

NORTHWOODS LANDING

RETAIL SPACE FOR LEASE

Northwood Boulevard
Pittsboro, NC 27312

york

LEASING

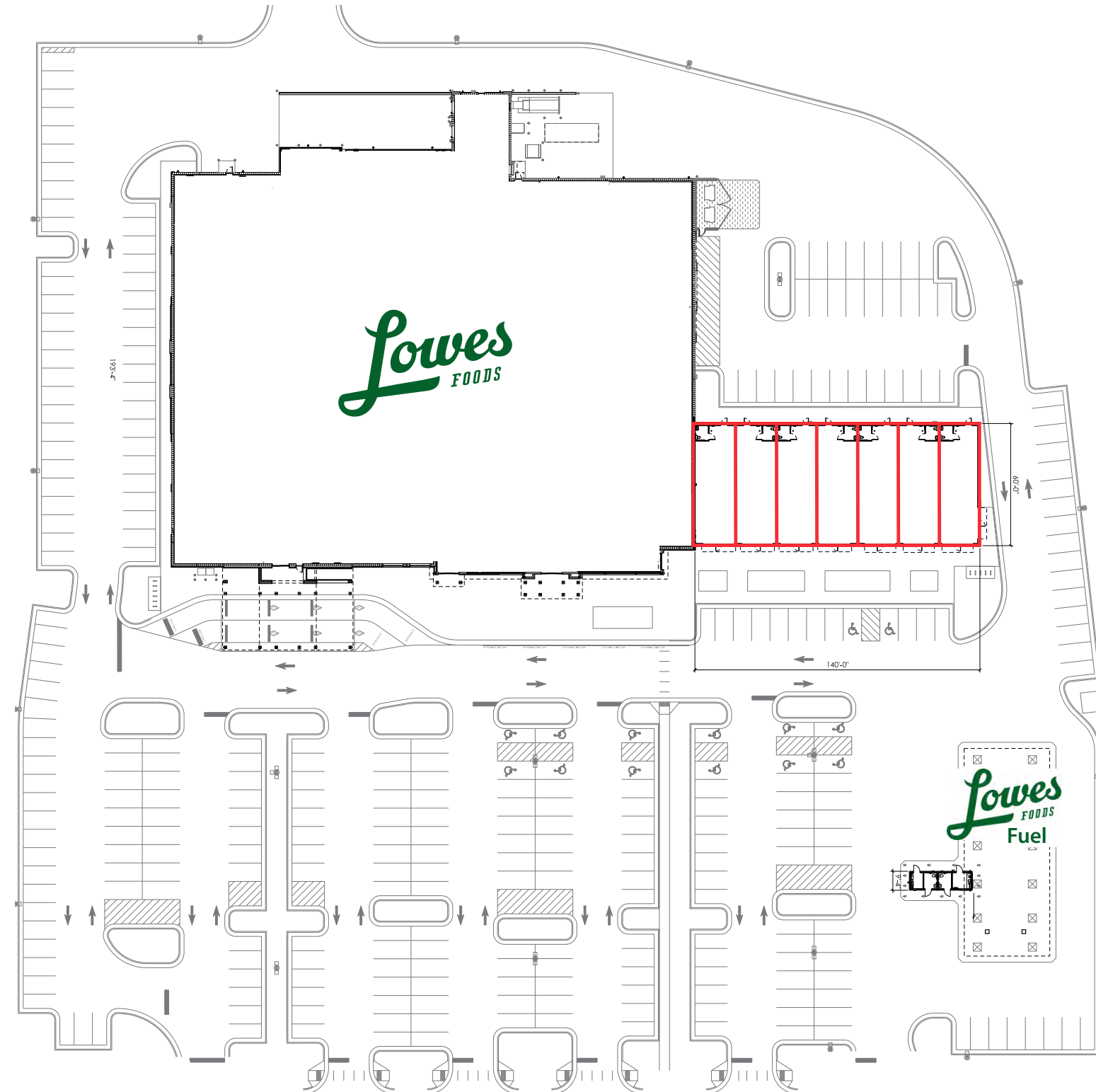
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NORTHWOODS LANDING

Northwoods Landing is conveniently located close to the intersection of Hwy 64 and Hwy 15-501. Moreover it is submersed in the fast-growing Chatham County submarket.

In very close proximity to the highly-acclaimed Chatham Park, across the street from Mosaic and adjacent to Northwood High School, the shopping center is positioned to provide a convenient retail option and fulfill ancillary consumer needs.



ABUNDANT PARKING

Parking directly behind the seven inline suites may be used for employee-parking, providing easy access in a well-lit area.



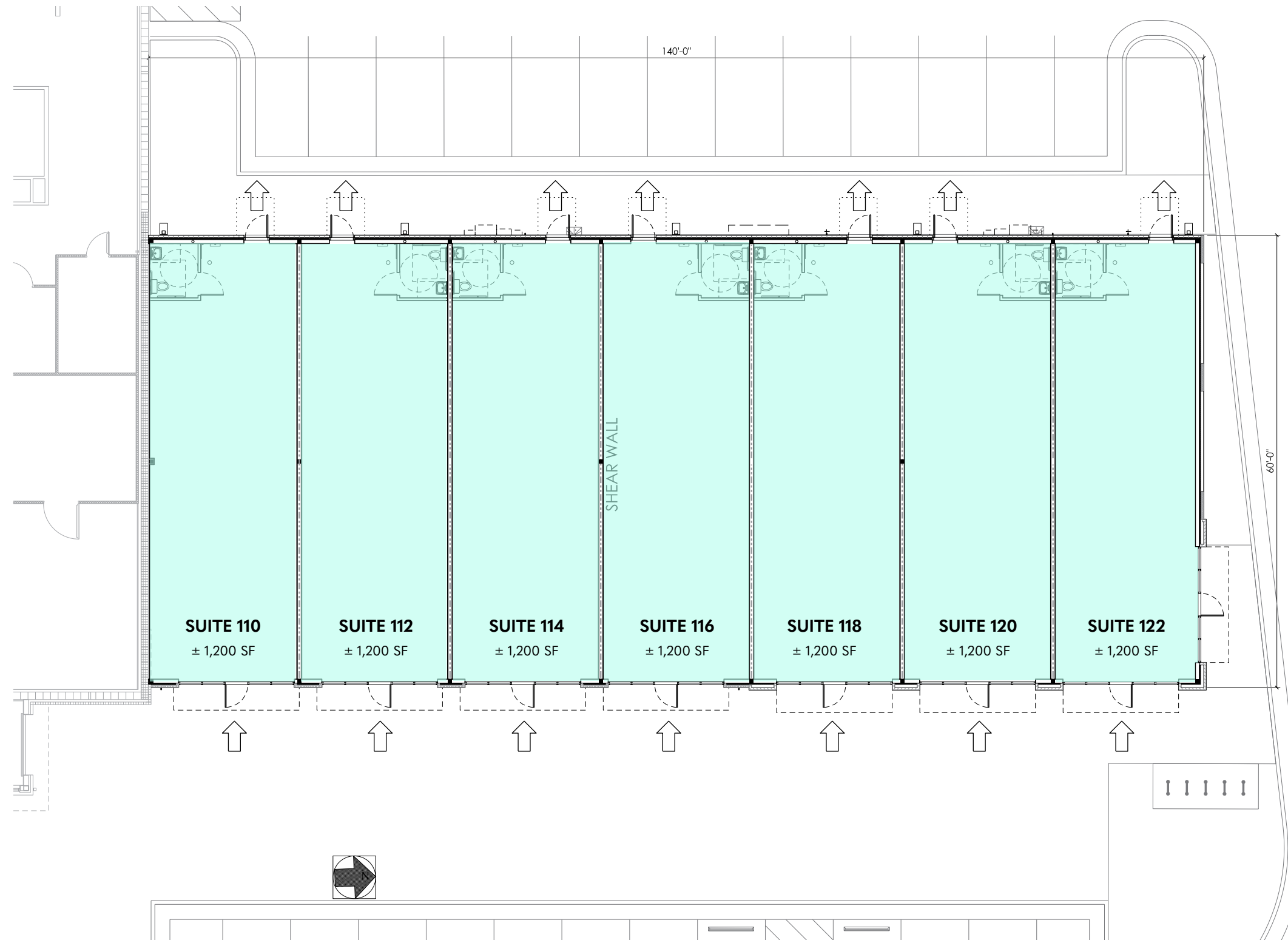
TENANT ALLOWANCE

Ownership will consider TI allowance package for leases with a term of 60 month or longer.



DELIVERY CONDITION

Landlord will deliver tenant spaces in either cold dark shell with tenant allowance, or vanilla box.



SPACE DETAILS

ADDRESS

Northwood Boulevard
Pittsboro, NC 27312

RATE

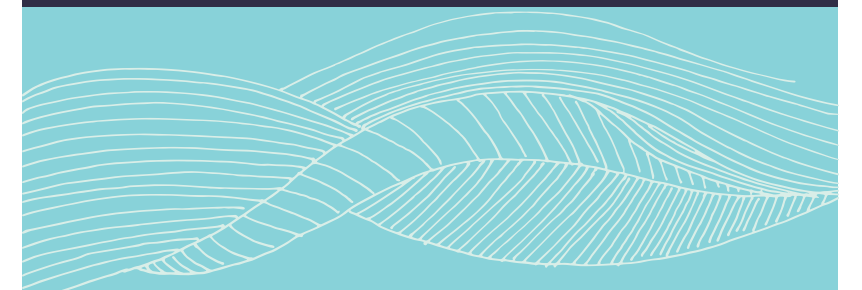
\$35.00 base rent
\$5.00 TICAM

AVAILABLE SPACE

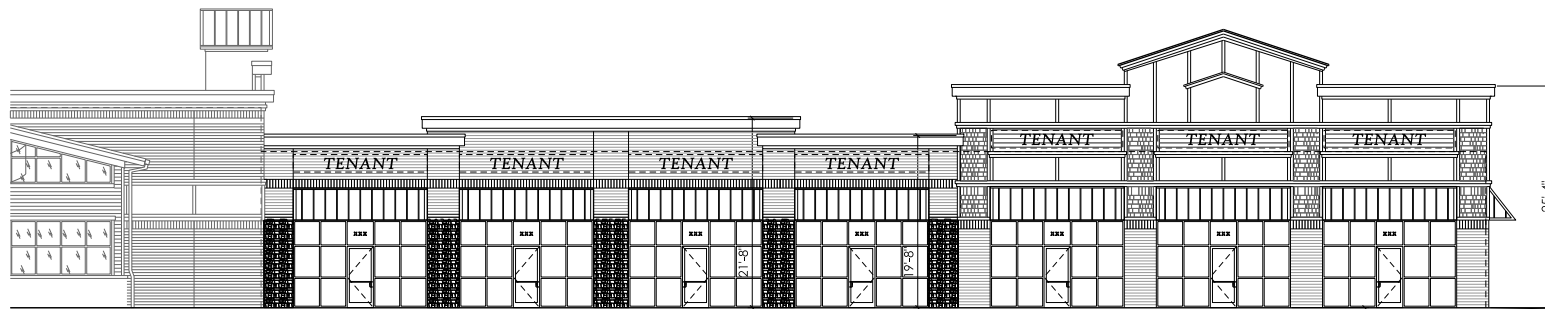
Seven (7) ± 1,200 SF Suites
Can be combined for up to ± 4,800 SF

SPECIFICATIONS

Dimensions of each unit is 20' x 60'
Cold dark shell and vanilla box deliveries



EAST ELEVATION



TENANT SUITES

WEST ELEVATION



NORTH ELEVATION





501

CHATHAM PARK WAY

TRAFFIC COUNTS
17,718 US 15/501

NORTHWOOD
HIGH SCHOOL

SITE

UNC
HEALTH

TOWN HALL

Jersey Mike's
SUBS

People's
COFFEE

Hampton
Inn

MOSAIC

64

TRAFFIC COUNTS
15,992 US 15/501
14,240 US 64

FREEDOM PARK WAY

HAVEN ROAD

HILLSBORO STREET

PAPA JOHN'S

LOWE'S
Home Improvement Warehouse

64



ABOUT PITTSBORO, NC

Pittsboro is in the heart of Chatham County, one of the fastest growing counties in the state. The town is ideally situated at the intersection of U.S. 64 and Highway 15-501. It is 16 miles to Chapel Hill, 25 miles to Research Triangle Park, and 32 miles to Raleigh. It's a short drive to recreation areas at Jordan Lake State Park (visited by 1-2 million people annually). It is adjacent to the State's newest Natural Area - 960 acres along the scenic Haw River.

Pittsboro is home to farmers' markets, restaurants, breweries, wine shops and a distillery where "fresh and local" are precisely that. The retail businesses are smart and creative, offering everything from vintage furniture and fine art to handcrafted jewelry and the latest fashions.

CHATHAM PARK, MASTER PLANNED COMMUNITY

Chatham Park is an economic driver. The impact on Chatham County could top \$80 billion with the addition of 61,000 new jobs in Chatham County – and up to 115,000 in the state – over the expected 40-year lifespan of the giant land development project

CENTRAL CAROLINA COMMUNITY COLLEGE "CCCU"

CCCU is a 2 year public college offering a core curriculum as well as continuing education in such areas as Sustainable Agriculture and Alternative Building Techniques.

NORTHWOOD HIGH SCHOOL

SITE

MOSAIC AT CHATHAM PARK

A 44-acre, mixed-use community, serves as the gateway to Chatham Park.

NORTH CHATHAM PARK

This live-work-play-learn community encompasses nearly 7,100 acres and includes plans for 22,000 homes.

CENTRAL CAROLINA COMMUNITY COLLEGE

DOWNTOWN PITTSBORO

Anchored by a historic downtown and the Chatham County Courthouse, Pittsboro's unique and innovative locally-owned small businesses offer plenty to discover.

Town Parks

ABOUT CHATHAM PARK

Spanning across 7,068 acres, Chatham Park is creating a whole new kind of community based upon five pillars: Innovation, Connectivity, Quality Design, Healthy Balance, and Stewardship.

Upon completion of the master-planned community, approximately 22,000 additional homes will line the streets—in addition to 22 million sq. ft. of office, research, retail, educational and community space. More than 60,000 residents will reside within Chatham Park.

THIS MASTER-PLANNED COMMUNITY SHOWCASES:



Clean, cutting-edge technologies including purple pipe reuse water line, a solar farm and a wastewater treatment plant bring resource-efficiency for all who live, work, play and learn here.



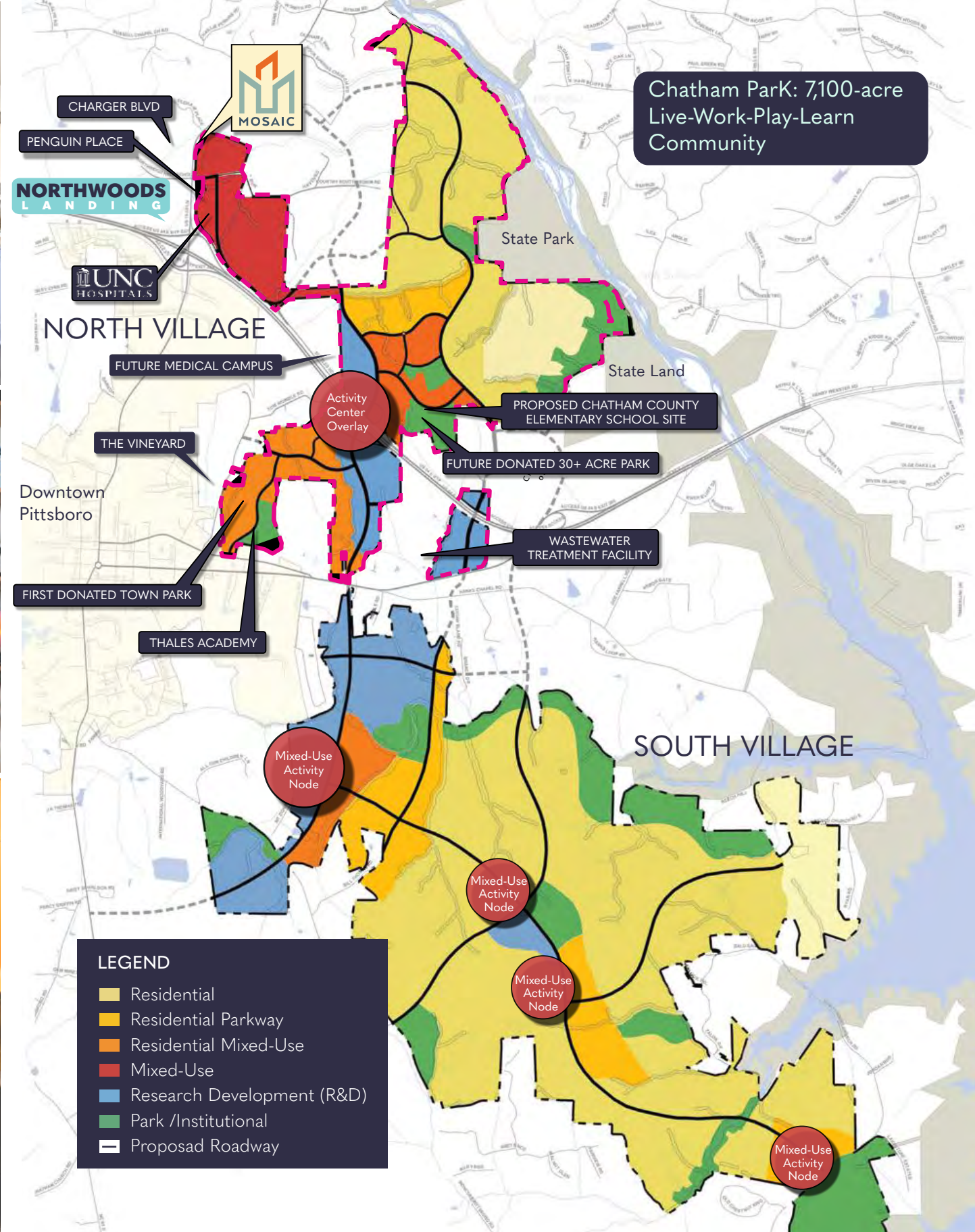
LEED certified buildings and village centers which foster activity and community, putting everyone close to shops, dining, entertainment and events.



A balance between the serene beauty of the natural landscape with open community spaces featuring inspiring manmade art and architecture.



A design encouraging interpersonal connections combined with a 5G network so you can be on the grid when you need to be reached (and disconnect when you want to).



LEGEND

- Residential
- Residential Parkway
- Residential Mixed-Use
- Mixed-Use
- Research Development (R&D)
- Park / Institutional
- Proposed Roadway

Chatham Park: 7,100-acre Live-Work-Play-Learn Community



Mosaic is a 44-acre mixed-use development that serves as the gateway to Chatham Park. Its master plan includes medical facilities, Pittsboro’s first hotel, an indoor theater, an outdoor amphitheater and an array of first-class retail, dining and living options. The \$180 million entertainment and lifestyle destination delivered its first buildings Q2 2021, with completion in 2024.

MOSAIC is a destination like no other with a robust sphere of daytime energy that builds to an invigorating evening buzz.

THIS WALKABLE, URBAN COMMUNITY INCLUDES:

165	88K	200K
Apartment Homes at The Guild	Square Feet of Office Space	Square Feet of Retail + Restaurants

- 120-key Hampton Inn & Suites
- 40 condos, Tessera at MOSAIC
- Entertainment venues
- Education facilities
- Medical facilities

EXISTING KEY TENANTS:

- Innovate Carolina (UNC) Innovation Hub
- Theatre
- People’s Coffee
- Jersey Mike’s
- Town Hall Burger
- O’ Ya Cantina
- Town Hall Italian
- Lux Nail Salon
- Tasu Restaurant
- UNC Health Urgent Care





PARTNERS AND PROGRAMS

CHATHAM COUNTY SMALL BUSINESS CENTER

The Chatham County Small Business Center is the lead organization for small business and entrepreneur support in Chatham County. The Small Business Center is located at Central Carolina Community College in Pittsboro. Chatham County Economic Development Corporation has a strong relationship with the Small Business Center and refers all small business assistance requests to the local office. The Small Business Center offers one-on-one counseling and free seminars on business topics, and as part of the national Small Business Center Network, has access to comprehensive resources.

PRE-APPLICATION MEETINGS

Permitting pre-application meetings (also known as pre-development and pre-submittal meetings) are a business-friendly resource for businesses locating or expanding in Chatham County, Siler City and Pittsboro. Professional staff provides business owners and entrepreneurs the opportunity to review development plans and troubleshoot issues on a case-by-case basis. The meetings are specific to the geographic area and governing codes and ordinances.

<https://www.chathamcdc.org/start-a-business/partners-and-programs/>

IN THE NEWS

CHATHAM COUNTY ECONOMIC DEVELOPMENT · JANUARY 2022

“Many economic development observers say Chatham County is poised for a giant year in 2022. Chatham Park’s accelerating development, Mosaic’s growing commercial client list and two megasites primed and ready for tenants are just the start of assets that could make the new year a landmark one.”

<https://www.chathamcdc.org/news/2022-poised-to-be-a-year-of-opportunity-in-chatham-edc-says/>

2021 DEMOGRAPHICS, NORTHWOOD BLVD

MILE RADIUS	POPULATION	HOUSEHOLDS	HOUSEHOLD INCOME	DAYTIME POPULATION
1	850	389	\$59,721	172
3	6,025	2,590	\$80,403	3,305
5	12,718	5,277	\$92,221	4,136

source: REGIS Online

NORTHWOODS LANDING

LEASING

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