

CHAPEL HILL NORTH CENTER

CHAPEL HILL, NC



SIZE

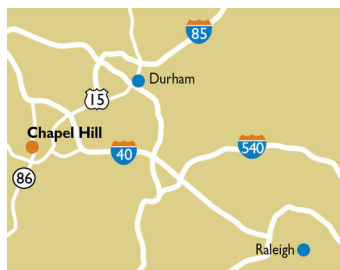
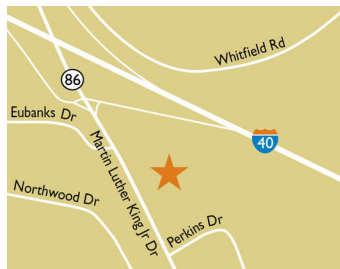
96,290 square feet

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 Pet Supplies Plus, 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

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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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	UNC Health	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	



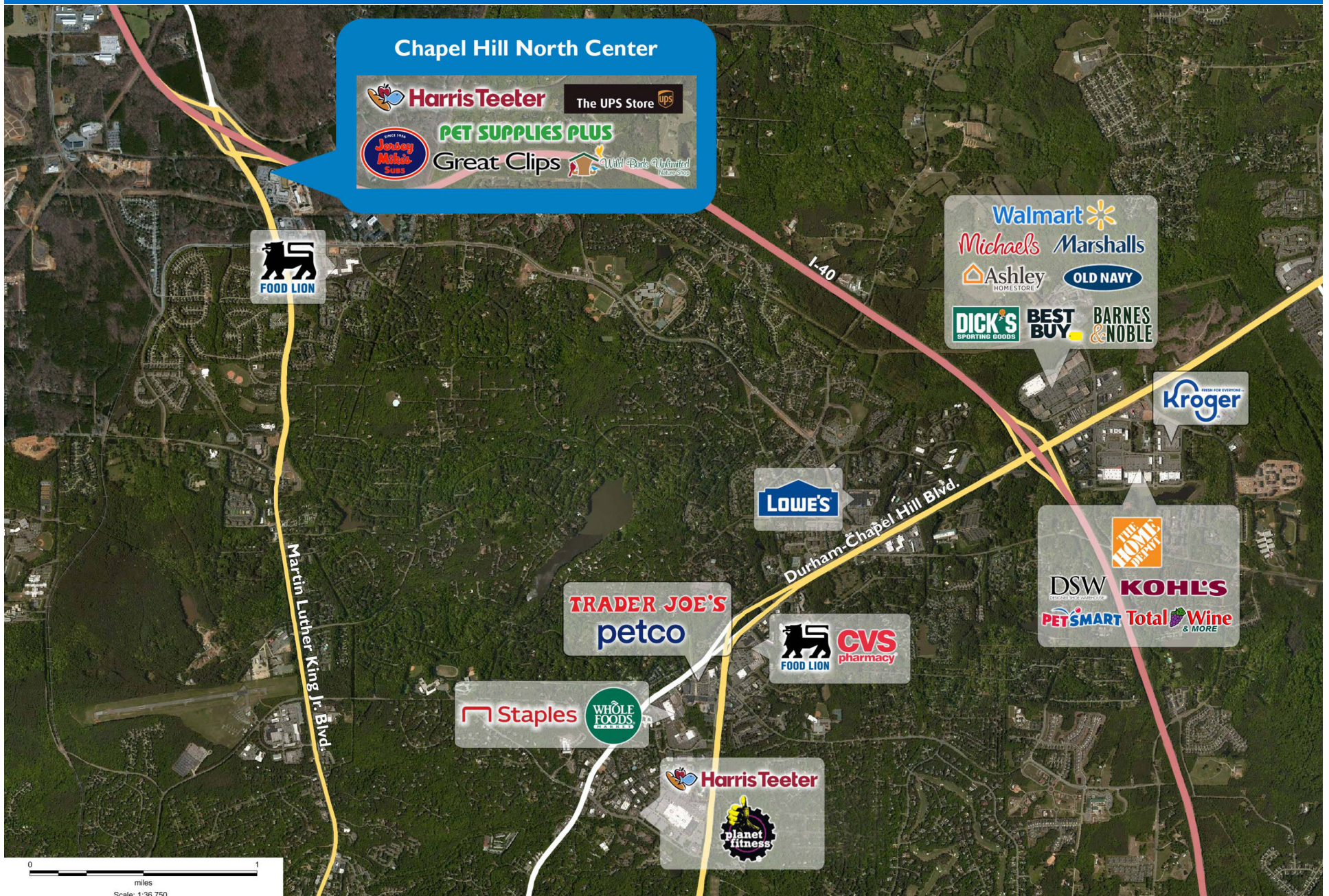
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Demographic Summary Report

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.