



SIZE

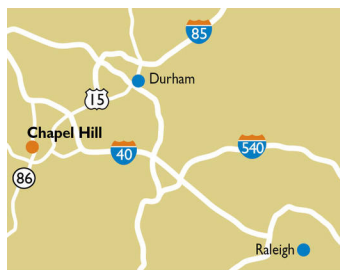
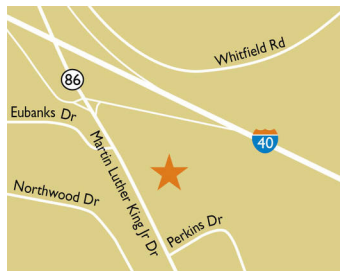
96,290 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 6,488 | 32,450 | 101,481 |
| Households | 2,765 | 13,121 | 39,316 |
| Median HH Income (\$) | 123,721 | 118,844 | 88,604 |

MAJOR TENANT(S)

Harris Teeter
Jersey Mike's Subs



LOCATION

1800 Martin Luther King Jr. Drive | Chapel Hill, NC 27514

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter, a subsidiary of Kroger and a leading grocer in North Carolina
- National tenants include Snap Fitness, Jersey Mike's Subs, The UPS Store and Great Clips
- Located on Highway 86 off of Interstate 40
- Population exceeds 32,400 people with an average household income greater than \$160,200 in a three-mile radius

LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com



MORE INFO

www.phillipsedison.com



CHAPEL HILL NORTH CENTER

1800 Martin Luther King Jr. Drive | Chapel Hill, NC 27514

| SPACE | TENANT | SQ. FT. |
|----------------------|--|-----------------|
| 1 | Harris Teeter | 51,928 SF |
| 2 | Jersey Mike's Subs | 1,500 SF |
| 3 | Any Lab Test Now | 1,500 SF |
| 4 | Wild Birds Unlimited | 1,600 SF |
| 5 | Hawaiian Hibachi Grill | 1,910 SF |
| 6 | CF Cleaners | 1,215 SF |
| 7 | Natural Nails | 1,547 SF |
| 8 | Great Clips | 1,091 SF |
| 9 | Optical Reflections | 1,709 SF |
| 10 | The UPS Store | 1,390 SF |
| 11 | Tobacco Land and Vape | 1,378 SF |
| 12 | Pop's Pizzeria | 3,054 SF |
| 14 | Rasa Indi-Chinese Restaurant | 1,848 SF |
| 15 | AVAILABLE | 3,183 SF |
| 19 | Shaina Holman DDS, PhD, PA | 4,795 SF |
| 20 | North Carolina Eye, Ear, Nose & Throat | 9,006 SF |
| 21 | Pet Supplies Plus | 4,536 SF |
| 24 | DLP Person Urgent Care | 3,100 SF |
| TOTAL SQ. FT. | | 96,290 |

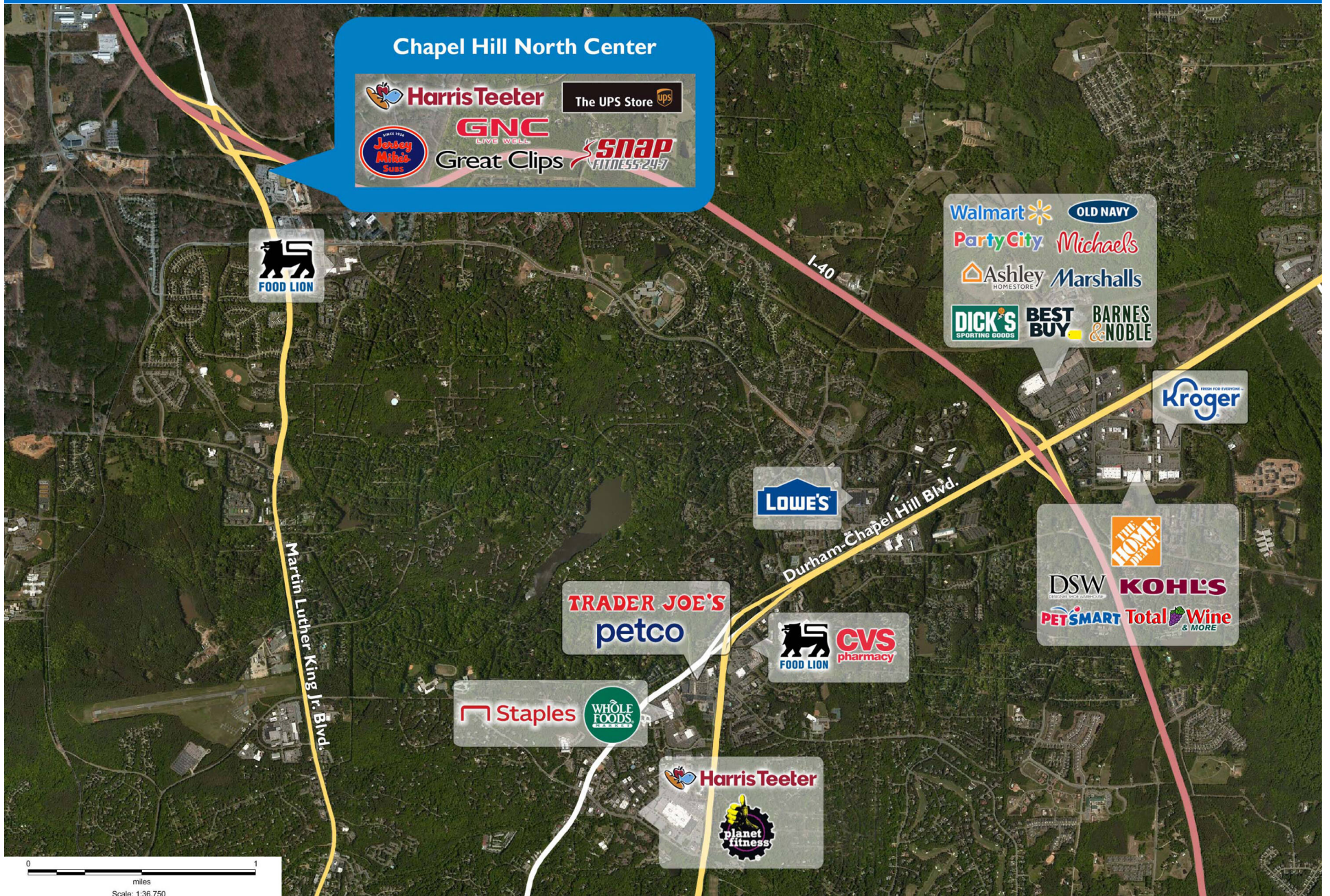
| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

CHAPEL HILL NORTH CENTER

1800 Martin Luther King Jr. Drive | Chapel Hill, NC 27514



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.96723

Longitude: -79.058185

| Chapel Hill North Center Chapel Hill, NC | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 6,488 | 32,450 | 101,481 |
| | 2028 Projected Population | 6,895 | 34,665 | 106,181 |
| | 2010 Census Population | 5,224 | 27,510 | 86,858 |
| | 2000 Census Population | 3,315 | 21,864 | 77,230 |
| | 1990 Census Population | 2,363 | 16,250 | 60,489 |
| | Historical Annual Growth 1990 to 2000 | 3.44% | 3.01% | 2.47% |
| | Historical Annual Growth 2000 to 2010 | 4.65% | 2.32% | 1.18% |
| | Estimated Annual Growth 2010 to 2023 | 1.59% | 1.21% | 1.14% |
| | Projected Annual Growth 2023 to 2028 | 1.22% | 1.33% | 0.91% |
| | Median Age | 40.1 | 38.6 | 31.8 |
| Households | Q4 2023 Estimated Households | 2,765 | 13,121 | 39,316 |
| | 2028 Projected Households | 2,941 | 14,051 | 41,389 |
| | 2010 Census Households | 2,068 | 10,839 | 33,138 |
| | 2000 Census Households | 1,375 | 8,772 | 29,756 |
| | 1990 Census Households | 1,052 | 6,976 | 23,322 |
| | Historical Annual Growth 1990 to 2000 | 2.72% | 2.32% | 2.47% |
| | Historical Annual Growth 2000 to 2010 | 4.16% | 2.14% | 1.08% |
| | Estimated Annual Growth 2010 to 2023 | 2.14% | 1.40% | 1.25% |
| | Projected Annual Growth 2023 to 2028 | 1.24% | 1.38% | 1.03% |
| | Population per Household | 2.30 | 2.45 | 2.30 |
| Population by Race | White | 57.6% | 59.6% | 61.5% |
| | Black or African American | 6.5% | 8.7% | 11.6% |
| | Asian & Pacific Islander | 21.3% | 17.0% | 11.9% |
| | Other Races | 5.0% | 6.3% | 5.3% |
| | Hispanic Population | 9.6% | 8.3% | 9.8% |
| Income | Average Household Income | \$153,458 | \$160,274 | \$133,258 |
| | Median Household Income | \$123,721 | \$118,844 | \$88,604 |
| | Per Capita Income | \$66,595 | \$65,281 | \$53,049 |
| Education (Age 25+) | Elementary | 1.6% | 1.9% | 3.2% |
| | Some High School | 2.5% | 1.4% | 2.1% |
| | High School Graduate | 3.8% | 6.0% | 8.4% |
| | Some College | 5.6% | 6.0% | 9.4% |
| | Associates Degree Only | 4.1% | 3.5% | 4.9% |
| | Bachelors Degree Only | 31.9% | 26.9% | 29.7% |
| | Graduate Degree | 50.5% | 54.3% | 42.4% |
| Business | Number of Businesses | 204 | 754 | 3,401 |
| | Total Number of Employees | 1,983 | 18,934 | 41,640 |
| | Employees per Business | 9.74 | 25.11 | 12.24 |
| | Residential Population per Business | 31.88 | 43.04 | 29.84 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.