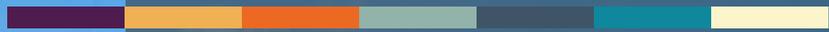




MOSAIC



44-ACRE MIXED-USE COMMUNITY • PITTSBORO, NC



It's more than a place

.....

It's a feeling – a destination filled with experience and interaction that is simply indescribable.

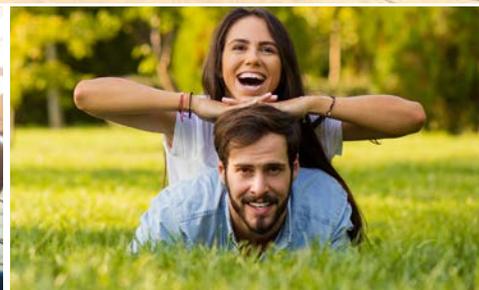
MOSAIC, a 44-acre, mixed-use community, serves as the gateway to Chatham Park, an 8,500-acre live-work-play-learn community in Pittsboro, NC, near Raleigh-Durham, recently ranked 2nd Best Place to Live in the U.S.



It's a destination

With a robust sphere of daytime energy that builds to an invigorating evening buzz.

The \$180 million entertainment and lifestyle destination delivered its first buildings in 2021, with completion in 2027. MOSAIC pushes the edge of what is expected yet welcomes the community with organic simplicity.





Walkable, urban community includes:

- 200,000 sf retail + restaurants
 - 121-key Hampton Inn & Suites
 - 60,000 sf office
 - 405 apartment homes, The Guild, The Tapestry
 - 45 condos, Tessera at MOSAIC
 - Entertainment venues
 - Meeting facilities
-

Seeking tenants:

- Bakery + sweets
- Restaurants
- Outdoor outfitters
- Fitness venues
- Service providers
- Clothing + shoe boutiques
- Medical practices
- Beauty + soft goods shops



AVAILABLE SPACES

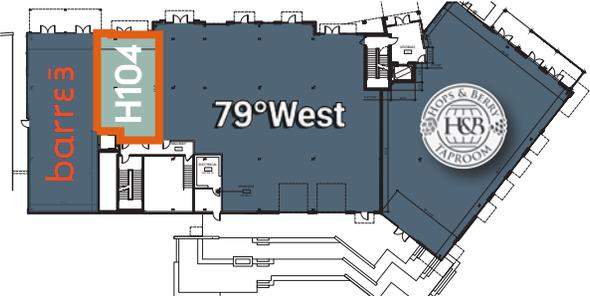
G110



1,865 SF Retail

- Parking directly in front of building
- Signage opportunities on 2 sides of the building

H104



1,118 SF Retail

- Cold dark shell delivery
- Great glass lines for natural light
- Situated along Mosaic Blvd very close to the event stage

Available for lease

C	C100	18,257 SF	Retail
	C150	2,468 SF	Retail
D	D100	13,342 SF	Retail
DD	DD100	5,000 SF	Retail
E	E100	3,545 SF	Retail
	E150	7,909 SF	Retail
G	G110	1,865 SF	Retail
H	H104	1,118 SF	Retail
O	O100	7,845 SF	Retail
	O210	2,094 SF	Office
	O220	5,750 SF	Office
R	R100	1,150 SF	Retail
	R110	2,000 SF	Retail
	R200	3,150 SF	Office
T	T100	5,202 SF	Retail
	T120	3,415 SF	Retail
	T140	2,296 SF	Retail
	T200	14,296 SF	Office
	T300	14,296 SF	Office
U	U100	1,500 SF	Retail



- BUILT
- UNDER CONSTRUCTION
- FUTURE BUILDING

Tenant roster

UNC Health Urgent Care / UNC Specialty Care	B100	7,449 SF
People's Coffee	F100	1,496 SF
Chatham Park Info Center	F110	1,474 SF
Pecan Jack's	F120	1,390 SF
Harris & Co. Insurance	F130	1,034 SF
Jersey Mike's	F140	2,385 SF
Verizon	F150	1,500 SF
barre3	H102	2,275 SF
79°West Innovation Hub	H106/H200	30,563 SF
Hops & Berry Taproom	H108	5,000 SF
Lux Nail.Bar.Spa	I120	2,500 SF
a Tavolo	I130	2,958 SF
Greek Kouzina	I100	1,675 SF
Foundations Family Therapy	I110	1,500 SF
Professional Offices	I200	8,722 SF
Radiance Rx	M110	1,672 SF
Woof Gang	M120	1,370 SF
Select PT	M130	1,829 SF
Carolina Foot & Ankle	M140	4,969 SF
Triangle Family Dentistry/ Carolina Orthodontics	M200	20,000 SF
Refuel Market	N100	5,666 SF
Tasu Restaurant	U100	10,996 SF

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

MOSAICATCHAMPARK.COM



HARRIS & COMPANY
Insurance Since 1935

GREEK KOUZINA

THE GUILD

Hampton Inn & Suites
by Hilton

79°West

Jersey Mike's
SUBS

People's
COFFEE

LUX NAIL.BAR.SPA

refuel

TASU
ASIAN BISTRO

Tessera
at MOSAIC

verizon

CAROLINA
Orthodontics & Dentistry

Hops & Berry
Taproom

Triangle Family Dentistry
State-of-the-Art Comfort Dentistry

UNC
HEALTH

Located near Raleigh-Durham

According to NC State University's Center for Geospatial Analytics report, Chatham County is poised for significant growth, and the population could nearly double from 82,000 to 158,000, over the next 10 years.

Near MOSAIC, 6,500 single-family homes are in development or under construction along the US 64 corridor and NC-540W and within Chatham Park. Between 2020 and 2026, the Chatham Park area will deliver nearly 1,000 multi-family residences.

The Chatham County region has experienced new industrial investment and job creation, resulting in \$22.95B in capital investment and 17,000+ jobs, with minimal available housing inventory.

MOSAIC's trade area encompasses a 25-minute drive-time radius.

780K
VISITS/YEAR
MOSAIC
(PLACER.AI)

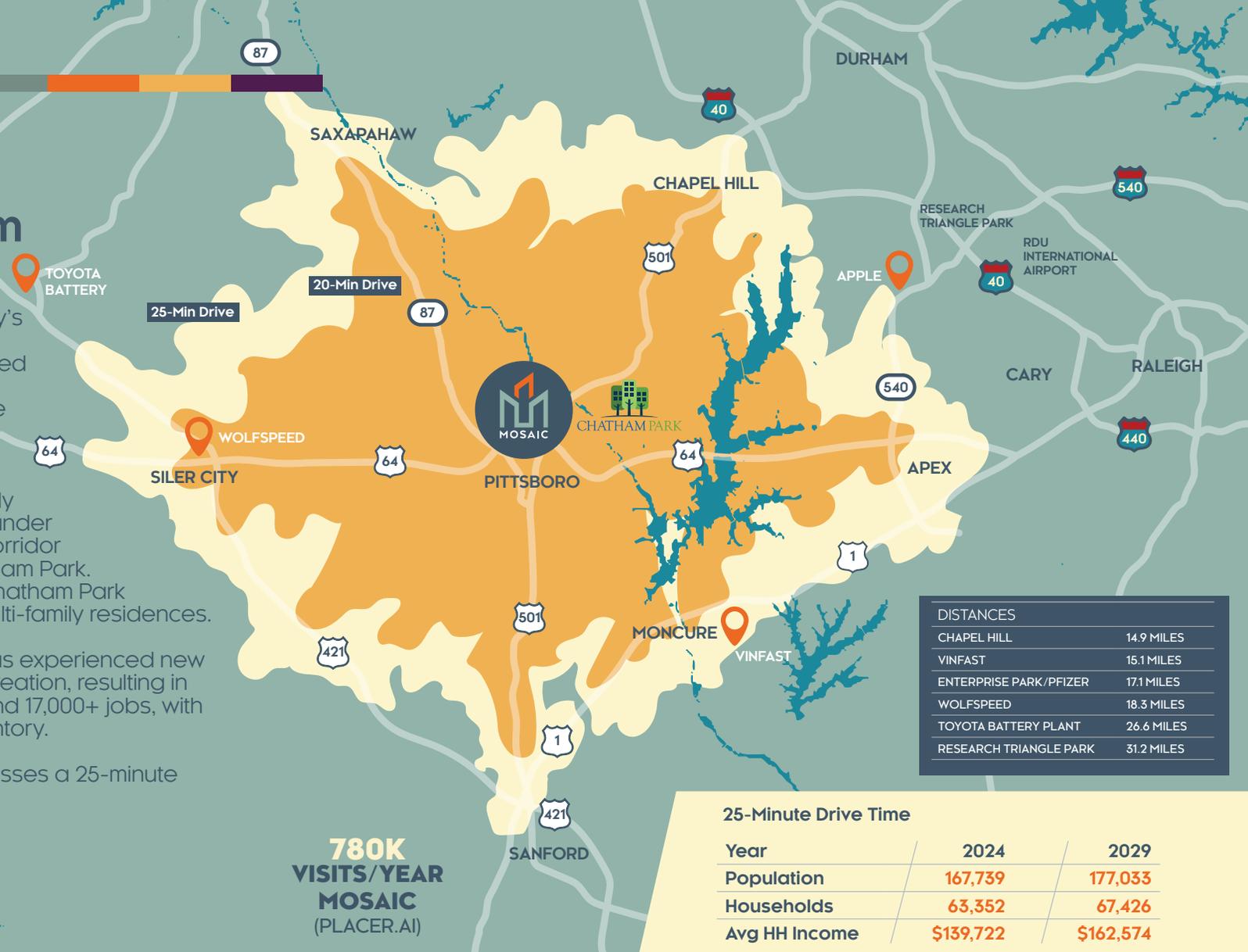
ANNOUNCEMENTS

TOYOTA announced an additional investment of \$13.9 billion in its newest North American facility, Toyota Battery Manufacturing NC. This adds capacity to support battery electric vehicle (BEV) battery production and adds 350 jobs, bringing the total employment to approximately 5,100. Scheduled to begin production in 2025, the facility will produce batteries for hybrid electric vehicles (HEV) and BEVs.

KYOWA KIRIN, a leading biopharmaceutical company, announced a new state-of-the-art Global Manufacturing Campus in the new 895+ acre Helix Innovation Park in Sanford, NC. The 75-acre site will support the manufacturing of biologic products for targeted clinical and commercial use. The \$200 million project is expected to create more than 100 new jobs.

WOLFSPEED, a leading manufacturer of Silicon Carbide semiconductors, established a manufacturing campus to produce materials used to make semiconductor chips in the Town of Siler City, NC.

VINFAST, a Vietnamese automaker, plans to invest \$2B+ into a manufacturing plant in Chatham County to produce electric cars. The plant will be located at Triangle Innovation Point in Moncure, NC.



DISTANCES	
CHAPEL HILL	14.9 MILES
VINFAST	15.1 MILES
ENTERPRISE PARK/PFIZER	17.1 MILES
WOLFSPEED	18.3 MILES
TOYOTA BATTERY PLANT	26.6 MILES
RESEARCH TRIANGLE PARK	31.2 MILES

25-Minute Drive Time

Year	2024	2029
Population	167,739	177,033
Households	63,352	67,426
Avg HH Income	\$139,722	\$162,574

CONSTRUCTION PROGRESS



US 501

US 15

CAROLINA Select
UNC HEALTH
WOLF GANG
KANGAROO
BIO & Aesthetics

HARRIS & COMPANY
Insurance Since 1935
Peoples
verizon
Pecan Jacks

UNC HEALTH

MOSAIC
Money See + Native
Polinator Sanctuary

refuel

Tessera
79°West barre3
CHATHAM PARK

ENTERTAINMENT WAY

FUTURE
MULTIFAMILY/RETAIL

a Taste
FOUNDATIONS
GREEK KOUZINA
LUX NAIL-BAR-SPA

H&B
APPROOF

PHILIP H. KOHL MOSAIC
FAMILY COMMONS

Tessera
at MOSAIC
35 Condos

TASU
ASIAN BISTRO

FUTURE
OFFICE/
RETAIL

RUSSET RUN

FUTURE
SURGERY/RETAIL
20K SF

Hampton
Inn & Suites
by HILTON

FUTURE
SPECIALTY
GROCER OR
OFFICE/RETAIL

THE GUILD
165
MULTIFAMILY
UNITS

MOSAIC BLVD

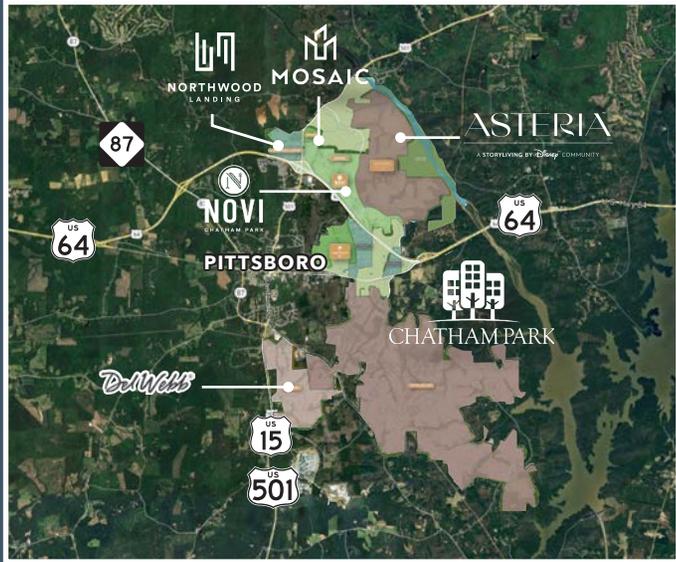
FREEDOM PKWY

FUTURE TRAIL

CHATHAM PARK
GREENWAY
TRAIL SYSTEM

This is Mosaic. It's Where You Want to Be.

Nearby Developments



Northwood Landing is a 92-acre Lowes Food anchored power mix of uses, possibly for retail, service and office, and a 312-unit apartment community, across from MOSAIC on U.S. 501 in Pittsboro, NC



Chatham Park is an 8,500-acre master-planned community in Pittsboro, NC adjacent to Jordan Lake and the Haw River. Near Raleigh, Durham and Chapel Hill, it will include 27,000 homes, 75,000 residents and 22 million square feet of office, research, retail and community space.

The first residential neighborhood, **Vineyards at Chatham Park**, offers over 500 homes. Final opportunities remain as the neighborhood nears sellout. **NoVi at Chatham Park** is now selling and will add a variety of 600+ homes, plus **Encore by David Weekley**, a 55+ active adult section.

Development is underway for **Asteria™, a Storyliving by Disney™** community, featuring approximately 4,000 new homes. Sales are anticipated to begin in late 2027.

8,500
ACRES TOTAL

22M
TOTAL SQUARE FEET

27,000
HOMES TOTAL

75,000
RESIDENTS



MOSAIC

AN ECO GROUP DEVELOPMENT



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Eco Group

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