



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.



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
 - 270 apartment homes, The Guild, The Tapestry
 - 45 condos, Tessera at MOSAIC
 - Entertainment venues
 - Meeting facilities
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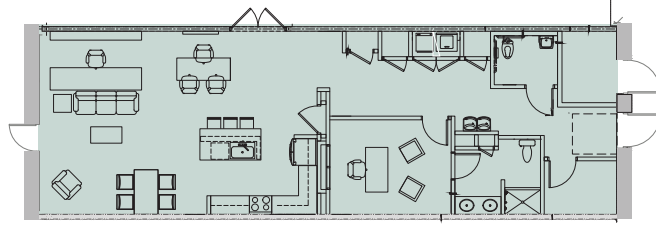
Seeking tenants:

- Bakery + sweets
- Restaurants
- Outdoor outfitters
- Fitness venues
- Service providers
- Clothing + shoe boutiques
- Medical practices
- Beauty + soft goods shops



AVAILABLE SPACES

F120



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

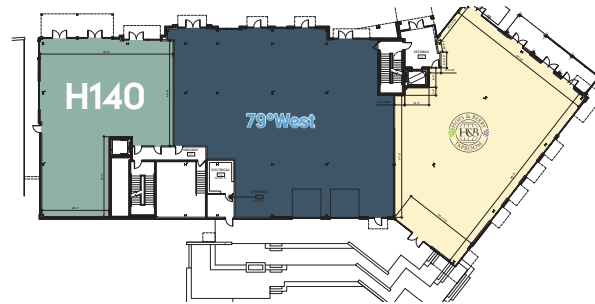
G110



4,767 SF Retail

- Space can be divided
- Parking directly in front of building
- Signage opportunities on 2 sides of the building

H140



3,406 SF Retail

- Prominent end cap location with great curb appeal
- Great glass lines for natural light
- Situated along Mosaic Blvd very close to the event stage

I130



2,958 SF Restaurant/Retail

- 2nd generation space available immediately
- 3 sides of glass ideal for restaurant
- Large patio opportunity
- Signage opportunities on 2 sides of bldg
- Adjacent to the Hampton Inn Hotel

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
G	G110	4,767 SF*	Retail
H	H140	3,406 SF	Retail
I	I130	2,958 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

*subdividable



- 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
O'YA Cantina	F150	1,500 SF
Town Hall Burger & Beer	G100	2,500 SF
79°West Innovation Hub	H120/H200	30,563 SF
Hops & Berry Taproom	H100	5,000 SF
Lux Nail.Bar.Spa	I120	2,500 SF
Greek Kouzina	I100	1,675 SF
Professional Offices	I200	8,722 SF
Triangle Family Dentistry/ Carolina Orthodontics	M	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

CAROLINA
Orthodontics & Family Dentistry

HOPS & BERRY
TAPROOM

refuel

TASU
ASIAN BISTRO

Tessera
at MOSAIC

TOWN HALL
Burger & Beer

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

UNC
HEALTH.

O'YA
CANTINA

MOSAICATCHATHAMPARK.COM

Located near Raleigh-Durham

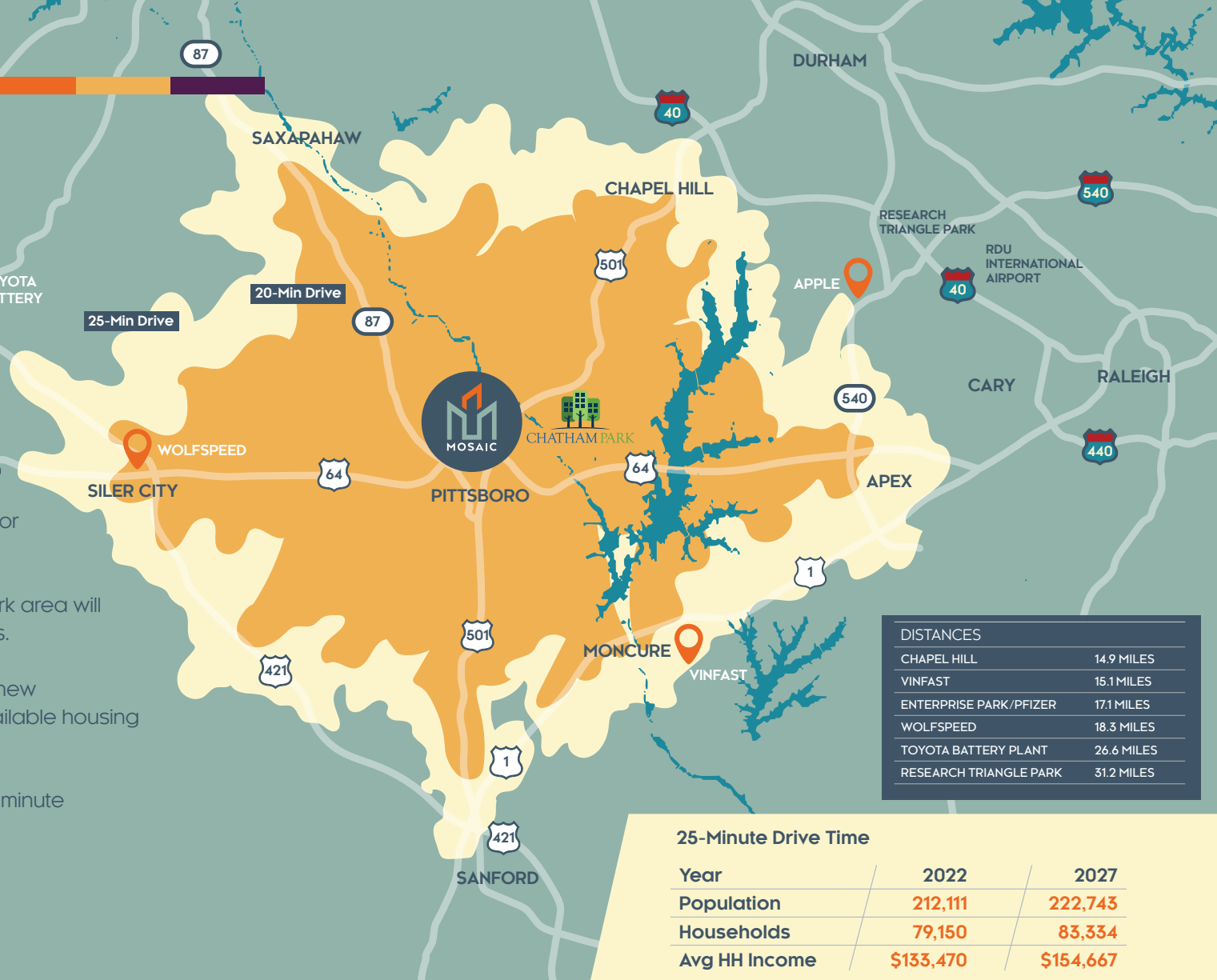
Chatham County is the 3rd fastest growing county in North Carolina.

Within close proximity to MOSAIC, there are currently 6,500 single-family homes in development or under construction along the US 64 corridor and NC-540W and within Chatham Park.

Between 2020 and 2024, the Chatham Park area will deliver nearly 1,000 multi-family residences.

Nearby city of Sanford announced 2,000 new high-paying jobs for 2021 with minimal available housing to support new residents.

MOSAIC's trade area encompasses a 20-minute drive-time radius.



DISTANCES	
CHAPEL HILL	14.9 MILES
VINFAST	15.1 MILES
ENTERPRISE PARK/PFIZER	17.1 MILES
WOLFSPEED	18.3 MILES
TOYOTA BATTERY PLANT	26.6 MILES
RESEARCH TRIANGLE PARK	31.2 MILES

25-Minute Drive Time

Year	2022	2027
Population	212,111	222,743
Households	79,150	83,334
Avg HH Income	\$133,470	\$154,667

ANNOUNCEMENTS

VINFAST, a Vietnamese automaker, will invest \$2B+ into a manufacturing plant in Chatham County, with the goal of producing vehicles in 2026. The plant will be located at Triangle Innovation Point in Moncure, NC. The automaker plans on creating 7,500 direct jobs and many more through its suppliers.

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.

WOLFSPEED a leading manufacturer of Silicon Carbide semiconductors, will establish a manufacturing campus to produce materials used to make semiconductor chips in the Town of Siler City, NC. The \$5 billion project is scheduled to begin production in 2024 and is expected to create 1,800 new jobs in Chatham County by 2030.

PFIZER, a leading biopharmaceutical company, announced it will buy Abzena's Sanford manufacturing to produce biologics drug substance and provide additional manufacturing capacity to accelerate its innovative pipeline. Pfizer employs 4,000+ workers in NC and has invested \$1.4 billion in NC. This will add 200 new jobs by 2025.

CONSTRUCTION PROGRESS



UNC
HEALTH

MOSAIC
Pollination
Station

79°West

ENTERTAINMENT WAY

FUTURE
MULTIFAMILY/RETAIL

EVENT LAWN &
STAGE

Tessera
at MOSAIC
35 Condos

TASU
ASIAN BISTRO

THE GUILD

165
MULTIFAMILY
UNITS

UNDER
CONSTRUCTION
(121 Rooms)
Opens Q2 2024

HARRIS & COMPANY
Insurance Since 1905
CHATHAM PARK
INFO CENTER
People's

refuel

CAROLINA
Triangle Family Directory
Opens Q1 2024

US 501
US 15

LIFESTYLE PLACE

Opens
Q4 2024

TOWN HALL

GREEK KOUZINA
LUX NAIL BAR SPA

Hampton
Inn & Suites
BY MILTON

JOE'S & BROS
H&B
BARBECUE

FUTURE
OFFICE/
RETAIL

FUTURE SPECIALTY
GROCER OR
OFFICE/RETAIL

FUTURE
SURGERY/RETAIL
20K SF

RUSSET RUN

FREEDOM PKWY

MOSAIC BLVD

MOSAIC is a 44-acre, \$180 million entertainment and lifestyle destination, the commercial gateway to the live-work-play-learn community Chatham Park in Pittsboro, NC.

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 live-work-play-learn master-planned community in Pittsboro, NC adjacent to Jordan Lake. Near Raleigh, Durham and Chapel Hill, Chatham Park is positioned to support the growth of the Research Triangle Region, one of the nation's most economically vibrant and desirable areas. At full build out, Chatham Park will add 75,000 residents, 27,000 new homes and 22 million sq. ft. of office, research, retail and community space.

Asteria, a Storyliving by Disney community, recently announced plans to develop 4,000 new homes within Chatham Park.



8,500
ACRES TOTAL

22M
TOTAL SQUARE FEET

27,000
HOMES TOTAL

75,000
RESIDENTS



MOSAIC

AN ECO GROUP DEVELOPMENT



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DEVELOPMENT

Eco Group

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