Female Median Age	39.0		32.4		34.3	
Male Population	4,266	47.4%	28,566	46.8%	61,011	47.3%
Age 0 to 19 Years	1,081	25.4%	7,463	26.1%	15,225	25.0%
Age 20 to 64 Years	2,540	59.5%	17,956	62.9%	39,267	64.4%
Age 65 Years or Over	645	15.1%	3,148	11.0%	6,519	10.7%
Male Median Age	35.5		31.3		33.2	

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THE SHOPS AT EASTGATE

DEMOGRAPHICS (PAGE 3 OF 5)

35.935806 -79.025278	1 Mile	3 Miles	5 Miles
Household Income Distribution (2018)			
HH Income \$200,000 or More	645 17.3%	3,885 16.9%	8,351 15.8%
HH Income \$150,000 to \$199,999	281 7.6%	2,035 8.9%	4,236 8.0%
HH Income \$100,000 to \$149,999	477 12.8%	3,115 13.6%	7,143 13.6%
HH Income \$75,000 to \$99,999	435 11.7%	2,134 9.3%	5,377 10.2%
HH Income \$50,000 to \$74,999	479 12.9%	3,076 13.4%	8,203 15.6%
HH Income \$35,000 to \$49,999	590 15.8%	2,800 12.2%	6,542 12.4%
HH Income \$25,000 to \$34,999	256 6.9%	1,496 6.5%	3,766 7.1%
HH Income \$15,000 to \$24,999	198 5.3%	1,477 6.4%	3,389 6.4%
HH Income Under \$15,000	361 9.7%	2,957 12.9%	5,700 10.8%
HH Income \$35,000 or More	2,906 78.1%	17,045 74.2%	39,851 75.6%
HH Income \$75,000 or More	1,838 49.4%	11,169 48.6%	25,106 47.6%
Housing (2018)			
Total Housing Units	3,843	23,666	54,288
Housing Units Occupied	3,722 96.8%	22,974 97.1%	52,707 97.1%
Housing Units Owner-Occupied	1,913 51.4%	10,784 46.9%	24,936 47.3%
Housing Units, Renter-Occupied	1,808 48.6%	12,190 53.1%	27,771 52.7%
Housing Units, Vacant	121 3.2%	691 2.9%	1,580 2.9%
Marital Status (2018)			
Never Married	2,580 34.4%	27,435 52.0%	49,230 45.2%
Currently Married	3,563 47.6%	18,523 35.1%	43,471 39.9%
Separated	293 3.9%	1,775 3.4%	4,196 3.9%
Widowed	290 3.9%	1,555 2.9%	3,339 3.1%
Divorced	765 10.2%	3,495 6.6%	8,618 7.9%
Household Type (2018)			
Population Family	6,688 74.3%	34,556 56.6%	82,618 64.1%
Population Non-Family	2,058 22.8%	18,012 29.5%	37,644 29.2%
Population Group Quarters	261 2.9%	8,433 13.8%	8,613 6.7%
Family Households	2,171 58.3%	11,345 49.4%	26,933 51.1%
Non-Family Households	1,551 41.7%	11,630 50.6%	25,775 48.9%
Married Couple with Children	683 19.2%	3,739 20.2%	9,203 21.2%
Average Family Household Size	3.1	3.0	3.1
Household Size (2018)			
1 Person Households	1,145 30.8%	7,598 33.1%	17,807 33.8%
2 Person Households	1,262 33.9%	7,730 33.6%	17,553 33.3%
3 Person Households	585 15.7%	3,339 14.5%	7,464 14.2%
4 Person Households	473 12.7%	2,881 12.5%	6,474 12.3%
5 Person Households	180 4.8%	945 4.1%	2,253 4.3%
6 or More Person Households	77 2.1%	481 2.1%	1,157 2.2%
Household Vehicles (2018)			
Households with 0 Vehicles Available	178 4.8%	1,337 5.8%	2,871 5.4%
Households with 1 Vehicles Available	1,615 43.4%	8,997 39.2%	20,977 39.8%
Households with 2 or More Vehicles Available	1,928 51.8%	12,641 55.0%	28,859 54.8%
Total Vehicles Available	6,082	39,386	89,792
Average Vehicles Per Household	1.6	1.7	1.7

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THE SHOPS AT EASTGATE

DEMOGRAPHICS (PAGE 4 OF 5)

35.935806 -79.025278	1 Mile	3 Miles	5 Miles
Labor Force (2018)			
Estimated Labor Population Age 16 Years or Over	7,412	52,378	107,916
Estimated Civilian Employed	4,654 62.8%	31,413 60.0%	71,088 65.9%
Estimated Civilian Unemployed	129 1.7%	909 1.7%	1,797 1.7%
Estimated in Armed Forces	-	4	130
Estimated Not in Labor Force	2,629 35.5%	20,051 38.3%	34,901 32.3%
Unemployment Rate	1.7%	1.7%	1.7%
Occupation (2015)			
Occupation: Population Age 16 Years or Over	4,654	31,413	71,088
Management, Business, Financial Operations	930 20.0%	5,381 17.1%	11,730 16.5%
Professional, Related	1,910 41.0%	12,480 39.7%	29,302 41.2%
Service	418 9.0%	4,604 14.7%	9,747 13.7%
Sales, Office	1,010 21.7%	6,557 20.9%	13,948 19.6%
Farming, Fishing, Forestry	1	53 0.2%	179 0.3%
Construct, Extraction, Maintenance	146 3.1%	1,043 3.3%	3,173 4.5%
Production, Transport Material Moving	240 5.2%	1,296 4.1%	3,009 4.2%
White Collar Workers	3,850 82.7%	24,418 77.7%	54,979 77.3%
Blue Collar Workers	804 17.3%	6,996 22.3%	16,109 22.7%
Consumer Expenditure (2018)			
Total Household Expenditure	\$309 M	\$1.82 B	\$4.12 B
Total Non-Retail Expenditure	\$164 M 53.1%	\$967 M 53.2%	\$2.19 B 53.1%
Total Retail Expenditure	\$145 M 46.9%	\$851 M 46.8%	\$1.93 B 46.9%
Apparel	\$10.9 M 3.5%	\$64.3 M 3.5%	\$146 M 3.5%
Contributions	\$15.8 M 5.1%	\$93.7 M 5.2%	\$210 M 5.1%
Education	\$13.1 M 4.3%	\$78.9 M 4.3%	\$176 M 4.3%
Entertainment	\$17.5 M 5.7%	\$103 M 5.7%	\$233 M 5.7%
Food and Beverages	\$43.8 M 14.2%	\$257 M 14.2%	\$585 M 14.2%
Furnishings and Equipment	\$11.0 M 3.5%	\$64.4 M 3.5%	\$146 M 3.5%
Gifts	\$8.49 M 2.8%	\$50.5 M 2.8%	\$114 M 2.8%
Health Care	\$23.5 M 7.6%	\$137 M 7.5%	\$312 M 7.6%
Household Operations	\$9.58 M 3.1%	\$56.7 M 3.1%	\$128 M 3.1%
Miscellaneous Expenses	\$4.41 M 1.4%	\$25.9 M 1.4%	\$59.0 M 1.4%
Personal Care	\$3.97 M 1.3%	\$23.4 M 1.3%	\$53.0 M 1.3%
Personal Insurance	\$2.55 M 0.8%	\$15.1 M 0.8%	\$34.0 M 0.8%
Reading	\$691 K 0.2%	\$4.08 M 0.2%	\$9.24 M 0.2%
Shelter	\$63.9 M 20.7%	\$377 M 20.7%	\$853 M 20.7%
Tobacco	\$1.65 M 0.5%	\$9.59 M 0.5%	\$21.9 M 0.5%
Transportation	\$56.1 M 18.2%	\$328 M 18.0%	\$748 M 18.1%
Utilities	\$22.0 M 7.1%	\$129 M 7.1%	\$294 M 7.1%
Educational Attainment (2018)			
Adult Population Age 25 Years or Over	6,264	34,559	81,403
Elementary (Grade Level 0 to 8)	105 1.7%	801 2.3%	2,758 3.4%
Some High School (Grade Level 9 to 11)	90 1.4%	661 1.9%	1,882 2.3%
High School Graduate	494 7.9%	2,531 7.3%	6,674 8.2%
Some College	563 9.0%	3,479 10.1%	8,833 10.9%
Associate Degree Only	361 5.8%	1,783 5.2%	4,356 5.4%
Bachelor Degree Only	1,964 31.4%	10,425 30.2%	24,440 30.0%
Graduate Degree	2,688 42.9%	14,880 43.1%	32,460 39.9%

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DEMOGRAPHICS (PAGE 5 OF 5)

35.935806 -79.025278	1 Mile	3 Miles	5 Miles
Units In Structure (2015)			
1 Detached Unit	1,876 52.9%	10,952 52.4%	25,663 54.3%
1 Attached Unit	362 10.2%	2,058 9.8%	4,361 9.2%
2 to 4 Units	201 5.7%	1,771 8.5%	3,551 7.5%
5 to 9 Units	338 9.5%	2,306 11.0%	5,762 12.2%
10 to 19 Units	457 12.9%	2,771 13.3%	7,147 15.1%
20 to 49 Units	246 6.9%	1,505 7.2%	2,783 5.9%
50 or More Units	130 3.7%	1,040 5.0%	2,212 4.7%
Mobile Home or Trailer	112 3.2%	571 2.7%	1,227 2.6%
Other Structure	-	-	-
Homes Built By Year (2015)			
Homes Built 2010 or later	14 0.4%	230 1.1%	769 1.6%
Homes Built 2000 to 2009	479 13.5%	4,506 21.6%	9,921 21.0%
Homes Built 1990 to 1999	567 16.0%	4,261 20.4%	10,832 22.9%
Homes Built 1980 to 1989	777 21.9%	4,261 20.4%	11,347 24.0%
Homes Built 1970 to 1979	526 14.8%	2,774 13.3%	6,439 13.6%
Homes Built 1960 to 1969	977 27.5%	3,497 16.7%	6,373 13.5%
Homes Built 1950 to 1959	185 5.2%	1,387 6.6%	2,572 5.4%
Homes Built Before 1949	74 2.1%	1,091 5.2%	2,367 5.0%
Home Values (2015)			
Home Values \$1,000,000 or More	39 2.1%	191 1.9%	271 1.2%
Home Values \$500,000 to \$999,999	317 16.9%	2,115 21.2%	4,103 18.0%
Home Values \$400,000 to \$499,999	214 11.4%	1,732 17.4%	3,747 16.4%
Home Values \$300,000 to \$399,999	436 23.3%	2,230 22.4%	4,813 21.1%
Home Values \$200,000 to \$299,999	536 28.7%	2,187 21.9%	5,759 25.3%
Home Values \$150,000 to \$199,999	139 7.4%	918 9.2%	2,599 11.4%
Home Values \$100,000 to \$149,999	134 7.1%	909 9.1%	2,225 9.8%
Home Values \$70,000 to \$99,999	53 2.8%	196 2.0%	547 2.4%
Home Values \$50,000 to \$69,999	24 1.3%	87 0.9%	290 1.3%
Home Values \$25,000 to \$49,999	2 0.1%	65 0.7%	141 0.6%
Home Values Under \$25,000	12 0.6%	94 0.9%	303 1.3%
Owner-Occupied Median Home Value	\$323,753	\$353,557	\$325,698
Renter-Occupied Median Rent	\$923	\$958	\$923
Transportation To Work (2015)			
Drive to Work Alone	2,970 61.5%	19,118 58.4%	44,790 64.8%
Drive to Work in Carpool	291 6.0%	1,672 5.1%	4,498 6.5%
Travel to Work by Public Transportation	633 13.1%	3,302 10.1%	6,053 8.8%
Drive to Work on Motorcycle	38 0.8%	214 0.7%	399 0.6%
Walk or Bicycle to Work	252 5.2%	4,147 12.7%	5,783 8.4%
Other Means	71 1.5%	473 1.4%	991 1.4%
Work at Home	573 11.9%	3,792 11.6%	6,618 9.6%
Travel Time (2015)			
Travel to Work in 14 Minutes or Less	1,171 27.5%	9,411 32.5%	19,494 31.2%
Travel to Work in 15 to 29 Minutes	1,956 46.0%	12,572 43.5%	29,125 46.6%
Travel to Work in 30 to 59 Minutes	752 17.7%	4,898 16.9%	12,884 20.6%
Travel to Work in 60 Minutes or More	201 4.7%	1,022 3.5%	2,871 4.6%
Average Minutes Travel to Work	19.3	17.7	18.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

Melissa McDonald

704.644.4593

mmcdonald@providencegroup.com

Jay Hagerman

704.644.4590

jhagerman@providencegroup.com