



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.



[MOSAICCHATHAMPARK.COM](https://mosaicchathampark.com)

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

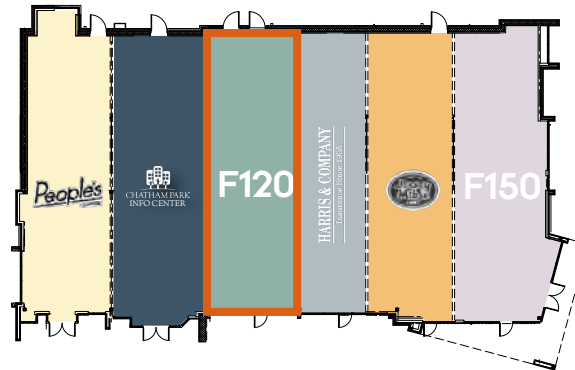


AVAILABLE SPACES

F120



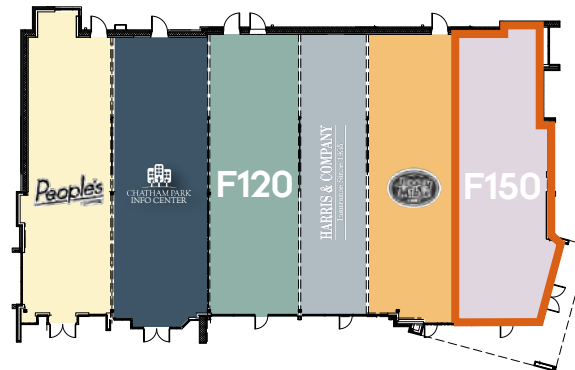
> [CLICK FOR FLOORPLAN](#)



F150



> [CLICK FOR FLOORPLAN](#)



G110



1,390 SF Retail/Office

- 2nd generation space available immediately
- Great visibility at the entrance to MOSAIC
- Parking in front of and on the side of the bldg
- Signage opportunity

[F120 VIRTUAL TOUR](#)

1,500 SF Retail

- Prime end cap location
- Excellent visibility from Hwy 15-501
- Convenient parking directly in front of the building
- Prominent signage opportunities on 2 sides of the building

2,513 SF + 1,865 SF Retail

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

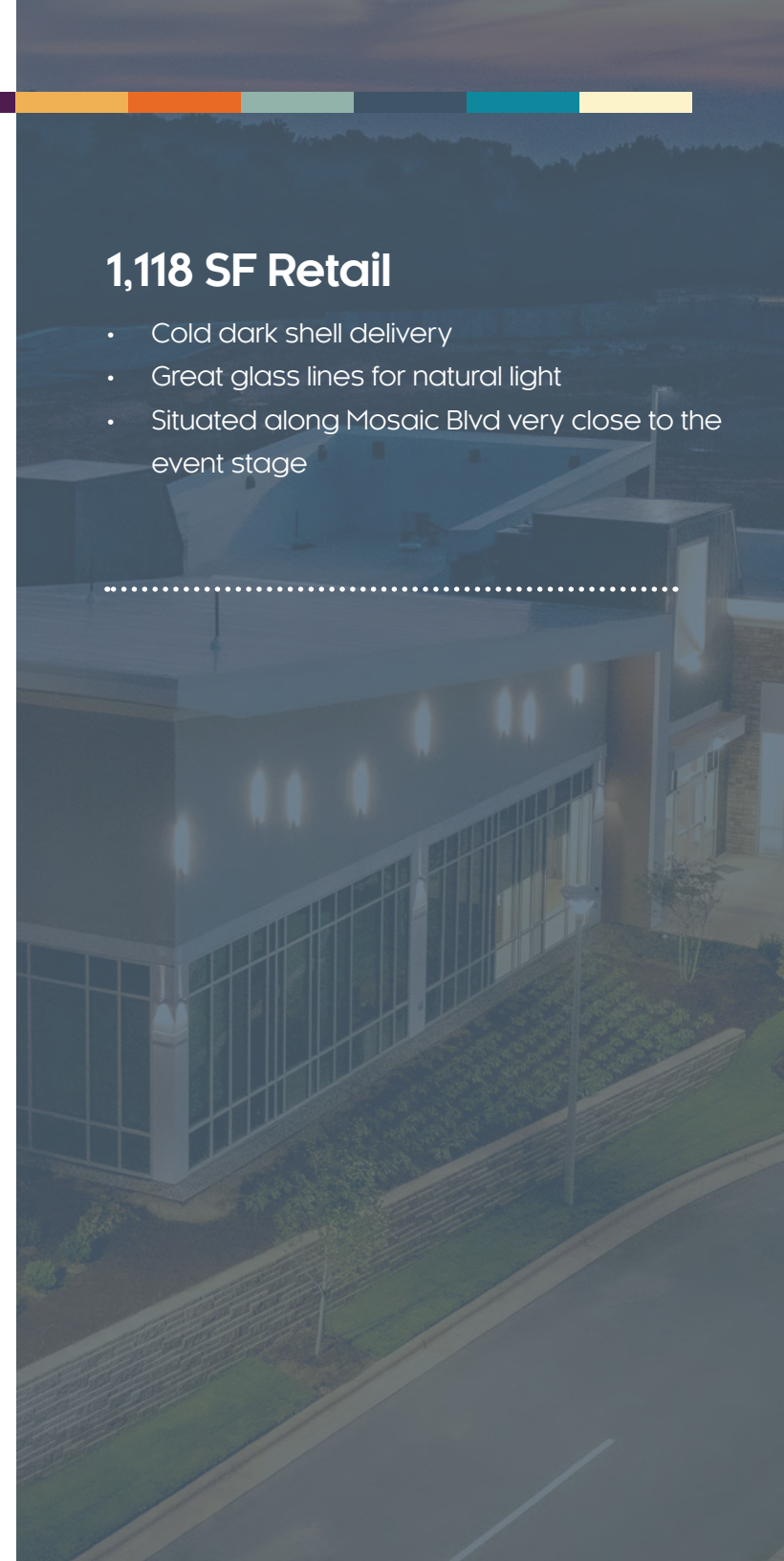
AVAILABLE SPACES

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
F	F120	1,390 SF	Retail/Office
	F150	1,500 SF	Retail
G	G110	1,865 SF	Retail
		2,513 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
Harris & Co. Insurance	F130	1,034 SF
Jersey Mike's	F140	2,385 SF
Town Hall Burger & Beer	G100	2,500 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

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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 a Tavolo

RADIANCE Rx
SKIN & AESTHETICS

WOLF GANG

Hops & Berry
TAPROOM

FOUNDATIONS
FAMILY THERAPY

refuel

TASU
ASIAN BISTRO

Tessera
at MOSAIC

TOWN HALL

CAROLINA
ORTHODONTICS & DENTISTRY

Select
PHYSICAL THERAPY

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

UNC
HEALTH™

MOSAICATCHAMPARK.COM

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)

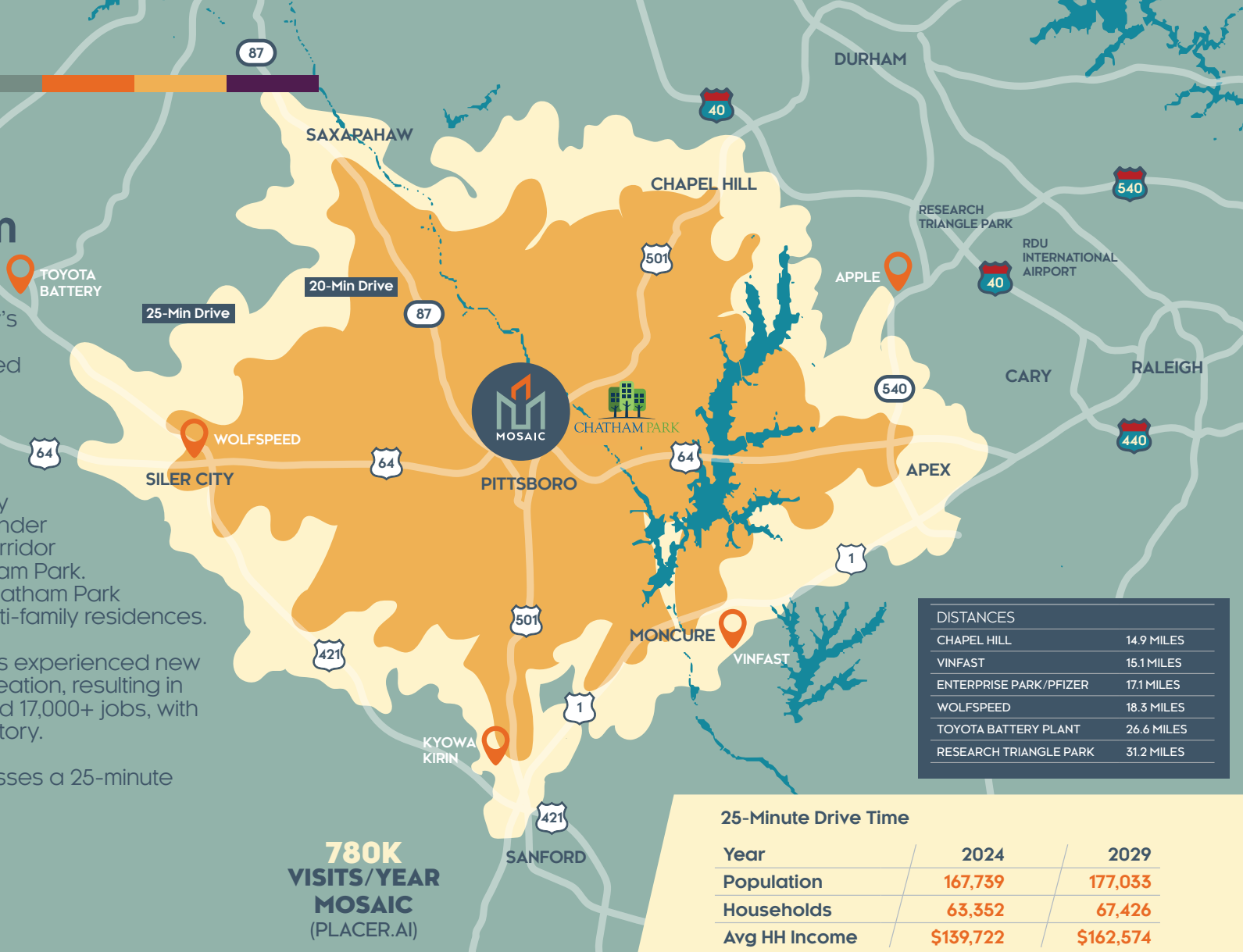
ANNOUNCEMENTS

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.

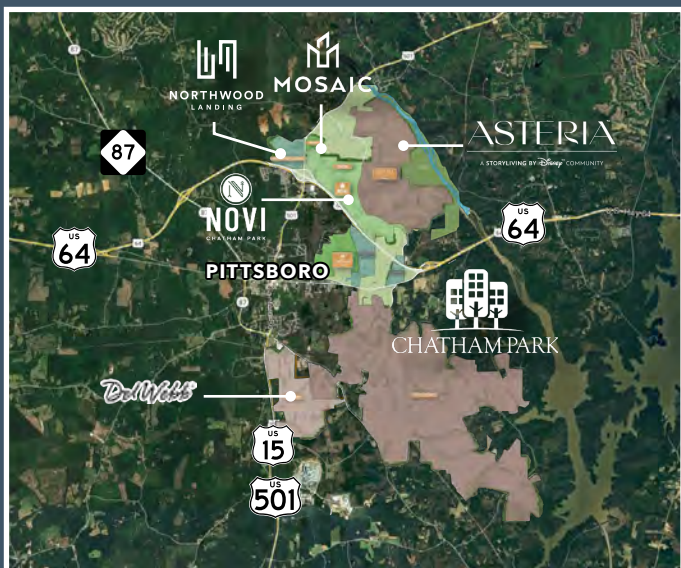


CONSTRUCTION PROGRESS



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

Nearby Developments



Northwood Landing is a 92-acre Lowe's 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



COMMERCIAL LEASING

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DEVELOPMENT

Eco Group

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