

# MOSAIC AT CHATHAM PARK

50 Lifestyle Place • Pittsboro, NC 27312

FOR LEASE



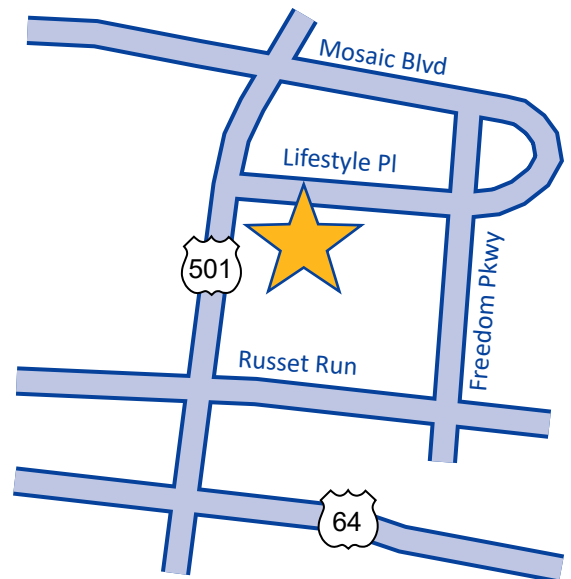
## Preleasing Retail / Medical / Office Space in Pittsboro, NC

### OFFERING

Lease Rate:	\$38.00 / SF
Delivering:	NOW DELIVERING SHELL SPACE
Available:	5,222 SF (First Floor)

### HIGHLIGHTS

- Space available for prelease in office building under development
- Excellent location just off Highway 501 and minutes from Highway 64 in Pittsboro, NC
- Tenants include: Triangle Family Dentistry, Orthodontics clinic and Pedodontics clinic.



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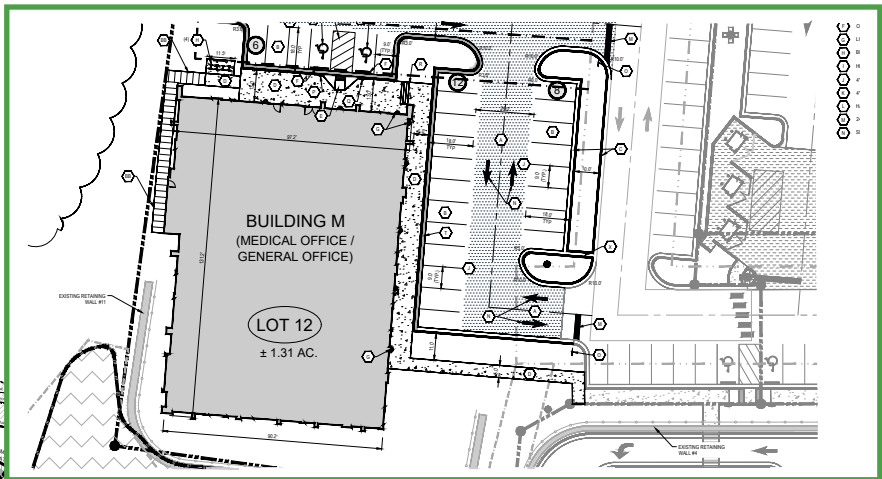
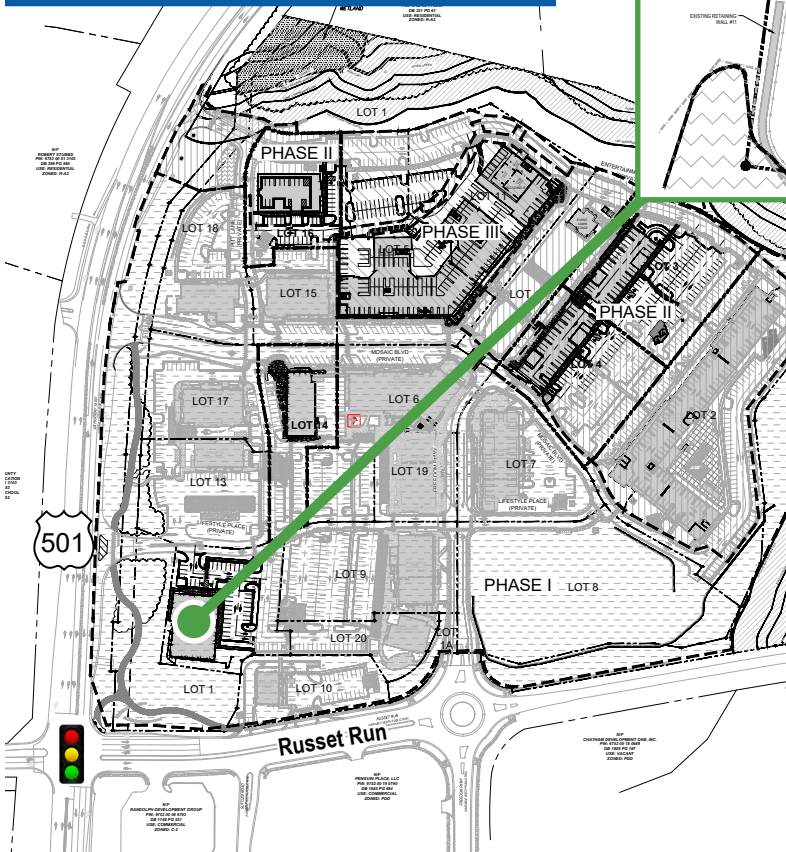
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## PROPERTY INFORMATION

Building Size	24,000 SF	Parking Ratio	4 / 1,000 SF
Lot Size	1.31 Acres	Rental Rate	\$38.00 / SF
Available	1,590 SF - 3,632 SF	TICAM:	\$6.00
Property Type	Medical/Office Space	Lease Term	5-10 Years
Zoned	PDD		

## MASTER PLAN



### FIRST FLOOR SPACES

Space 1 (Retail)	1,370 SF	Woof Gang Bakery
Space 2 (Retail)	1,445 SF	Radiance Rx
<b>Space 3 (Office)</b>	<b>1,590 SF</b>	<b>AVAILABLE</b>
Space 4 (Office)	1,672 SF	Radiance Rx
<b>Space 5 (Office)</b>	<b>3,632 SF</b>	<b>LEASE PENDING</b>

### SECOND FLOOR TENANTS

- Triangle Family Dentistry (6,000 SF)
- Orthodontics (3,000 SF)
- Pedodontics (3,000 SF)

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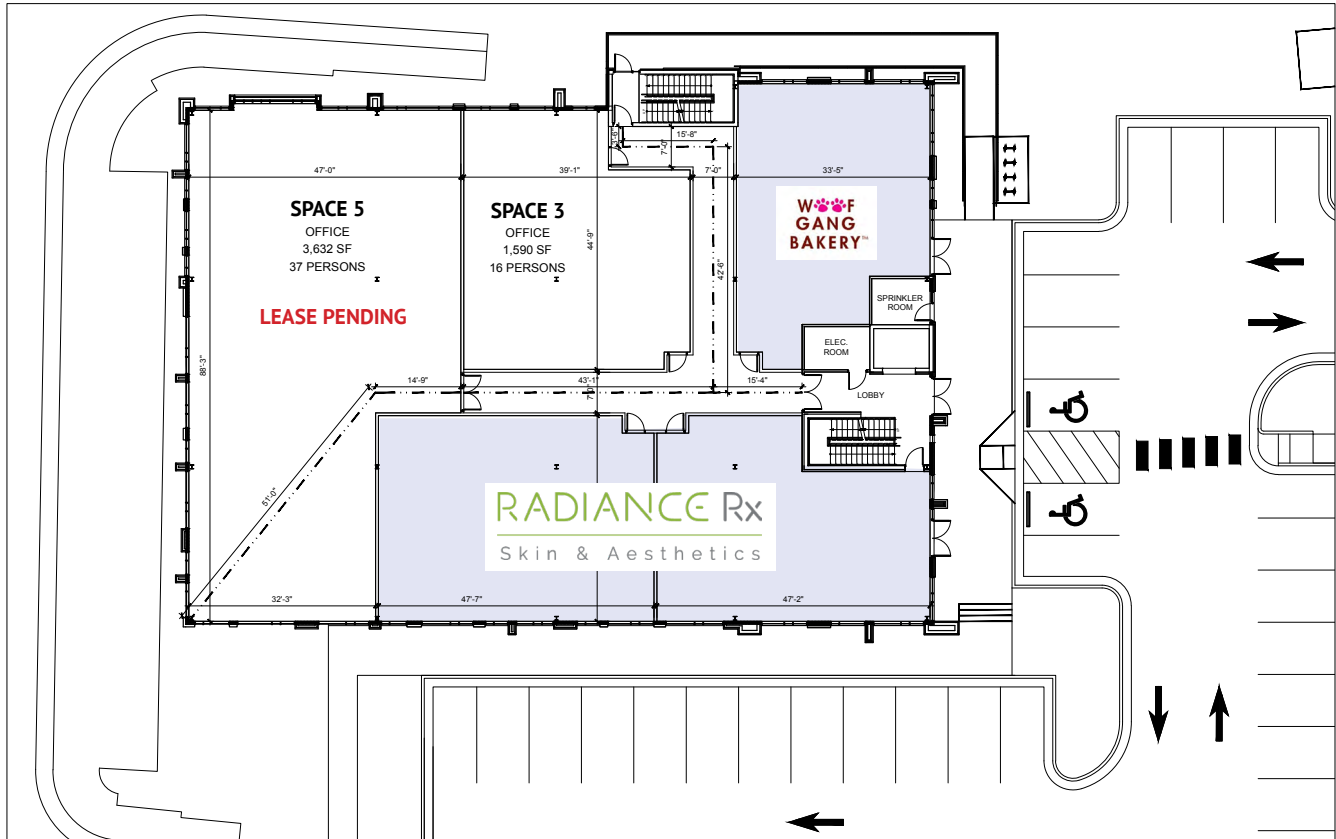


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## FLOOR PLAN



FIRST FLOOR

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## PROGRESS PHOTOS



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## MOSAIC COMMUNITY



### MOSAIC COMMUNITY

- 200,000 sf retail + restaurants
- 120-key Hampton Inn & Suites
- 88,000 sf office
- 165 apartment homes, The Guild
- 40 condos, Tessera at MOSAIC
- Entertainment venues
- Education facilities

MOSAIC, a 44-acre, mixed-use community, serves as the gateway to Chatham Park, a 7,100-acre live-work-play-learn community in Pittsboro, NC, near Raleigh-Durham, recently ranked 2nd Best Place to Live in the U.S.

The \$180 million entertainment and lifestyle destination delivers its first buildings Q2 2021, with completion in 2024.

MOSAIC pushes the edge of what is expected yet welcomes the community with organic simplicity.

#### DEMOGRAPHICS

	2020	2025
Population	74,800	80,700
Households	30,900	33,300
Avg HH Income	\$117,700	\$130,700

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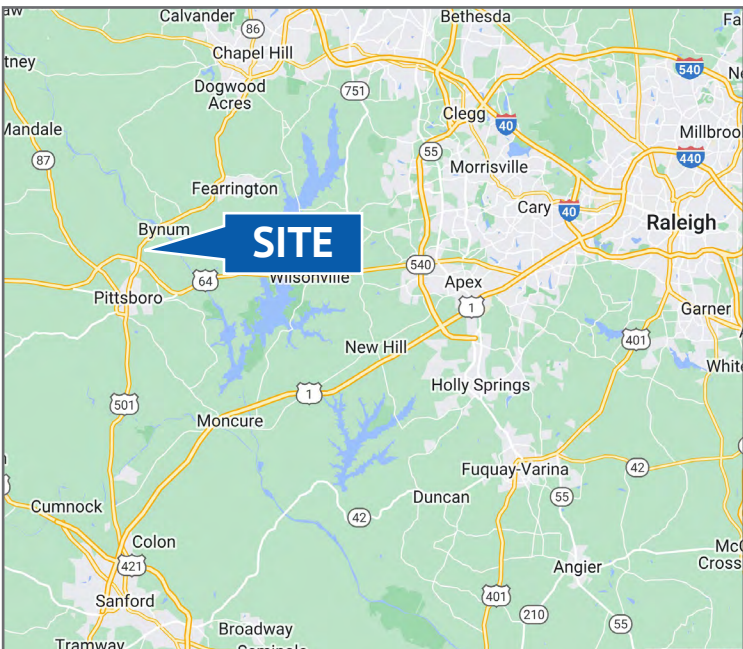


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## LOCATION OVERVIEW



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