



NORTHWOOD
LANDING

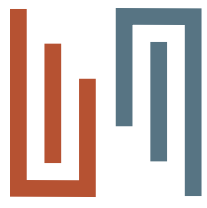
PITTSBORO, NC

NORTHWOOD LANDING



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



NORTHWOOD LANDING

Property Highlights

- ±9,600 SF retail building proposed
- Proposed parking: 64 spaces total - (6.6/1000)
- Lowes Foods anchored development
- Chatham Park is the largest current development of its kind on the east coast
- Approximately 14 miles from UNC Chapel Hill and 17 miles from Enterprise Park in Sanford, NC
- Located across from MOSAIC, a 44-acre mixed-use community that serves as the gateway to Chatham Park
- Lease rate: \$27.50/SF, NNN
- TICAM: \$5.00

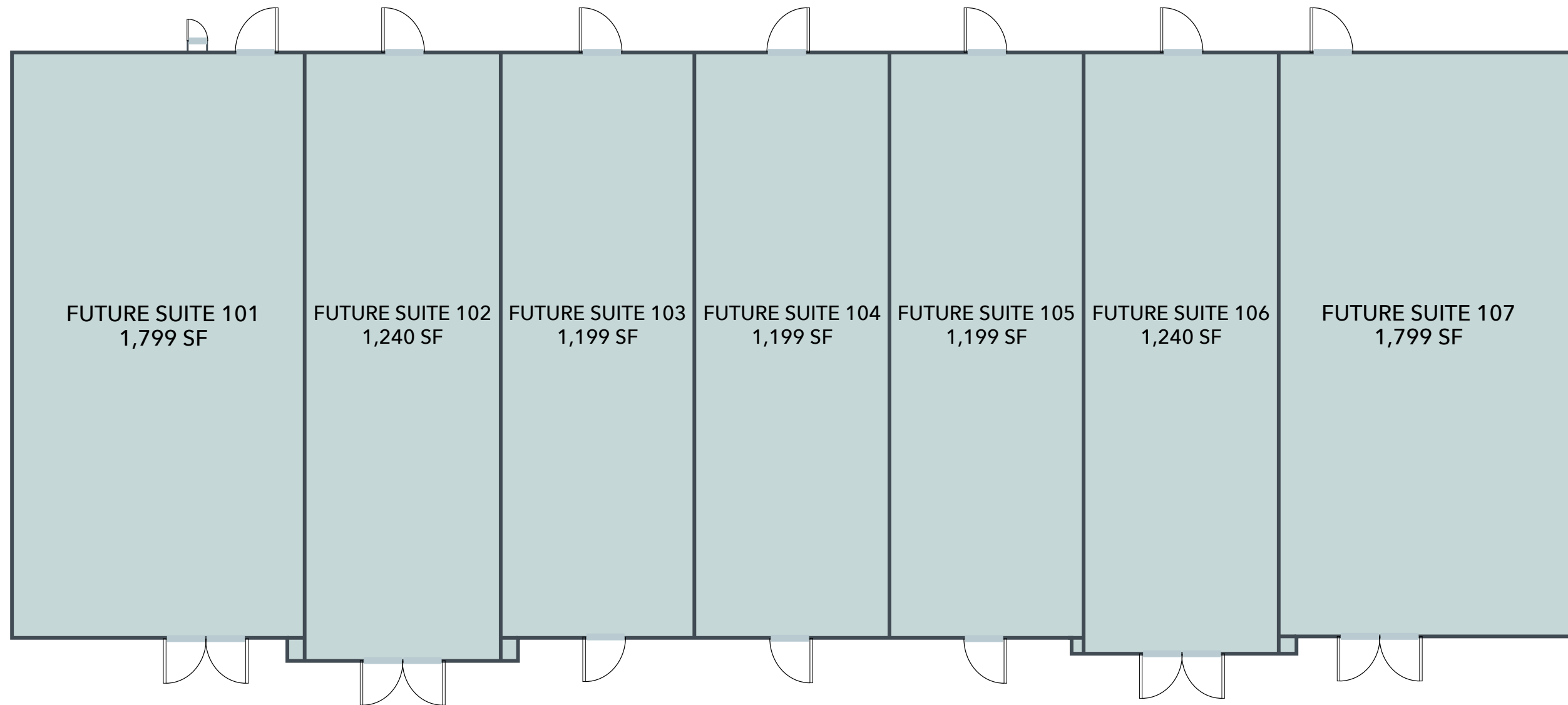


COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

NORTHWOOD LANDING FLOOR PLAN



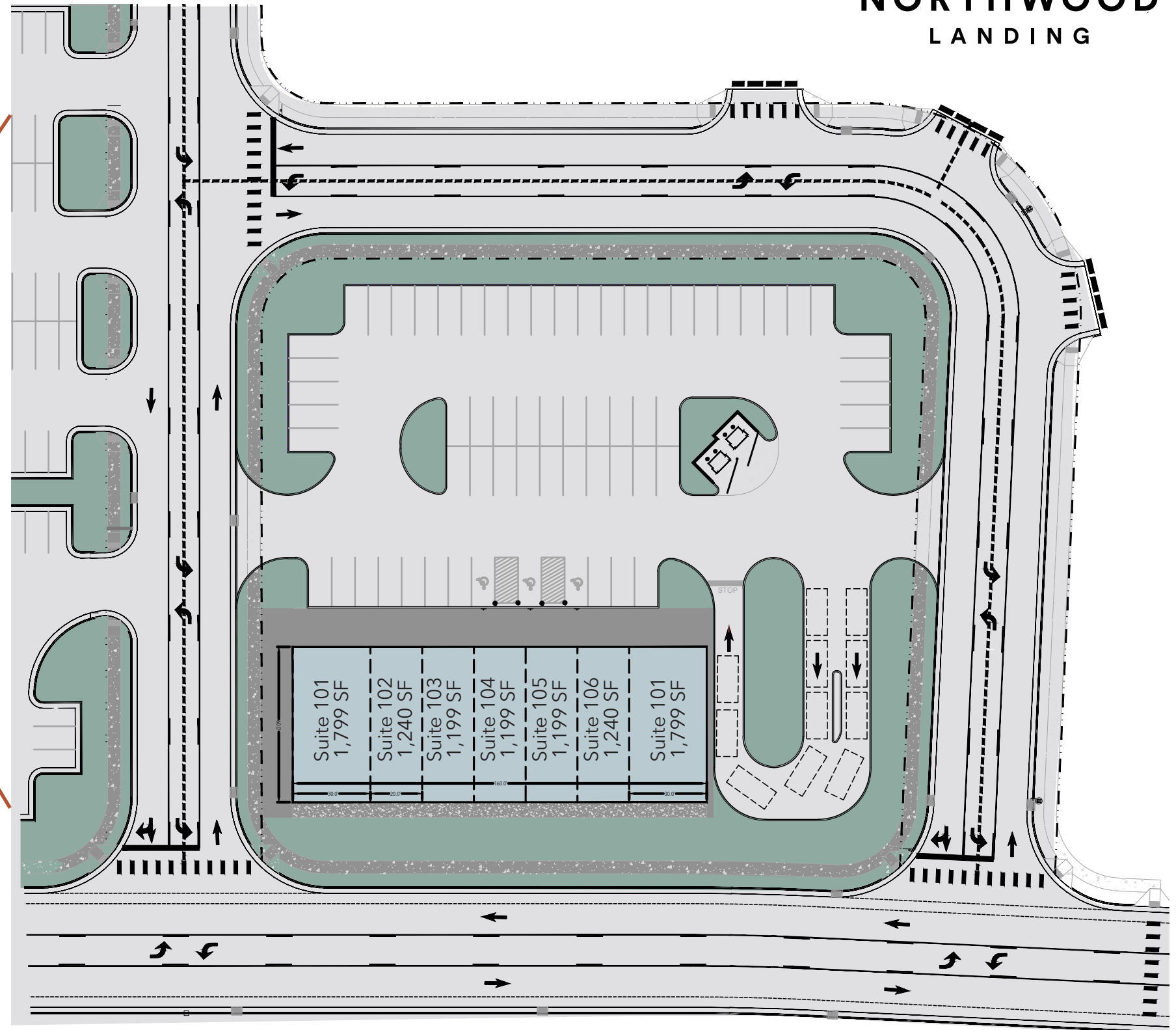
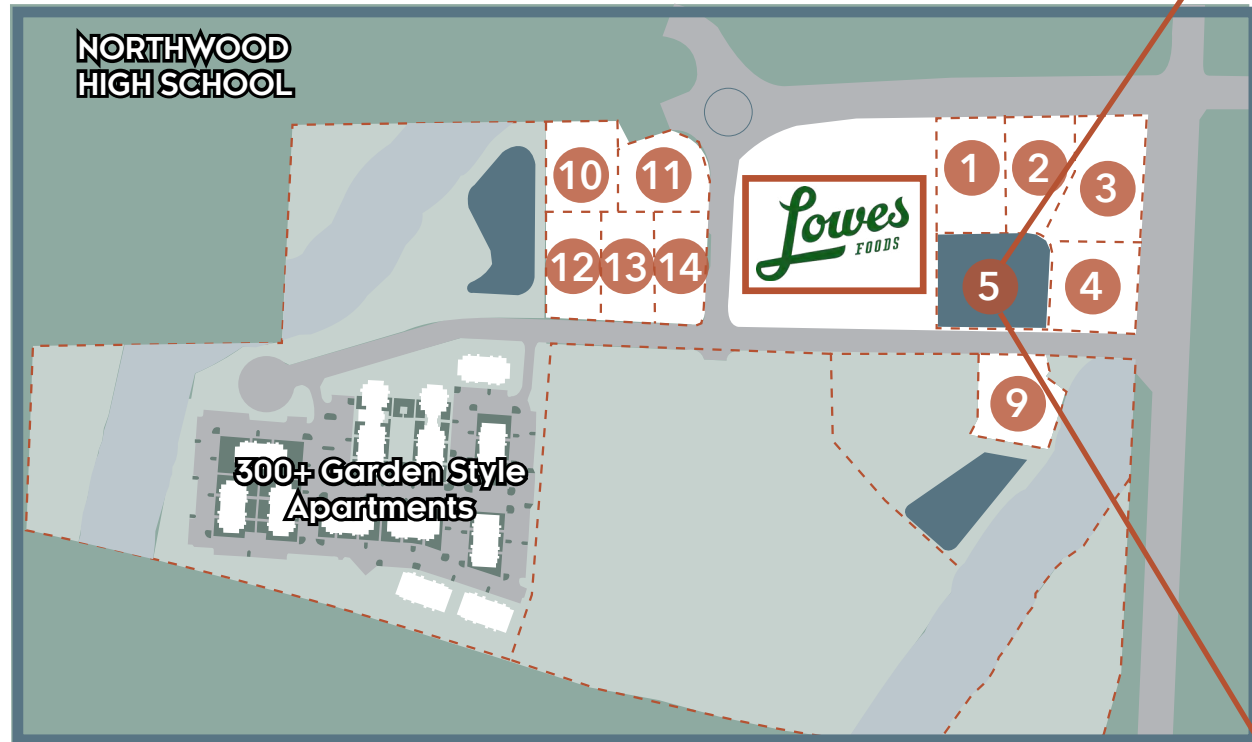
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NORTHWOOD LANDING CONCEPT PLAN



**NORTHWOOD
LANDING**



NORTHWOOD LANDING FRONT EXTERIOR



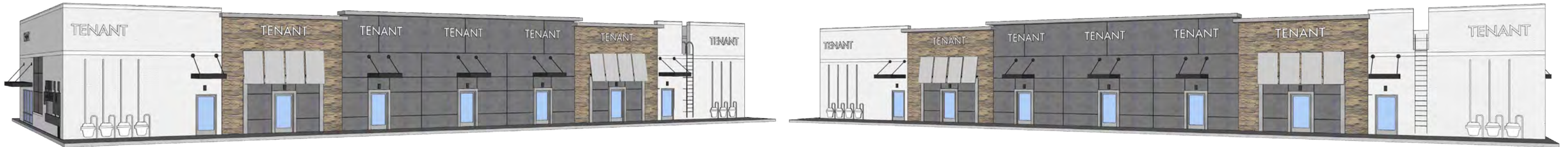
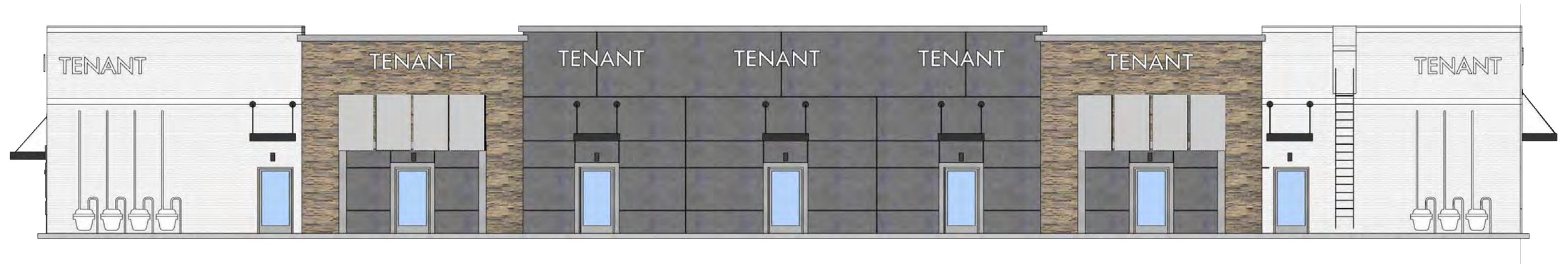
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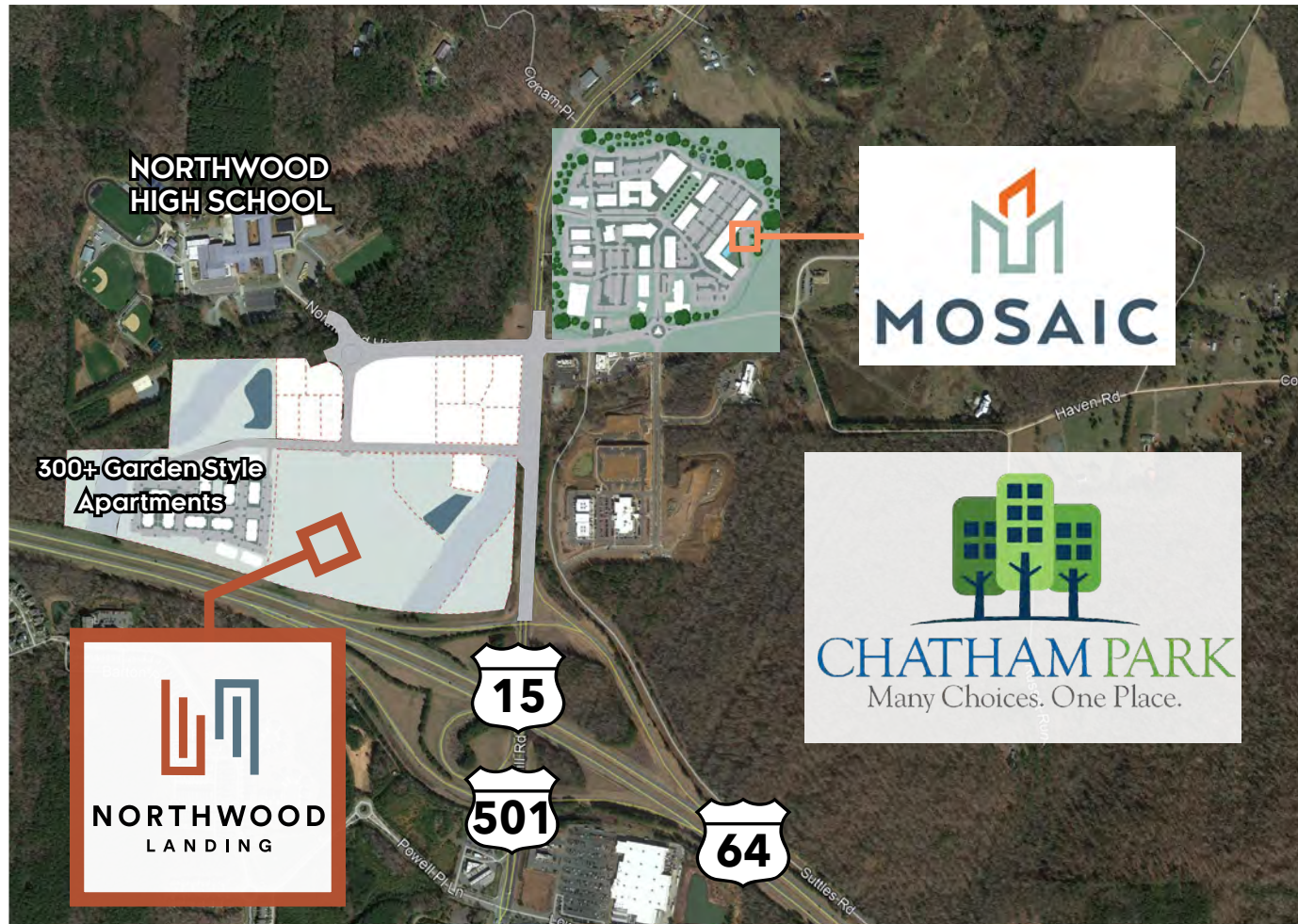
NORTHWOOD LANDING REAR EXTERIOR



**NORTHWOOD
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CHATHAM PARK



Chatham Park is a 7,100-acre planned, mixed-use live, work, play, learn development located adjacent to Jordan Lake and Pittsboro. A short distance from Raleigh, Durham and Chapel Hill, the property stands as a logical complement to Research Triangle Park, providing a future anchor to one of the nation's fastest growing, economically vibrant and most desirable areas. At full build out, the project is expected to add 60,000 residents, 22,000 residences and will house 22 million square feet of office, research, retail and community space. Chatham Park has been estimated to cost around \$800 million at full build-out.

CLICK FOR INFORMATION
CHATHAM PARK

RESEARCH TRIANGLE REGIONAL INFORMATION



**NORTHWOOD
LANDING**



Located in the heart of North Carolina, the Research Triangle Region gets its name from Research Triangle Park and **three Tier 1 research universities** – Duke University, North Carolina State University and the University of North Carolina Chapel Hill – located only minutes apart.

The region is comprised of ten member counties and the Research Triangle Park. A diverse business ecosystem, talented workforce, and high quality lifestyle are major factors in the area’s continued growth.

DISTANCE FROM NORTHWOOD LANDING

CHAPEL HILL	14.9 MILES
DOWNTOWN DURHAM	25.6 MILES
RDU INTL AIRPORT	31.0 MILES
RESEARCH TRIANGLE PARK	31.2 MILES
DOWNTOWN RALEIGH	35.3 MILES

RESEARCH TRIANGLE REGIONAL INFORMATION



**NORTHWOOD
LANDING**

POPULATION



70%

POPULATION
GROWTH
(2000-2018)



37

MEDIAN
AGE



76

PEOPLE MOVING
TO THE REGION
EVERY DAY



1,039,775

REGIONAL LABOR FORCE

CONNECTIVITY

Centrally located between New York and Miami, the Research Triangle Region is easily accessible by Raleigh-Durham International Airport, six regional airports, two ports, and multiple interstates that span from Florida to New York and North Carolina to California.

RDU RANKED THE MOST CONNECTED MEDIUM-SIZED AIRPORT IN THE US



12.8

MILLION PASSENGERS
IN 2018

42%

INCREASE
SINCE 2010

400+

DAILY FLIGHTS
Over 65 nonstop destinations
7 international destinations
11 major airlines



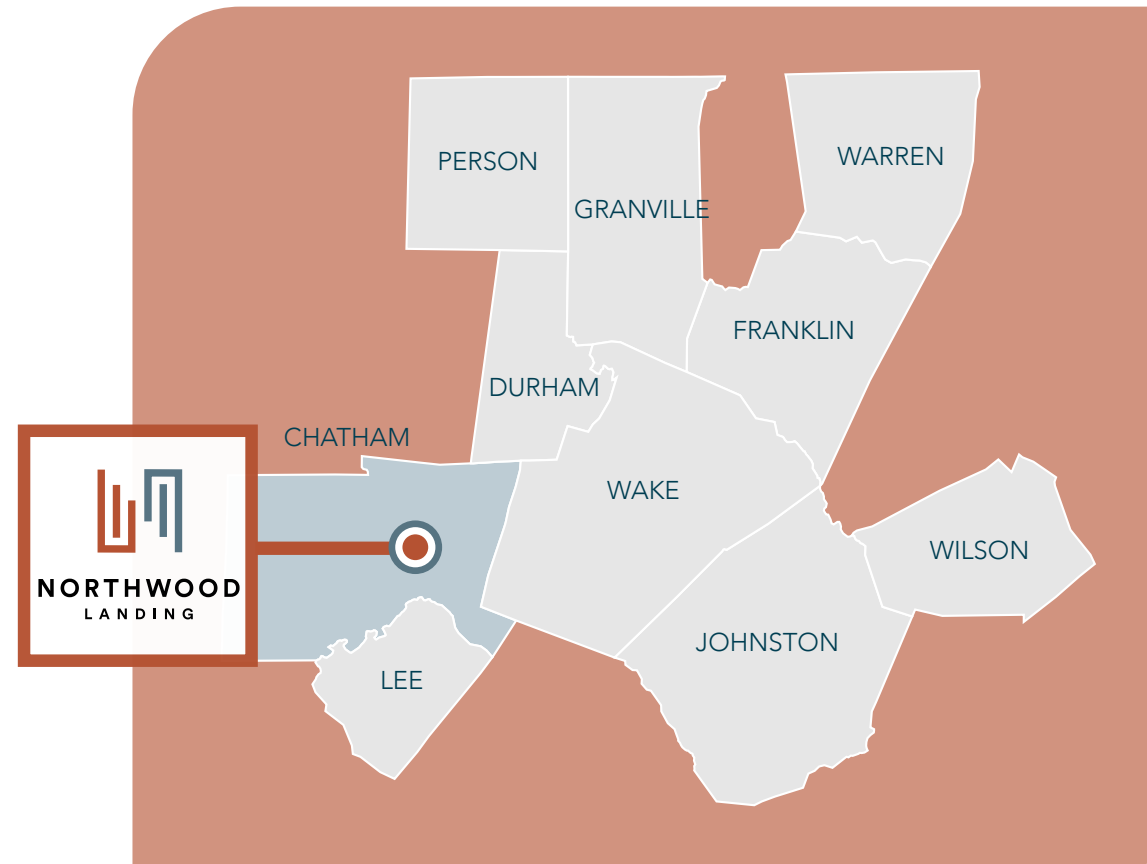
RAIL

CSX, NORFOLK SOUTH-
ERN, AND NC RAILROAD
CO



ACCESS

LOCATED IN BETWEEN NEW
YORK AND MIAMI
INTERSTATES: I-40, I-95 AND I-85
LESS THAN 3 HOURS TO 2 DEEP
WATER PORTS



EDUCATION



176,000

TOTAL STUDENTS
ENROLLED IN HIGHER ED

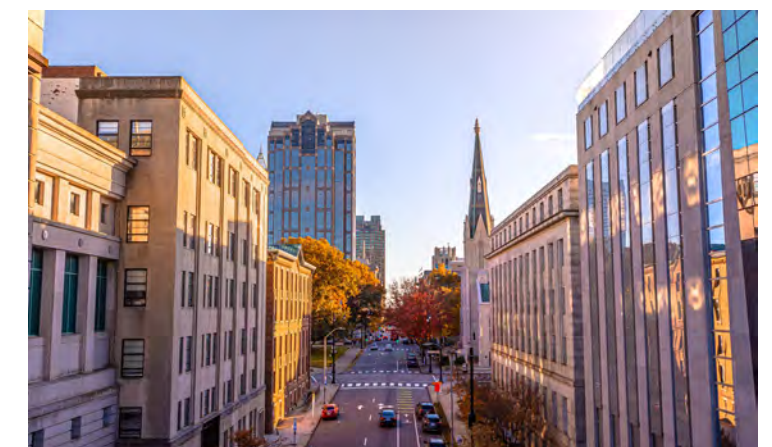
42,000

ANNUAL
GRADUATES

\$2.72B

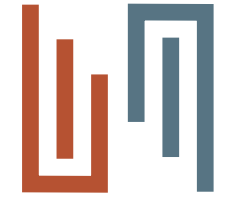
R&D RESEARCH
CONDUCTED AT
TIER 1 UNIVERSITIES

SOURCE: RESEARCH TRIANGLE REGIONAL PARTNERSHIP



LOCATION OVERVIEW

CHATHAM COUNTY, NC



NORTHWOOD LANDING

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2020 ESTIMATED POPULATION	840	4,504	8,014
2025 PROJECTED POPULATION	940	7,576	14,358
2020 ESTIMATED EMPLOYEES (DAYTIME)	149	3,285	5,114
HOUSEHOLDS			
2020 ESTIMATED HOUSEHOLDS	394	2,802	5,290
2020 ESTIMATED HOUSEHOLD INCOME	\$73,855	\$96,375	\$102,748
2020 ESTIMATED MEDIAN INCOME	\$60,402	\$71,004	\$77,681

Source: ESRI

Chatham County, part of the Research Triangle, is one of the fastest-growing counties in North Carolina. The region and the state are frequently ranked as best places for business in the United States.

A strong quality of life attracts a diverse resident workforce and innovative companies that value strong education, recreation opportunities and vibrant communities. A strategic location provides an avenue to the urban amenities found in nearby Chapel Hill, Durham, Raleigh, Greensboro and other great cities.



3rd
FASTEST-GROWING
COUNTY IN NC



40%
BACHELOR'S
DEGREE OR
HIGHER



2
MEGASITES
TOTALING
4,300 ACRES



7,000+
SINGLE-AND-
MULTI-FAMILY
RESIDENCES
DELIVERING BY
2023



\$36.9M
SPENT ANNUALLY
BY VISITORS

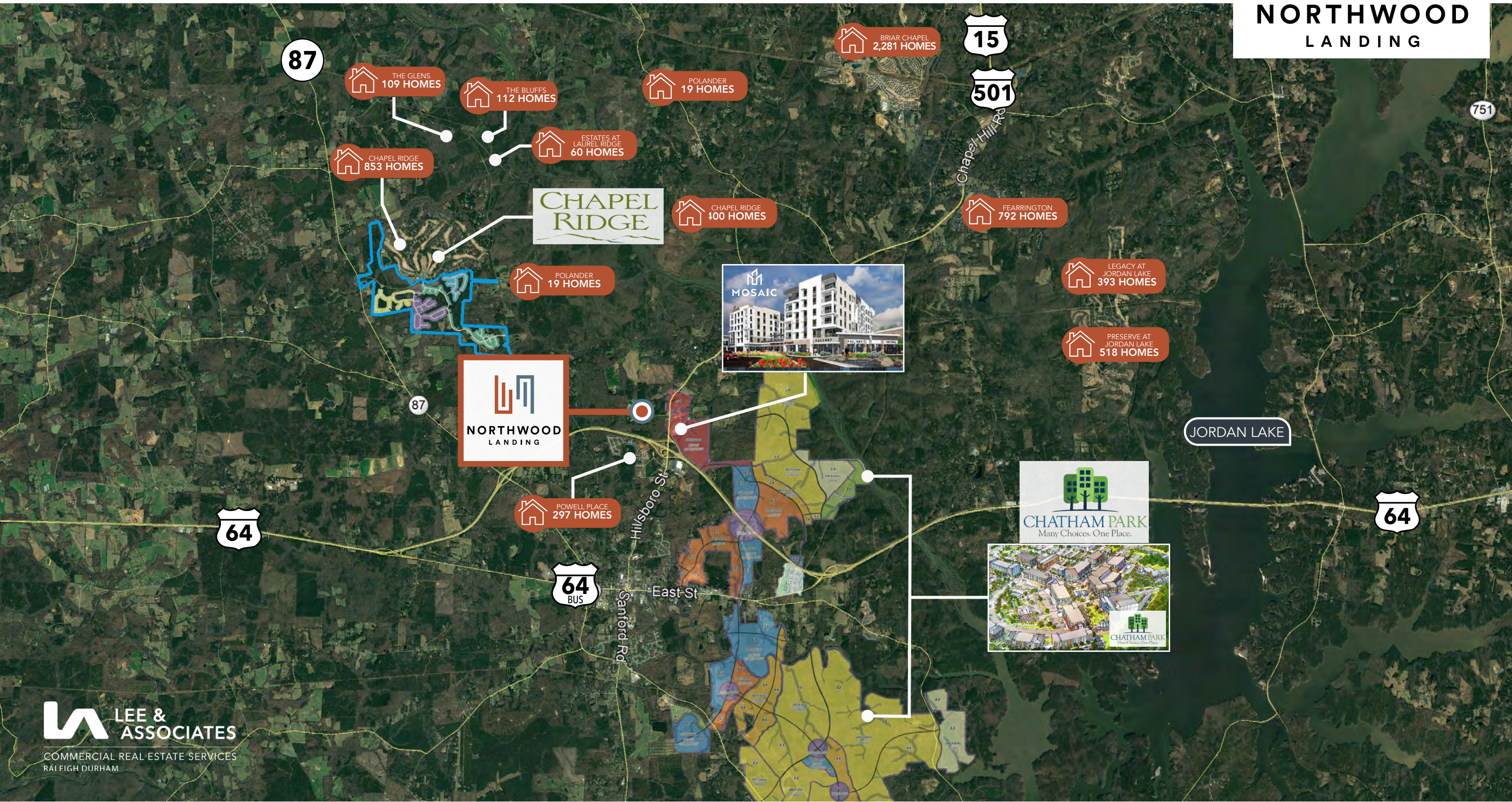


PARKS
JORDAN LAKE
14,000-ACRE
RESERVOIR
WITH 14 MILES
OF HIKING TRAILS

NEARBY DEVELOPMENTS



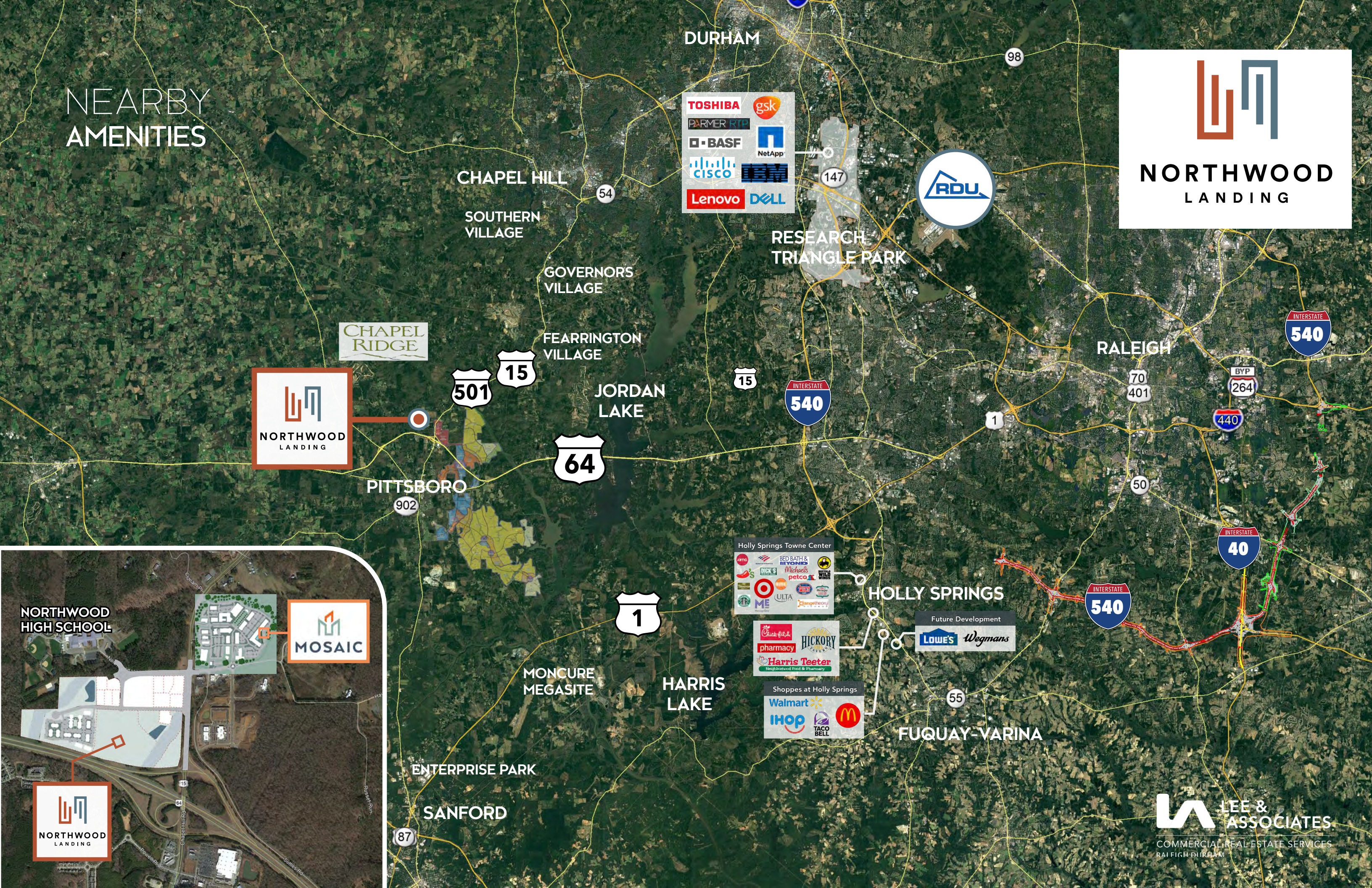
NORTHWOOD LANDING



NEARBY AMENITIES



NORTHWOOD LANDING



TOSHIBA gsk
PARMER RTP
BASF NotApp
cisco IBM
Lenovo DELL



Holly Springs Towne Center

arby's BED BATH & BEYOND
DICK'S Michaels petco WILD WINES
Target ME ULTA ChangeTheory

Chick-fil-A HICKORY
pharmacy Harris Teeter
Fresh Market Food & Pharmacy

Shoppes at Holly Springs

Walmart IHOP TACO BELL McDonald's

Future Development

LOWE'S Wegmans

NORTHWOOD HIGH SCHOOL

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM



CONTACT

Hunter Stewart, MBA
hstewart@lee-associates.com
C 919.548.3172

5430 Wade Park Boulevard, Suite 300 | Raleigh, NC 27607 | 919-576-2500 | leeraleigh.com    

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