



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.



[MOSAICCHATHAMPARK.COM](https://mosaicchathampark.com)

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
-

Seeking tenants:

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

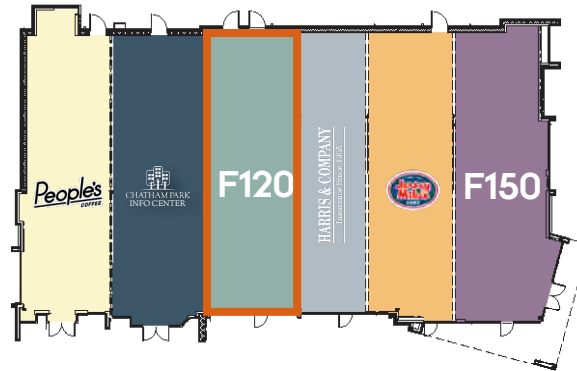


AVAILABLE SPACES

F120



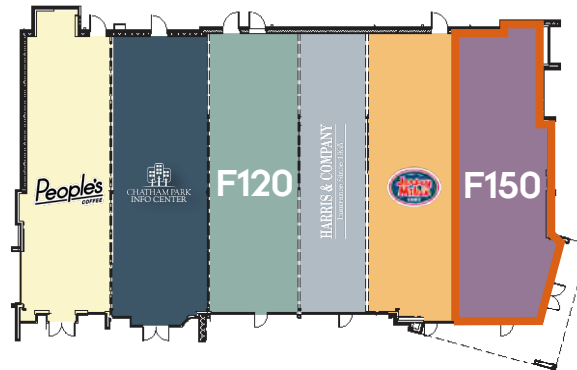
> [CLICK FOR FLOORPLAN](#)



F150



> [CLICK FOR FLOORPLAN](#)



G110



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

[F120 VIRTUAL TOUR](#)

1,500 SF Retail

- 2nd generation space available immediately
- Parking directly in front of building
- Signage opportunities on 2 sides of the building

4,767 SF Retail

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

AVAILABLE SPACES

H104



1,118 SF Retail

- Cold dark shell delivery
- Great glass lines for natural light
- Situated along Mosaic Blvd very close to the event stage

I110



1,500 SF Retail/Office

- 2nd generation space available immediately
- Signage opportunities on 2 sides of bldg
- Adjacent to the Hampton Inn Hotel

[I110 VIRTUAL TOUR](#)

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
	F150	1,500 SF	Retail
G	G110	4,767 SF*	Retail
H	H104	1,118 SF	Retail
I	I110	1,500 SF	Retail/Office
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
Town Hall Burger & Beer	G100	2,500 SF
barre3	H102	2,275 SF
79°West Innovation Hub	H106/H200	30,563 SF
Hops & Berry Taproom	H108	5,000 SF
Lux Nail.Bar.Spa	I120	2,500 SF
Full Service Italian Restaurant Coming Soon	I130	2,958 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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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

refuel

TASU
ASIAN BISTRO

Tessera
at MOSAIC

TOWN HALL
BREW

CAROLINA
RESTAURANT & CATERING SERVICE

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

UNC
HEALTH

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.

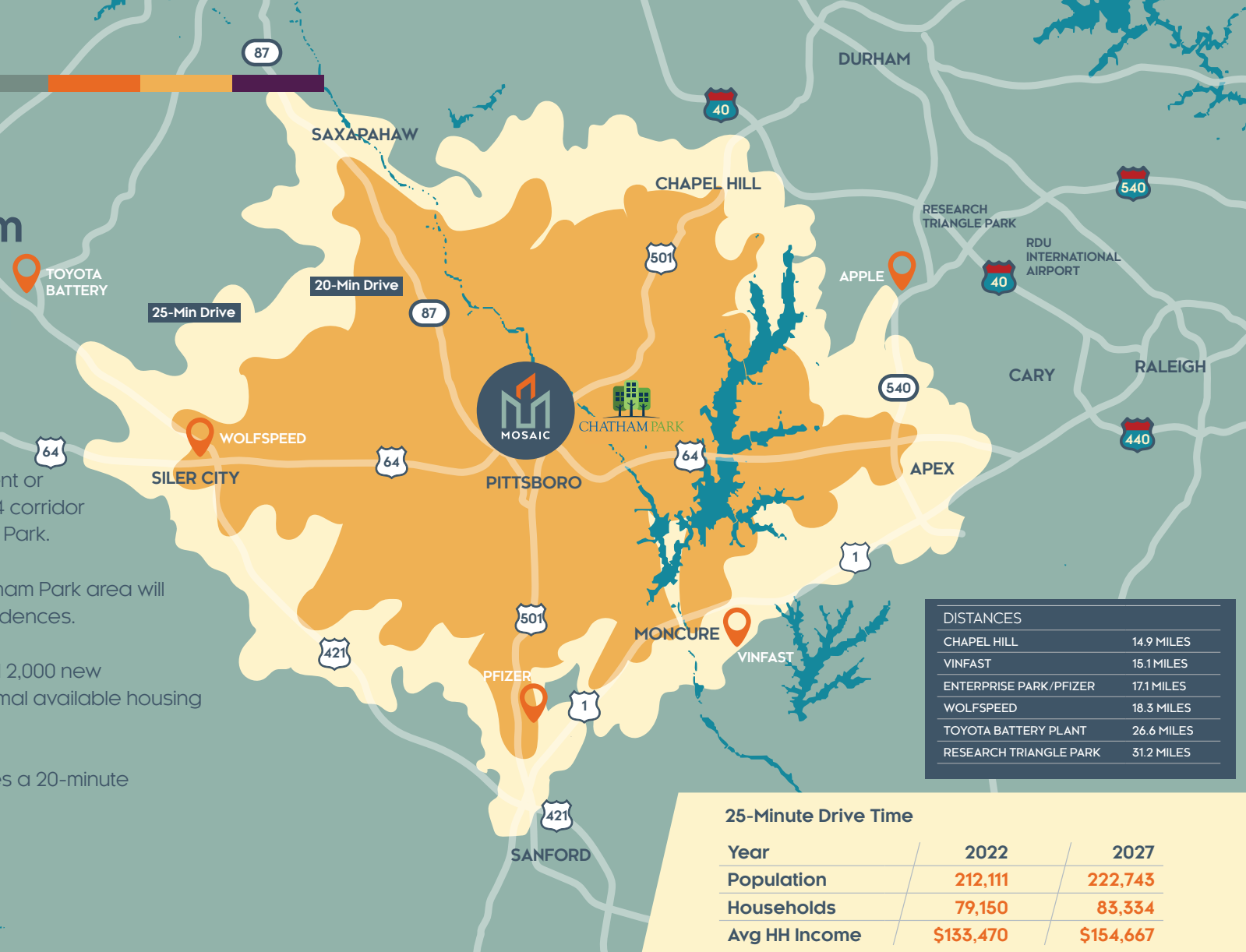
ANNOUNCEMENTS

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

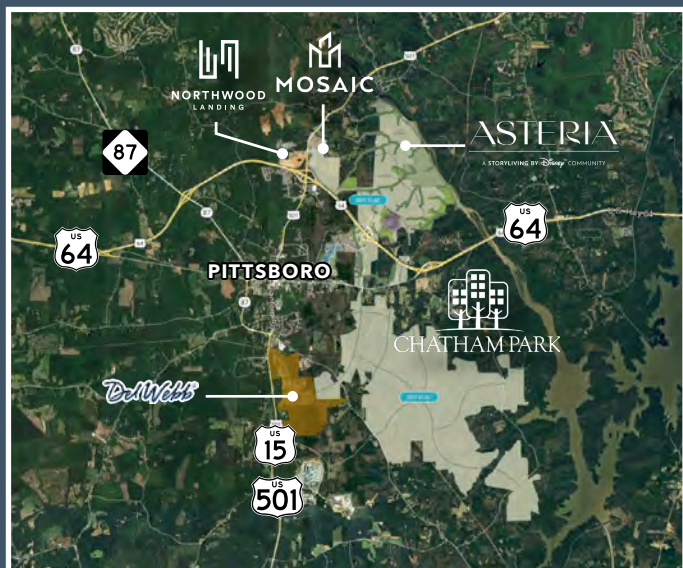


MOSAIC is a 44-acre, \$180 million entertainment and lifestyle destination, the commercial gateway to the live-work-play-learn community Chatham Park in Pittsboro, NC.



MOSAIC AT CHATHAM PARK

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



COMMERCIAL LEASING

Lee & Associates, Raleigh Durham
Hunter Stewart, SIOR, MBA
hstewart@lee-associates.com | 919.548.3172
Cole Pennell, CCIM
cpennell@lee-associates.com | 704.975.0164

DEVELOPMENT

Eco Group

RESIDENTIAL LEASING

Savannah Fox
The Guild at MOSAIC
sfox@theguildatmosaic.com

RESIDENTIAL SALES

Kerrie Bornkessel,
Fonville Morisey Barefoot
919.880.0414

 @mosaiccatchathampark

 @mosaiccatchathampark

MOSAICATCHATHAMPARK.COM