

EAST 54

GROUND FLOOR RETAIL SPACE FOR LEASE IN UPSCALE MIXED-USE DEVELOPMENT

2000 ENVIRON WAY | CHAPEL HILL, NC 27517



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

PARTNER **XTEAM**

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EAST 54

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Located along Hwy 54/Raleigh Road on the edge of The University of North Carolina campus, East 54 is an upscale mixed-use development consisting of luxury residential condominiums, office space and ground floor retail.

PROPERTY HIGHLIGHTS

- Suite 1116 – 2,398 SF second generation taproom space available with roll-up doors and outdoor seating
- Located adjacent to Aloft Hotel, East 54 includes 184 luxury residential condominiums and ±162,000 SF of office space
- Co-tenants include Elements Restaurant & Wine Bar, Hawthorne & Wood, Walgreens, Woof Gang Bakery, Monkee's, Title Boxing, and HOTWORX
- Excellent visibility along NC-54 with over 43,000 VPD
- Close proximity to UNC-Chapel Hill campus and easily accessible to US-501 and I-40

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,438	60,339	128,089
AVERAGE HH INCOME	\$181,961	\$136,146	\$145,334
MEDIAN HH INCOME	\$102,785	\$87,001	\$100,038
BUSINESS ESTABLISHMENTS	452	3,113	5,960
DAYTIME EMPLOYMENT	3,810	30,268	51,429



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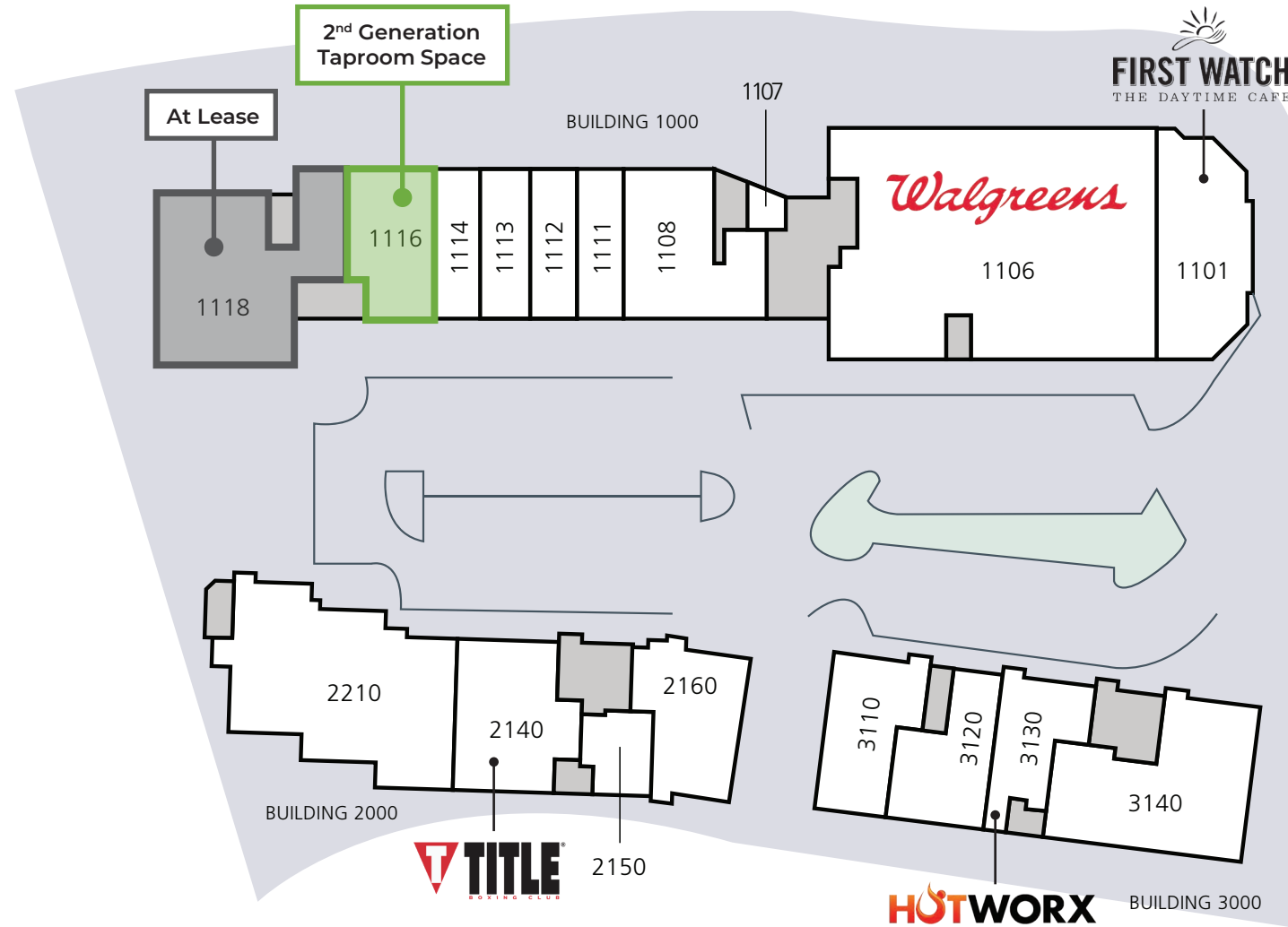
SITE PLAN

54

43,000 VPD



ENVIRON-WAY



Building 1000

Suite	Tenant	Square Feet
1101	First Watch	3,510 SF
1106	Walgreens	13,135 SF
1107	EWP Management Office	259 SF
1108	Charles Schwab & Company	3,411 SF
1111	Le's Nail Spa	1,282 SF
1112	WolfGang Bakery & Grooming	1,283 SF
1113	Inhabit Real Estate	1,281 SF
1114	Monkee's	1,597 SF
1116	AVAILABLE 2 nd Gen Taproom	2,398 SF
1118	AT LEASE	5,262 SF

Building 2000

Suite	Tenant	Square Feet
2210	Elements Restaurant & Wine Bar	5,857 SF
2140	Title Boxing	1,833 SF
2150	Inside Carolina	780 SF
2160	Southern Consignment	2,806 SF

Building 3000

Suite	Tenant	Square Feet
3110	Citrine Salon	2,133 SF
3120	Brenz Pizza	2,298 SF
3130	HOTWORX	1,824 SF
3140	Hawthorne & Wood	4,138 SF

FLOOR PLAN 2nd GENERATION TAPROOM SPACE FOR LEASE

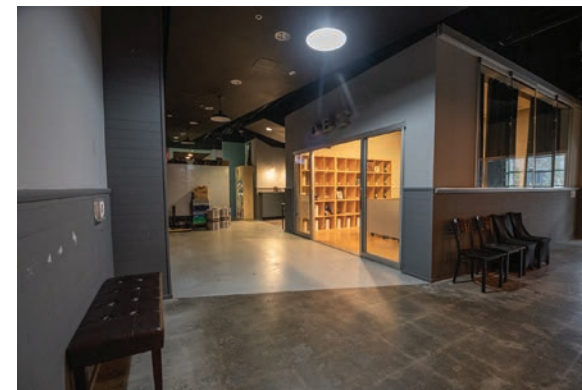
54

43,000 VPD

Roll-up doors with patio access



SUITE 1116



- 2nd generation taproom ideal for coffee shop, café, or healthy fast-casual restaurant
- Space includes bar area and private room
- Roll up doors with outdoor seating area
- Premium signage with excellent visibility along NC-54



Roll-up doors open to large outdoor seating area

Prominent visibility and signage opportunity along heavily traveled NC-54



HIGHWAY 54 43,000 VPD

ONE WAY →



3 MILE DEMOGRAPHICS



POPULATION
60,339



% POP GROWTH
(2010-2020)
2.7%



AVG. HH INCOME
\$136,146



DAYTIME POP
30,268



HOUSEHOLDS
23,451



BACH. DEGREE+
67.2%

