

# 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**

### CONTACT US

Reagan Crabtree | 919.251.5327  
rcrabtree@providencegroup.com

Cristi Webb | 919.251.5325  
cwebb@providencegroup.com

# EAST 54

2000 ENVIRON WAY | CHAPEL HILL, NC 27517

## PROPERTY DESCRIPTION

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 1118 – 4,292 SF premier second-generation restaurant space available with 780 SF outdoor patio
- Suite 1116 – 3,368 SF second generation taproom space available with roll-up doors and outdoor seating
- Various space configurations and demise scenarios available
- Located adjacent to Aloft hotel, East 54 includes 184 luxury residential condominiums +/-162,000 SF of office space
- Cotenants include Element 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

## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	4,306	58,749	126,760
<b>AVERAGE HH INCOME</b>	\$205,291	\$135,452	\$144,677
<b>MEDIAN HH INCOME</b>	\$127,637	\$98,110	\$110,142
<b>BUSINESS ESTABLISHMENTS</b>	447	3,081	5,965
<b>DAYTIME EMPLOYMENT</b>	3,769	29,503	51,042



© 2024 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# SITE PLAN

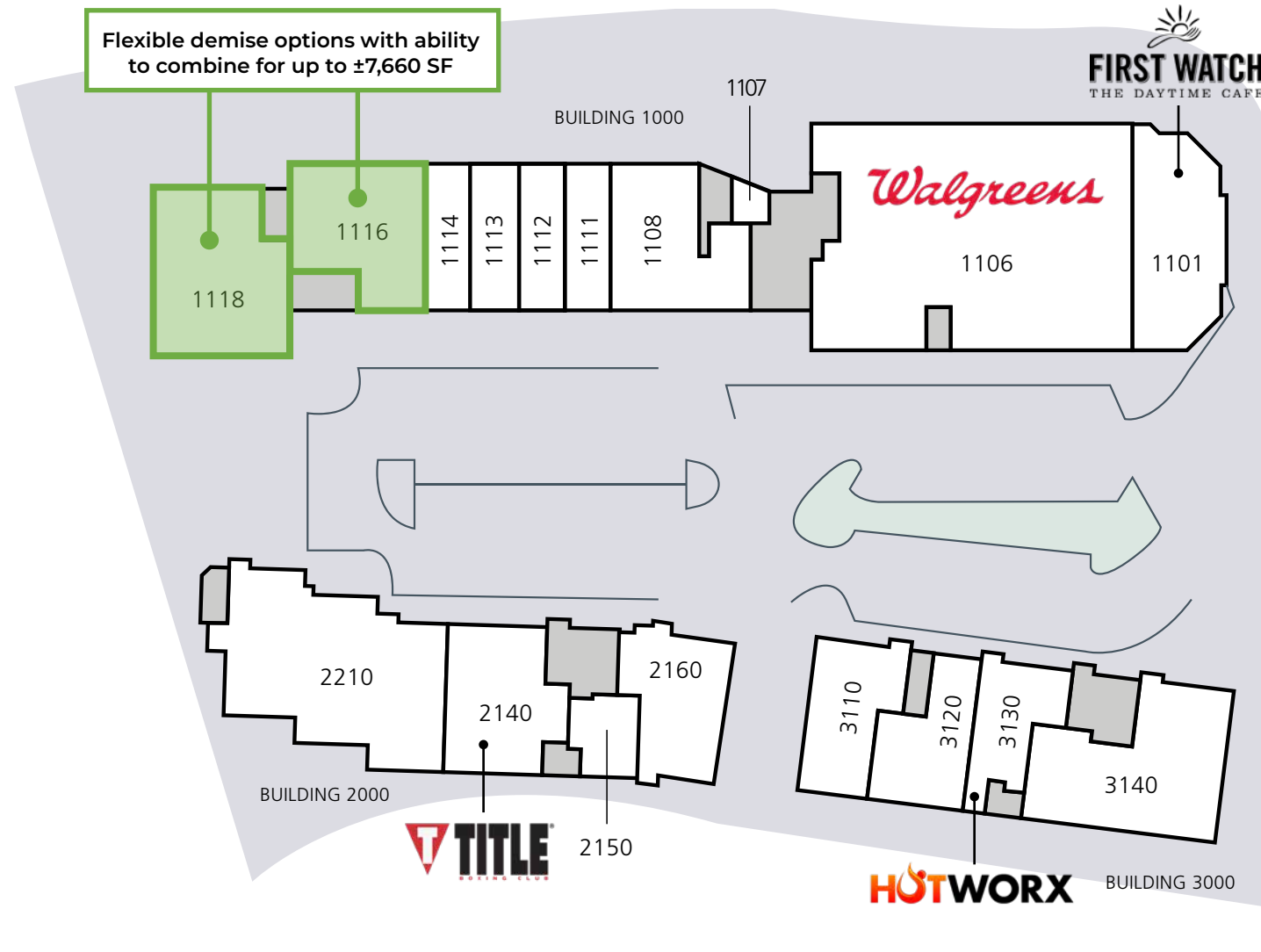
54

43,000 VPD



ENVIRON-WAY

Flexible demise options with ability to combine for up to ±7,660 SF



## 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 <sup>nd</sup> Gen Taproom	3,368 SF
1118	AVAILABLE 2 <sup>nd</sup> Gen Restaurant	4,292 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

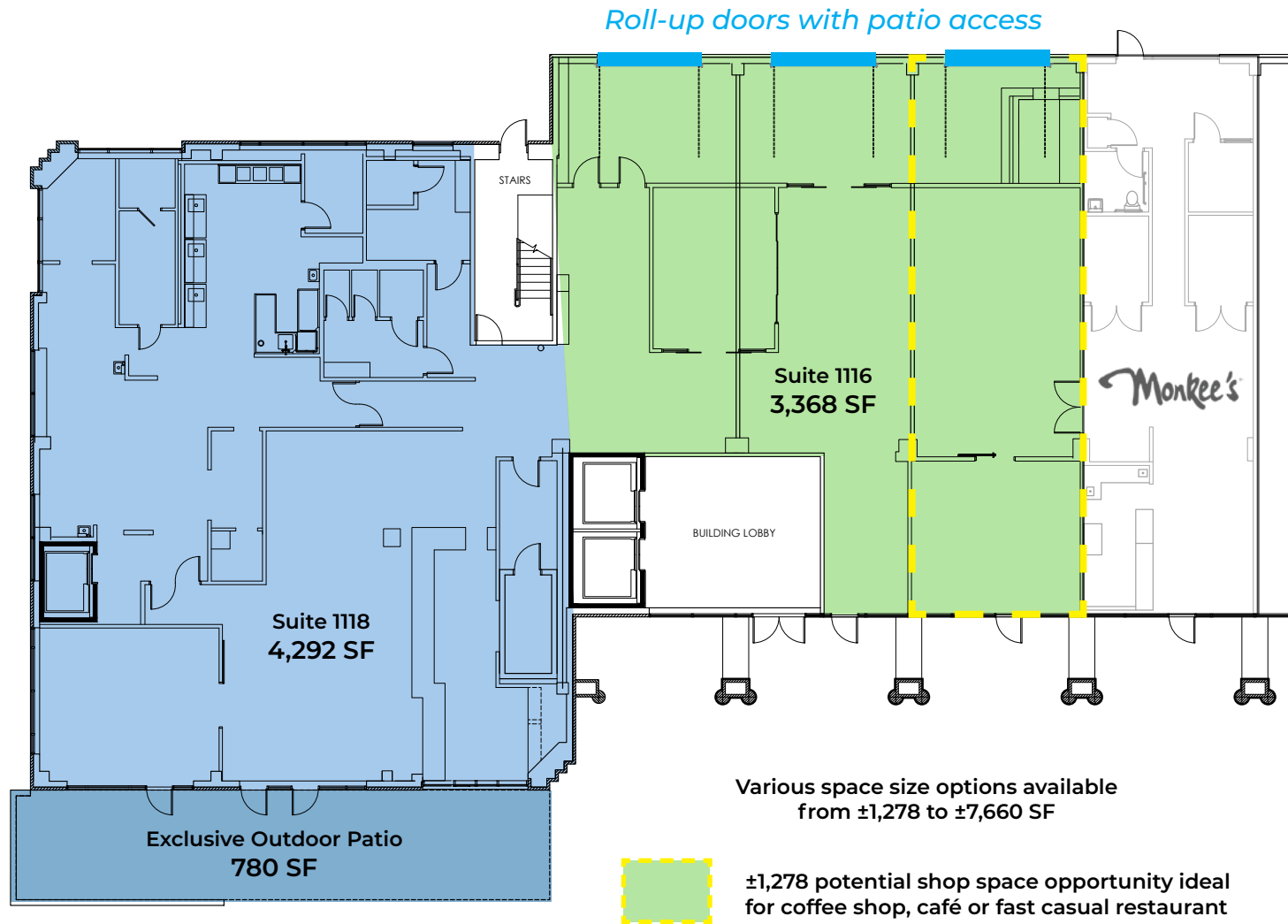
## Building 3000

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

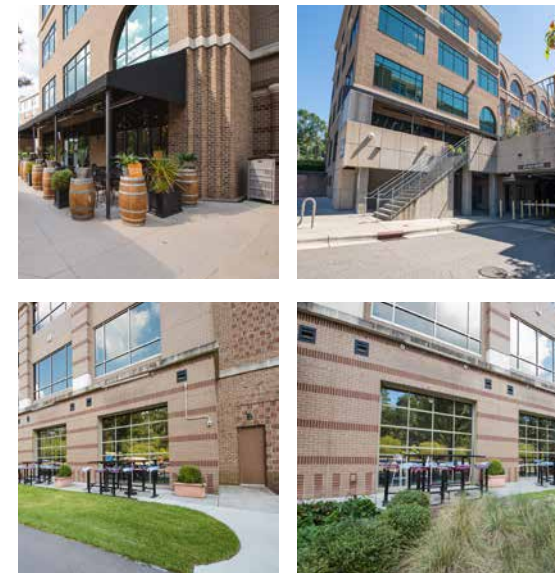
# FLOOR PLAN PREMIER 2<sup>nd</sup> GENERATION RESTAURANT SPACE FOR LEASE

54

43,000 VPD



## SUITE 1118



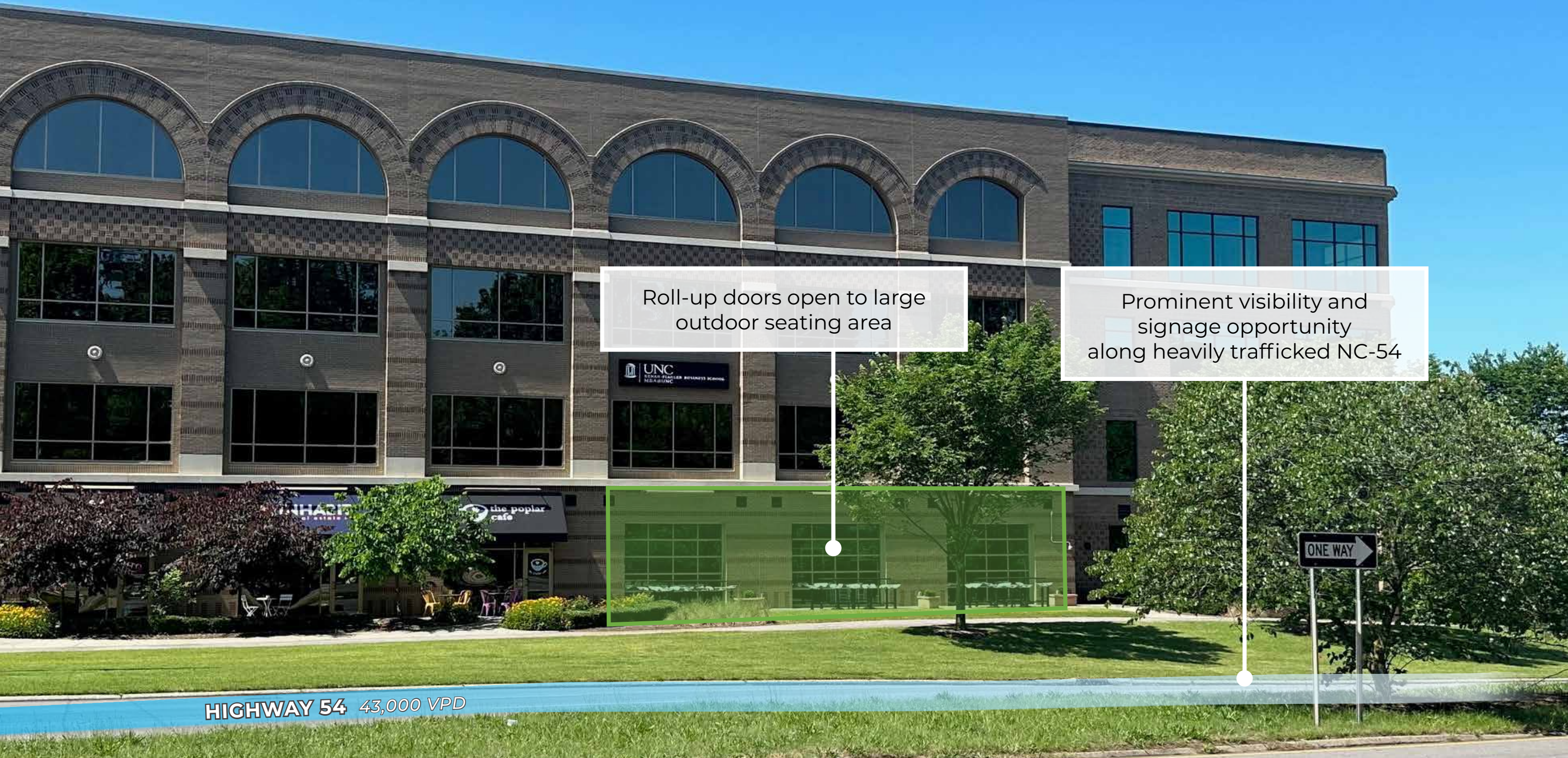
- 2<sup>nd</sup> generation restaurant space with fully built-out kitchen, equipment and infrastructure in place
- Multiple bars, seating areas and private rooms
- 780 SF exclusive outdoor patio

## SUITE 1116



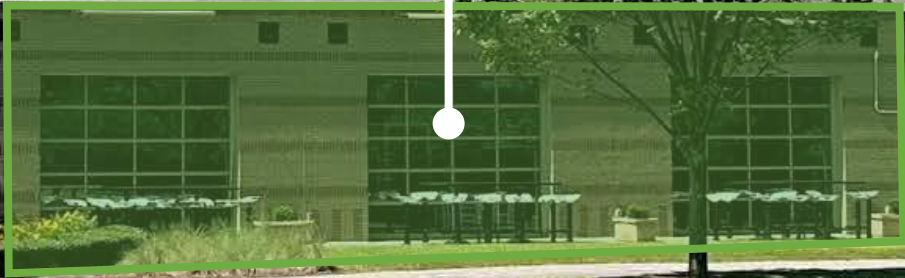
- 2<sup>nd</sup> generation taproom with ability to combine with adjacent restaurant space
- Space includes bar area and private room
- Roll up doors with outdoor seating area

Spaces can be combined for ±7,660 SF  
Premium awning signage with excellent visibility along NC-54



Roll-up doors open to large outdoor seating area

Prominent visibility and signage opportunity along heavily trafficked NC-54



**HIGHWAY 54** 43,000 VPD



# 3 MILE DEMOGRAPHICS



POPULATION  
**58,749**



% POP GROWTH  
(2010-2020)  
**3.6%**



AVG. HH INCOME  
**\$135,452**



DAYTIME POP  
**29,503**



HOUSEHOLDS  
**23,293**



BACH. DEGREE+  
**76.4%**

