

East 54

Chapel Hill, North Carolina | 55,475 square feet | 162,000 square feet office space | 184 residential units



East 54 is a premiere mixed-use development with 184 residential units and 55,000 s.f. of retail. Located approximately one mile from UNC Chapel Hill (29,000+ students, 11,000+ faculty and staff), East 54 provides retail and restaurant opportunities for 97,000+ students, employees and local residents within three miles. East 54 is adjacent to Fresh Market anchored center and new Aloft hotel, with convenient access points from State Route 54. Within a five-mile radius of the site, the average household income is \$1164,975 and retail expenditures reach \$1.99B annually.

Leasing Contact

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Key Tenants & Neighboring Tenants



Key Demographics

	5-Mile Radius	Median Age	35 years
Population			
Current Estimated Population	128,813	Daytime Demographics	
Projected Population (5 Years)	134,036	Number of Businesses	5,887
2010 Census Population	114,537	Number of Employees	57,726
Households			
Current Estimated Households	54,379	Total Daytime Population	100,077
Projected Households (5 Years)	57,742	Consumer Expenditures	
2010 Census Households	46,598	Total Retail Expenditures	\$1.96 B
Income			
Average Household Income	\$115,103	Per Household per Month	\$3,001
Household Income \$75,000+	49.5%		

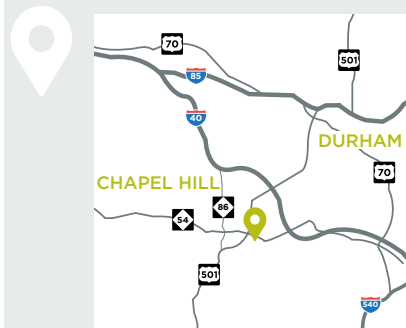
Location

Chapel Hill, North Carolina
(35.9064, -79.0212)

[Click to navigate to Google Maps](#)

Traffic Counts

State Route 54: 50,006



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Building 1000

Space	Tenant	Size
1101	First Watch	3,510 s.f.
1106	Walgreens	13,135 s.f.
1107	East 54 Management Office	297 s.f.
1108	Charles Schwab	3,411 s.f.
1111	Le's Sanctuary Nails	1,282 s.f.
1112	Woof Gang Bakery	1,283 s.f.
1114	AVAILABLE JUNE 2021	2,562 s.f.
1118	Old East Tavern	7,469 s.f.

Building 2000

Space	Tenant	Size
2210	Elements	5,857 s.f.
2140	Title Boxing	2,833 s.f.
2150	Flagship Media	780 s.f.
2160	AVAILABLE WITH NOTICE	2,806 s.f.

Building 3000

Space	Tenant	Size
3110	Citrine Salon	2,133 s.f.
3120	Brenz Pizza Co.	2,155 s.f.
3130	AVAILABLE	1,824 s.f.
3140	Hawthorne & Wood	4,138 s.f.



Tenant names, building sizes and shopping center configuration are subject to change.

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