



The Shops at Northgate

Newly Renovated Neighborhood Shopping Center | Durham, NC

NORTHWOOD
INVESTORS



CBRE



The Offering

Newly renovated retail center with repositioning flexibility—allows for new merchandising—and opportunity for future pad site along Guess Road.



RENOVATION UNDERWAY

To include fully refreshed facades and various exterior improvements to lighting, signage and landscaping



CENTRALLY LOCATED

Less than a mile from Duke's East Campus and 2.5 miles from Downtown Durham



CONSUMER BASE

Dense infill site with population of 178,803 within 5 miles



HIGH VISIBILITY

Easy access from I-85 via exits at Duke Street and Guess Road with signalized entrances



The Shops at
Northgate

TANGER OUTLETS MEBANE

UNC HOSPITAL - HILLSBOROUGH

DUKE UNIVERSITY MEDICAL CENTER

DUKE UNIVERSITY

DUKE EAST CAMPUS

DURHAM, NC

SOUTH SQUARE MALL

UNC HOSPITAL

UNIVERSITY OF NORTH CAROLINA

RESEARCH TRIANGLE PARK (RTP)

THE STREETS AT SOUTHPOINT

PARKSIDE TOWN COMMONS

PARK WEST VILLAGE

ALEXANDER PLACE MALL

BRIER CREEK COMMONS

RALEIGH-DURHAM INTERNATIONAL AIRPORT (RDU)

CRABTREE MALL

NORTH HILLS MALL

WAKEMED NORTH HOSPITAL

UNC REX HOSPITAL

DUKE RALEIGH HOSPITAL

NORTH CAROLINA STATE UNIVERSITY

RALEIGH, NC

WAKEMED RALEIGH CAMPUS

Prime Location

Benefiting from I-85 accessibility and walking and biking distance to downtown, the site is in the center of one of the nation's most highly educated workforces, with three flagship universities generating talent who want to stay here. These diverse young professionals seek convenience, entertainment and dining options.

- | | |
|------------|------------|
| UNIVERSITY | MAJOR MALL |
| HOSPITAL | AIRPORT |
| CITY | RTP |

Master Plan

The Shops at Northgate are located within the broader 55-acre Northgate Mall Redevelopment

Existing entitlements for the site allow for a variety of uses and flexibility

1. FREESTANDING RETAIL

Suites ranging from 1,034 to 7,800 SF

2. DEVELOPMENT PAD

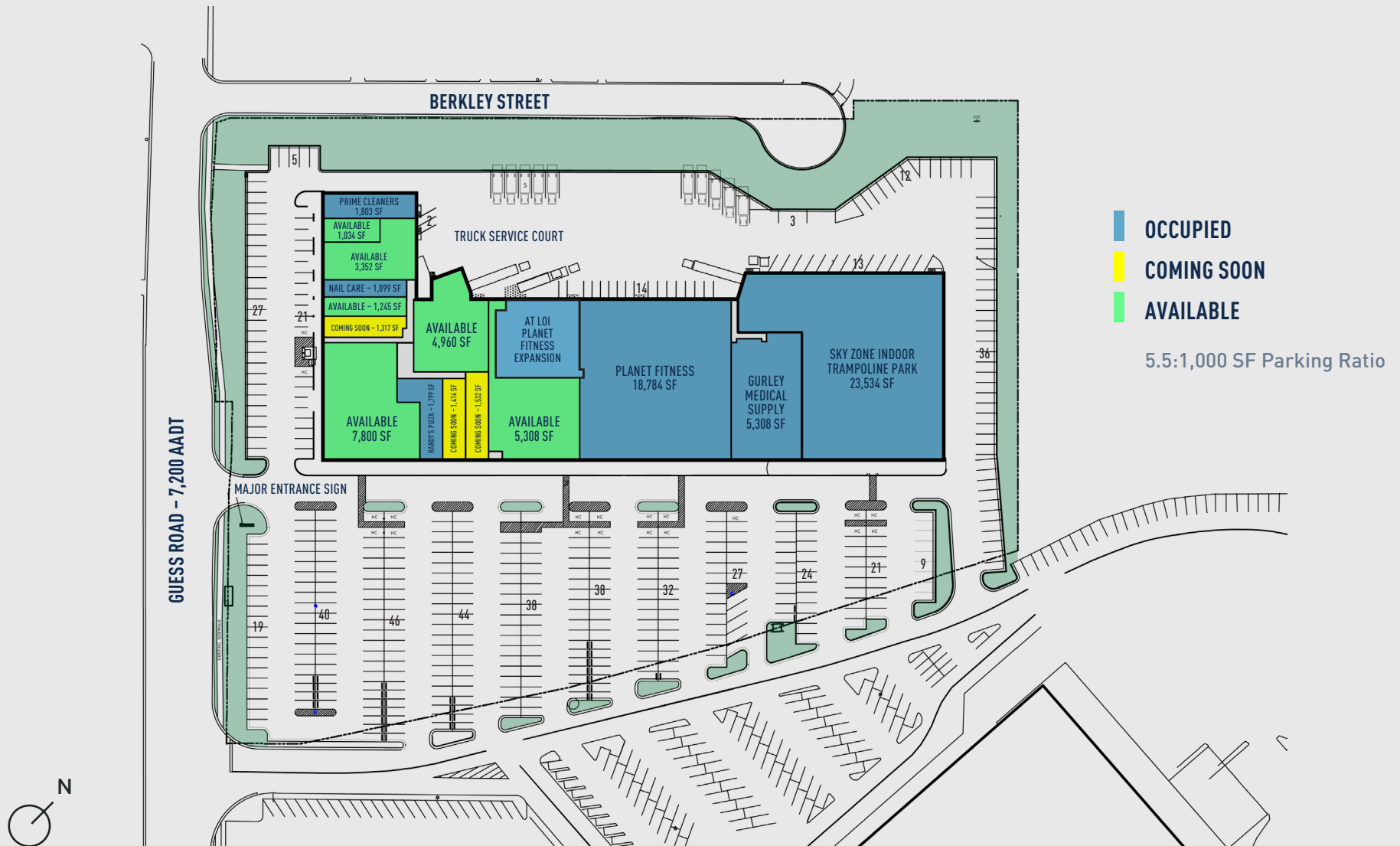
1.86 Acres

3. FUTURE DEVELOPMENT SITES

Up to 12.72 Acres



Leasing Plan



Location

Convenient highway access/
connectivity to all of Durham along
with the greater Triangle Region



Developer

NORTHWOOD
DEVELOPMENT GROUP



Featuring fully integrated operating business platforms and founded by John Z. Kukral, former President and CEO of Blackstone Real Estate Advisors, Northwood Investors has \$20 billion in real estate acquisitions since inception and more than 390 properties, including projects in prime locations in New York City, London, Austin, Nashville, Charlotte, Miami, and Los Angeles.

THE SHOPS AT PARK LANE | 33.5-AC DEVELOPMENT | DALLAS, TX



DOMAIN NORTHSIDE | 600K-SF COMPLEX | AUSTIN, TX



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