



East 54 is a premiere mixed-use development with 184 residential units and 55,000 s.f. of retail. Located approximately one mile from UNC Chapel Hill (29,000+ students, 11,000+ faculty and staff), East 54 provides retail and restaurant opportunities for 97,000+ students, employees and local residents within three miles. East 54 is adjacent to Fresh Market anchored center and new Aloft hotel, with convenient access points from NC-54. Within a five-mile radius of the site, the average household income is \$119,957 and retail expenditures reach \$1.95B annually.

## KEY TENANTS & NEIGHBORING TENANTS



## SIZE

55,475 s.f. retail space  
162,000 s.f. office space  
184 residential units

## LOCATION

Chapel Hill, North Carolina

## TRAFFIC COUNTS

54: 49,000

## KEY DEMOGRAPHICS

### 5-MILE RADIUS

#### POPULATION

Current Estimated Population	125,560
Projected Population (5 Years)	135,020
2010 Census Population	114,545

#### HOUSEHOLDS

Current Estimated Households	52,407
Projected Households (5 Years)	55,460
2010 Census Households	39,274

#### INCOME

Average Household Income	\$119,957
Household Income \$75,000+	49.6%

#### MEDIAN AGE

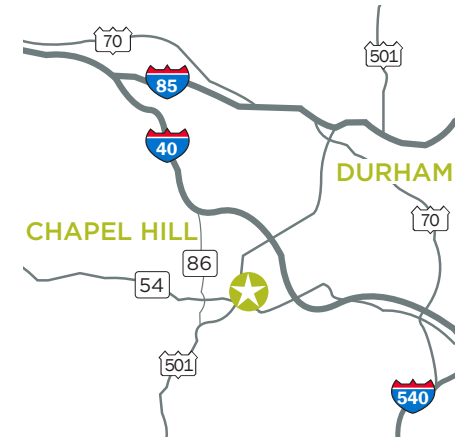
35 years

#### DAYTIME DEMOGRAPHICS

Number of Businesses	6,710
Number of Employees	78,965
Total Daytime Population	116,370

#### CONSUMER EXPENDITURES

Total Retail Expenditures	\$1.95 B
Per Household per Month	\$3,095



## LEASING CONTACTS

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**BUILDING 1000**

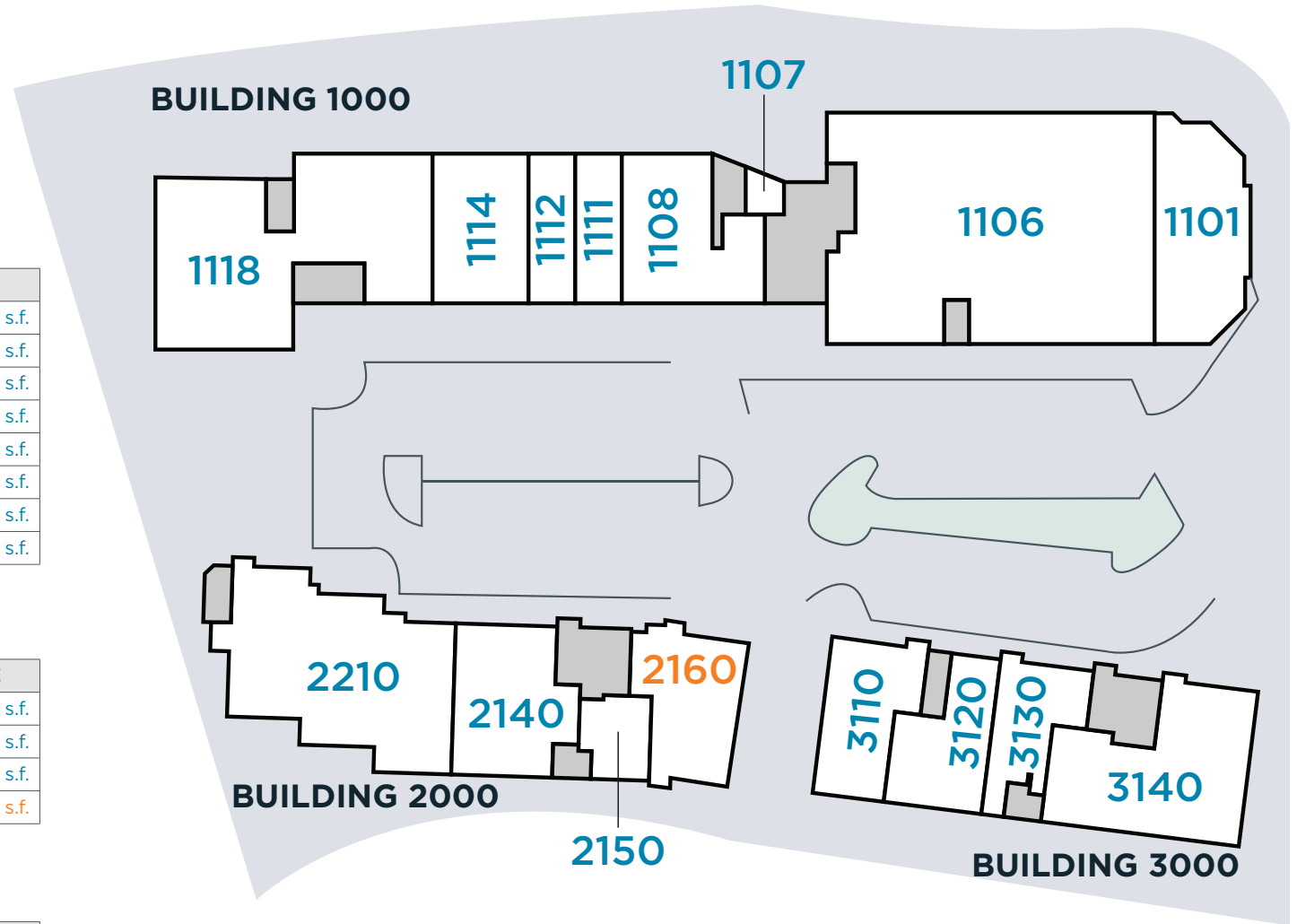
SPACE	TENANT	SIZE
1101	The Egg & I	3,510 s.f.
1106	Walgreens	13,135 s.f.
1107	East 54 Management Office	297 s.f.
1108	Charles Schwab	3,411 s.f.
1111	Le's Sanctuary Nails	1,282 s.f.
1112	Movement Mortgage	1,283 s.f.
1114	Coco Bean	2,562 s.f.
1118	Tobacco Road Sports Cafe	7,469 s.f.

**BUILDING 2000**

SPACE	TENANT	SIZE
2210	Elements	5,857 s.f.
2140	Title Boxing	2,833 s.f.
2150	Flagship Media	780 s.f.
2160	AVAILABLE	2,806 s.f.

**BUILDING 3000**

SPACE	TENANT	SIZE
3110	Citrine Salon	2,133 s.f.
3120	Brenz Pizza Co.	2,155 s.f.
3130	Bottle Revolution	1,824 s.f.
3140	Hawthorne & Wood	4,138 s.f.



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





