

RETAIL FOR LEASE



PENGUIN PLACE

114 Russet Run, Pittsboro, NC 27312

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Property Overview

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Pittsboro, NC 27312

Penguin Place is a multi-tenant retail center located along the US 15-501 Hwy entrance to Chatham Park, adjacent to MOSAIC. Penguin Place spans 14,000 SF over three buildings, and is home to popular destinations like The Root Cellar Café, House of Hops, Mi Cancun, and several professional service offices.

AVAILABLE SPACE

Address	114 Russet Run Pittsboro, NC 27312
Suite	6
Size	1,220 SF
Available Date	Immediately
Space Notes	» End cap unit, formerly Allen Tate » Built out as professional service space » Reception, two private offices, conference room, and break room
Lease Rate	Call Brokers
TICAM	\$7.50 SF/yr



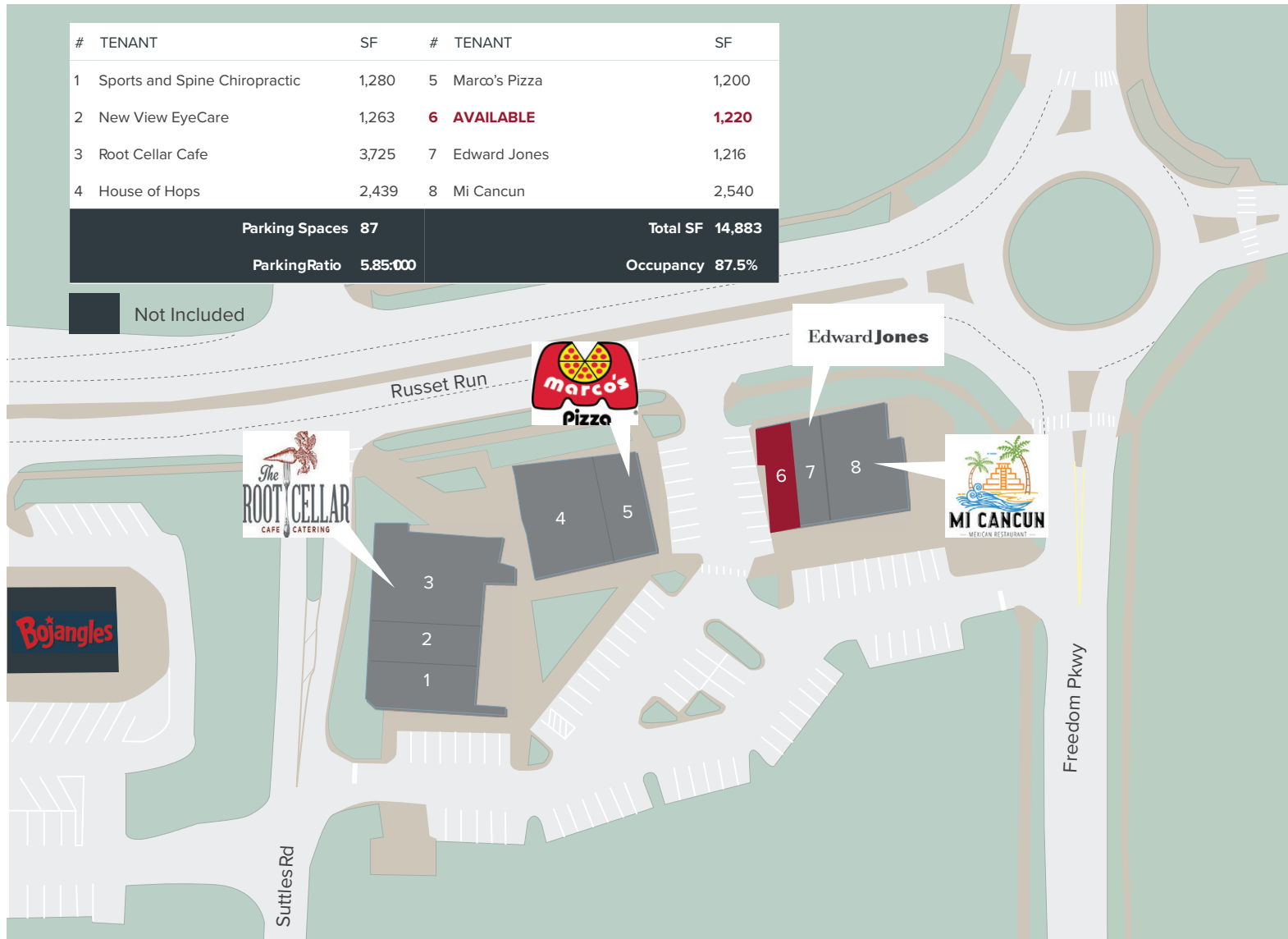
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Site Plan

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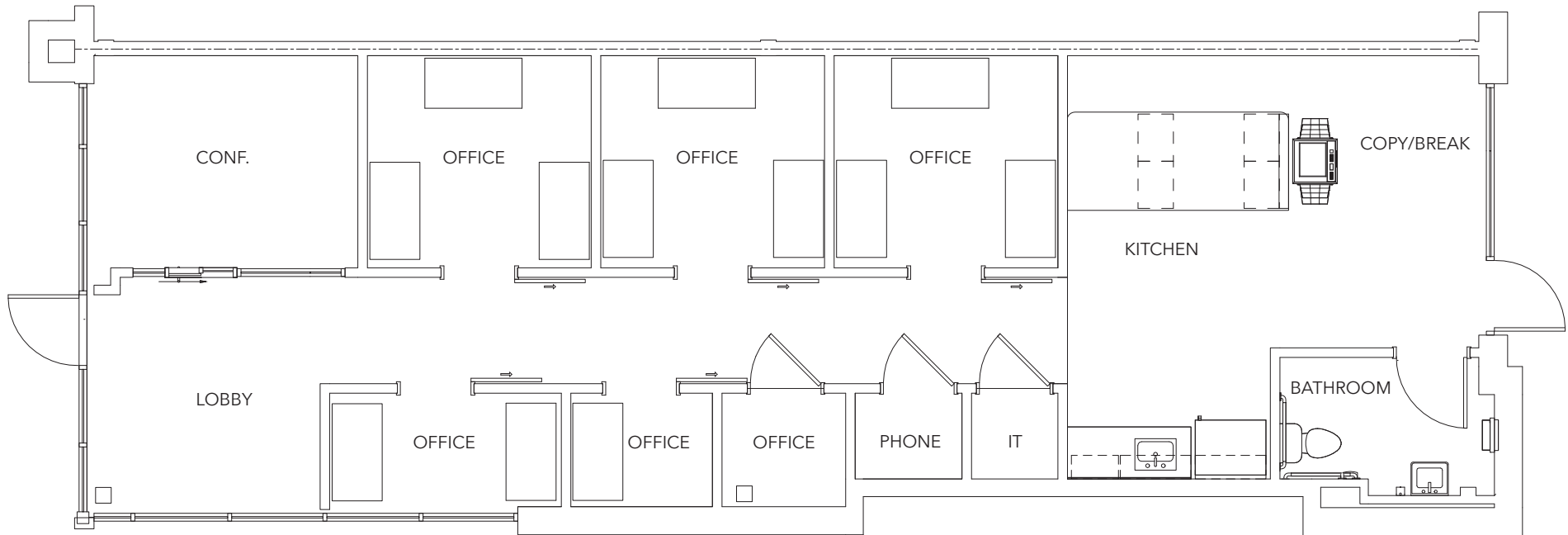
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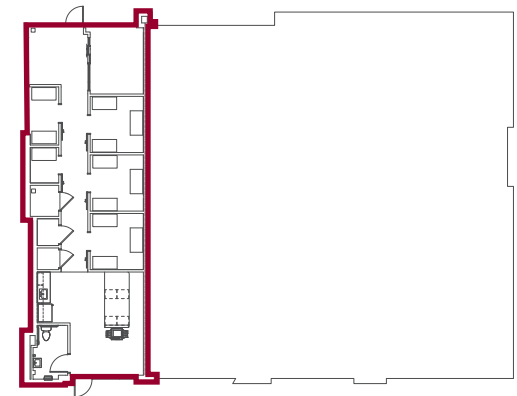
Available Space

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114 RUSSET RUN, SUITE 6
1,220 SF

KEY PLAN



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Nearby Developments

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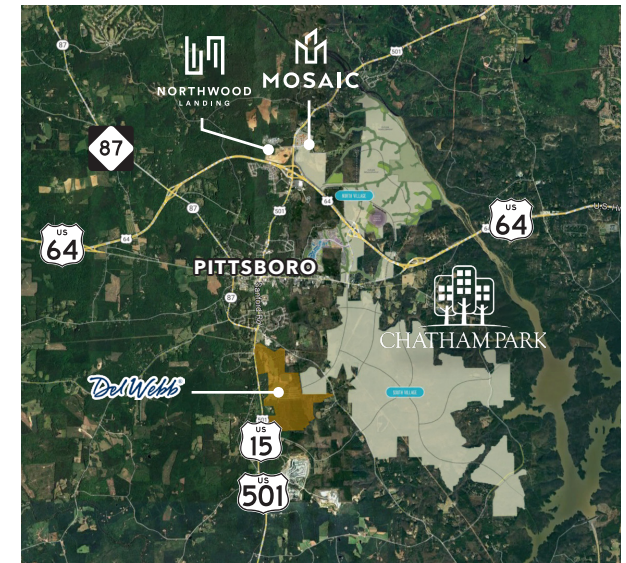


MOSAIC is a 44-acre, \$180 million entertainment and lifestyle destination, the commercial gateway to the live-work-play-learn community Chatham Park in Pittsboro, NC.

Northwood Landing, located across the street, is a 92-acre Lowes Food anchored power mix of uses, possibly for retail, service and office, and a 312-unit apartment community.



Chatham Park is an **8,500-acre** live-work-play-learn master-planned community in Pittsboro, NC adjacent to Jordan Lake. Near Raleigh, Durham and Chapel Hill, Chatham Park is positioned to support the growth of the Research Triangle Region, one of the nation's most economically vibrant and desirable areas. At full build out, Chatham Park will add **75,000 residents, 27,000 new homes** and **22 million SF** of office, research, retail and community space. Asteria, a Storyliving by Disney community, recently announced plans to develop 4,000 new homes within Chatham Park.



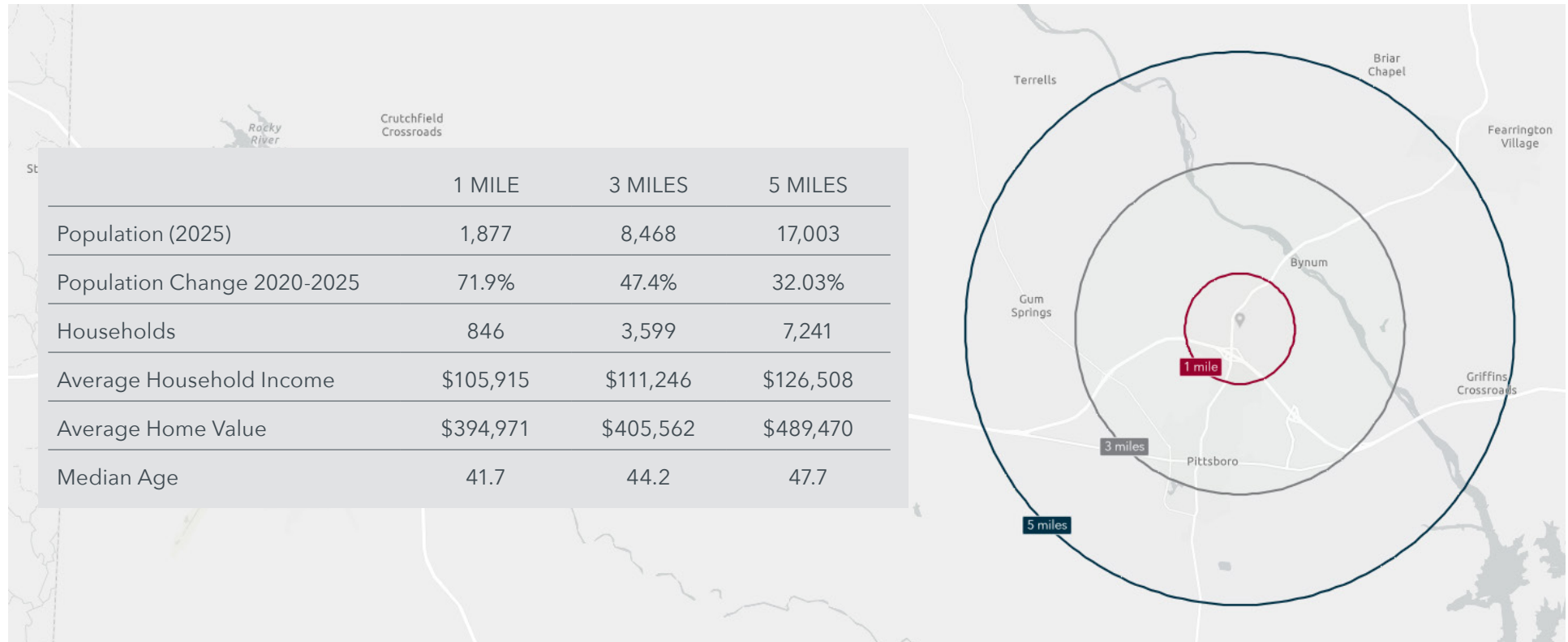
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Demographics

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Automotive Manufacturer VinFast Selects NC for North American Assembly Plant

VinFast, a Vietnamese electric vehicle and battery company, is investing \$4 billion to establish its first North American automotive assembly and battery manufacturing plant in Chatham County. The project is expected to create 7,500 jobs.

Semiconductor Manufacturer Wolfspeed Selects NC for New Production Facility

Wolfspeed, a global leader in silicon carbide semiconductor manufacturing, is investing over \$5 billion to build a new semiconductor manufacturing plant in Siler City. The project will create 1,800 jobs and is expected to generate a \$17.5 billion economic impact over the next 20 years.

MetOx International Inc. Will Create 333 Jobs in Chatham County

MetOx International Inc. will invest \$193.7 million in a new high-temperature superconducting wire production facility in Chatham County, creating 333 jobs. The average salary for these positions will be \$75,132, bringing over \$25 million in annual payroll growth to the region.