

Charterwood
a mixed use development
Chapel Hill, North Carolina



91,000 sq ft Commercial
Opportunities for restaurants,
shops, office, hotel
Opening in 2011
for commercial leasing information:

**Retail
Rep**

**1135 Kildaire Farm Road
Suite 200
Cary, NC 27511
Tel. (919) 674-2000
Fax. (919) 674-2015**

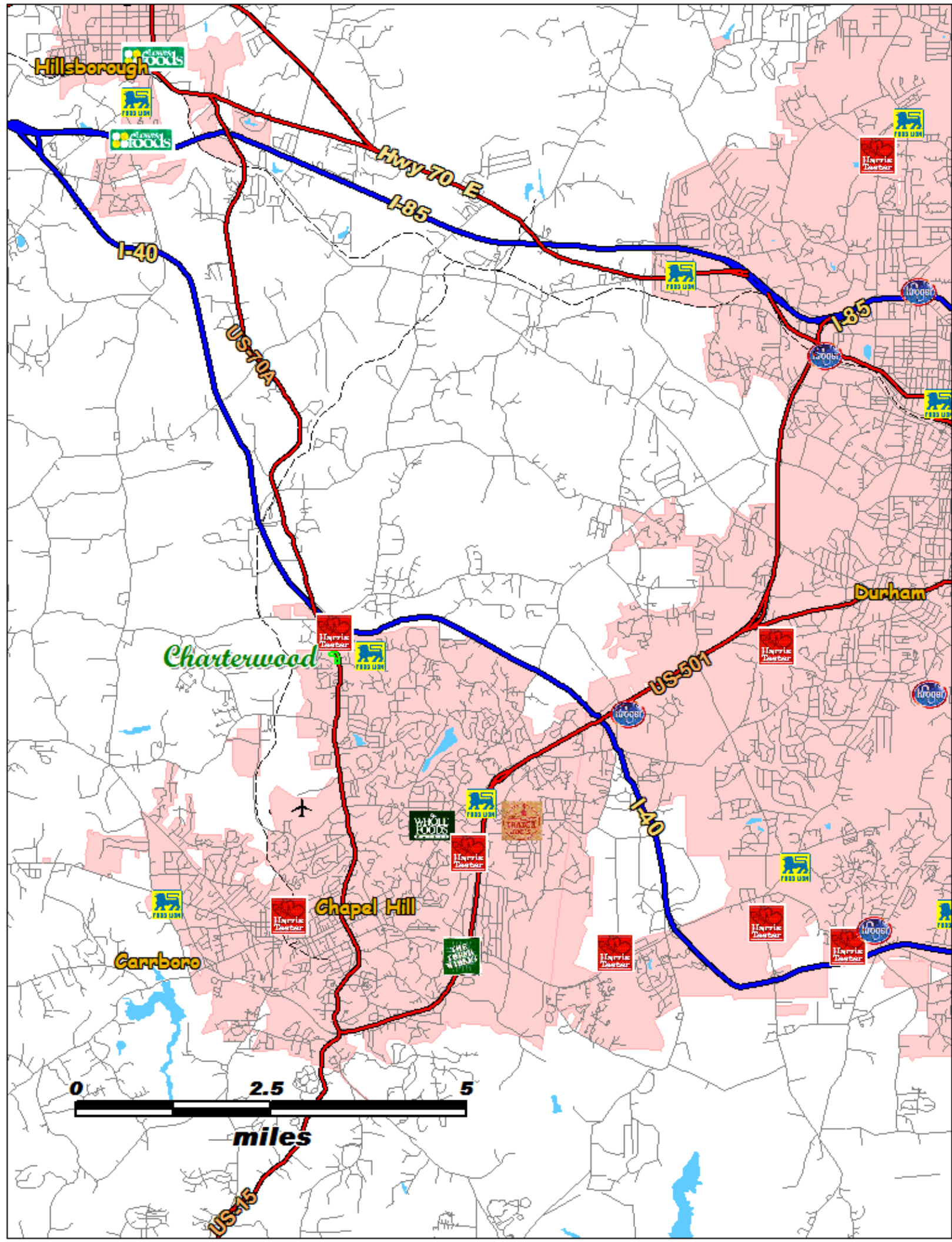
Charterwood

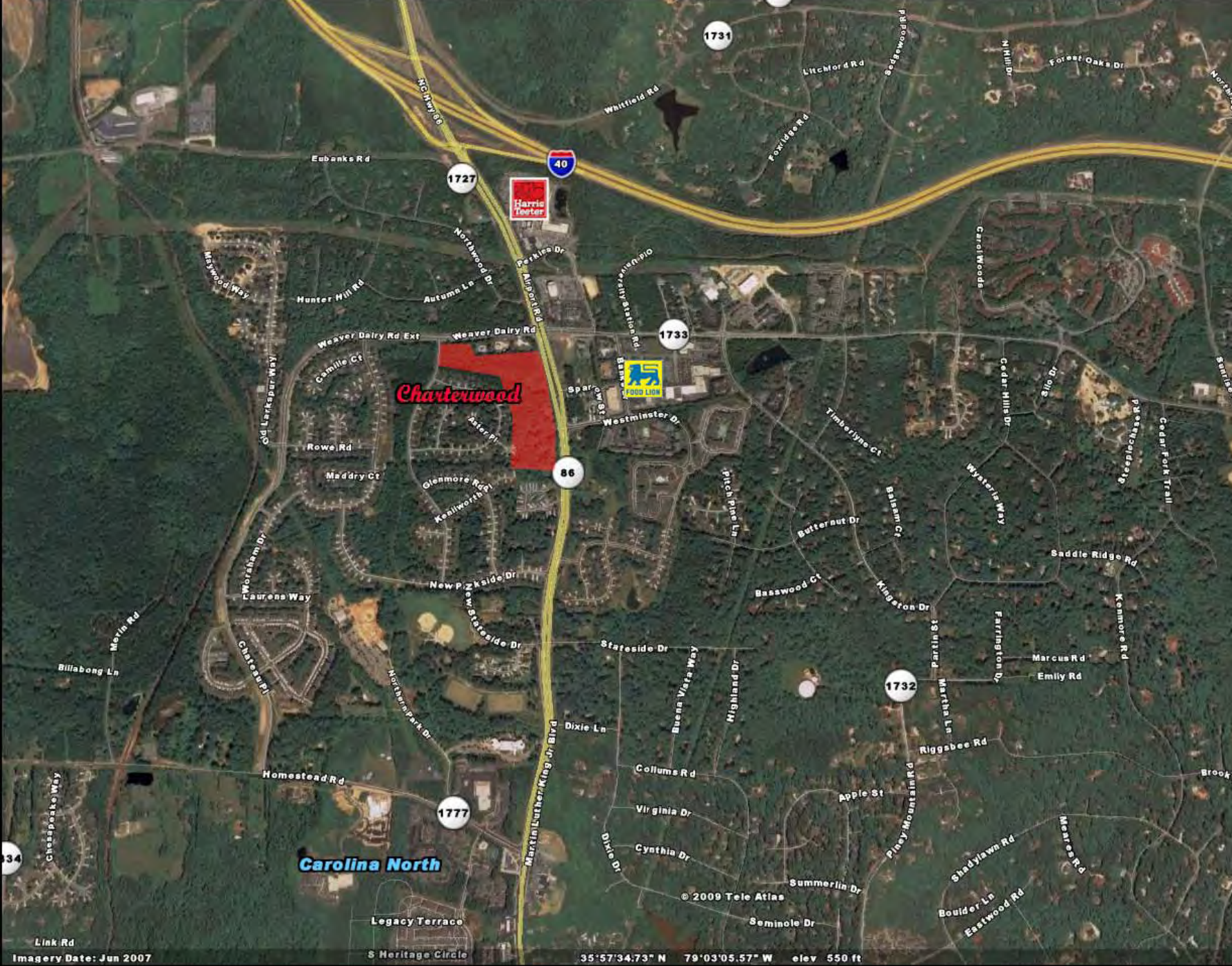
MASTER PLAN



- OFFICE OVER RETAIL**
- RESTAURANT**
- RESIDENTIAL**
- RETAIL, HOTEL, OFFICE**

PRELIMINARY, SUBJECT TO CHANGE





Charterwood

Carolina North





**Retail Rep
Profile Report
AGS 2007: Core, Business Summary [NC]**

Demographic Trends 1980-2017	Charterwood 0 min - 3 min	Charterwood 0 min - 5 min	Charterwood 0 min - 7 min
Population			
1980 Population	2,692	6,169	16,776
1990 Population	4,028	8,739	21,511
2000 Population	5,524	11,555	27,396
2007 Estimate	5,714	11,840	28,052
2012 Projection	5,970	12,305	29,078
2017 Projection	6,216	12,718	30,007
Ave annual % Change 2000 - 2007	0.49%	0.35%	0.34%
Median Age			
1980 Median Age	29.7	29.0	25.6
1990 Median Age	34.0	32.7	28.0
2000 Median Age	37.2	36.5	26.8
2007 Median Age	39.8	39.3	29.6
2012 Median Age	40.2	40.2	33.4
Households			
1980 Households	1,050	2,389	5,800
1990 Households	1,757	3,714	8,344
2000 Households	2,286	4,659	10,313
2007 Households	2,610	5,230	11,537
2012 Households	2,884	5,720	12,575
2017 Households	3,215	6,308	13,827
Households With Children	898	1,652	2,802
Average HH Size	2.19	2.26	2.43
Average Household Income			
1980 Average Income	\$ 27,843	\$ 25,762	\$ 22,175
1990 Average Income	\$ 66,624	\$ 63,286	\$ 56,491
2000 Average Income	\$ 89,704	\$ 91,326	\$ 73,541
2007 Average Income	\$ 111,348	\$ 109,767	\$ 87,778
2012 Average Income	\$ 115,612	\$ 114,155	\$ 91,189
Median Household Income			
1980 Median Income	\$ 25,080	\$ 19,767	\$ 16,453
1990 Median Income	\$ 41,601	\$ 38,576	\$ 32,862
2000 Median Income	\$ 64,611	\$ 62,967	\$ 44,169
2007 Median Income	\$ 78,584	\$ 76,801	\$ 53,697
2012 Median Income	\$ 88,211	\$ 86,227	\$ 59,225

**prepared for
Charterwood**



Retail Rep Profile Report AGS 2007: Core, Business Summary [NC]

Demographic Trends 1980-2017	Charterwood, Chapel Hill, NC 0 - 1 mi	Charterwood, Chapel Hill, NC 0 - 2 mi	Charterwood, Chapel Hill, NC 0 - 3 mi	Charterwood, Chapel Hill, NC 0 - 4 mi	Charterwood, Chapel Hill, NC 0 - 5 mi	Charterwood, Chapel Hill, NC 0 - 10 mi
Population						
1980 Population	1,624	5,843	15,546	36,615	49,307	164,256
1990 Population	2,451	8,801	21,585	45,516	62,171	201,129
2000 Population	3,173	11,564	28,013	58,633	79,729	250,166
2007 Estimate	3,221	12,157	28,674	60,563	82,877	268,076
2012 Projection	3,330	12,820	29,781	63,085	86,572	282,700
2017 Projection	3,416	13,515	30,757	65,545	90,357	300,720
Ave annual % Change 2000 - 2007	0.22%	0.73%	0.34%	0.47%	0.56%	1.02%
Median Age						
1980 Median Age	29.3	29.2	28.5	24.9	24.5	27.4
1990 Median Age	33.4	32.9	30.8	27.7	26.9	29.9
2000 Median Age	37.9	36.0	34.0	27.6	27.5	31.1
2007 Median Age	40.4	38.6	36.2	30.0	29.6	32.8
2012 Median Age	40.8	39.4	37.2	33.4	32.7	34.7
Households						
1980 Households	596	2,163	6,330	13,355	16,990	60,462
1990 Households	1,024	3,641	9,439	18,080	23,972	81,046
2000 Households	1,197	4,573	11,526	22,546	30,819	100,731
2007 Households	1,327	5,255	12,893	25,331	34,678	113,035
2012 Households	1,441	5,825	14,073	27,668	37,862	122,240
2017 Households	1,577	6,519	15,483	30,501	41,761	134,133
Households With Children	490	1,702	3,775	6,194	8,106	29,284
Average HH Size	2.43	2.31	2.22	2.39	2.39	2.37
Average Household Income						
1980 Average Income	\$ 28,720	\$ 27,127	\$ 22,692	\$ 20,126	\$ 19,915	\$ 18,413
1990 Average Income	\$ 66,776	\$ 64,852	\$ 57,509	\$ 52,696	\$ 51,498	\$ 47,764
2000 Average Income	\$ 90,937	\$ 90,238	\$ 79,893	\$ 67,680	\$ 65,256	\$ 60,822
2007 Average Income	\$ 117,307	\$ 113,807	\$ 98,989	\$ 82,081	\$ 79,256	\$ 69,298
2012 Average Income	\$ 121,415	\$ 118,961	\$ 103,362	\$ 85,665	\$ 82,963	\$ 72,076
Median Household Income						
1980 Median Income	\$ 27,790	\$ 23,790	\$ 17,367	\$ 15,159	\$ 15,176	\$ 14,627
1990 Median Income	\$ 41,328	\$ 40,424	\$ 34,104	\$ 30,581	\$ 29,742	\$ 29,876
2000 Median Income	\$ 64,713	\$ 63,353	\$ 53,225	\$ 42,493	\$ 41,093	\$ 42,538
2007 Median Income	\$ 78,769	\$ 78,668	\$ 65,303	\$ 52,258	\$ 50,908	\$ 52,590
2012 Median Income	\$ 88,558	\$ 89,134	\$ 72,915	\$ 58,228	\$ 57,061	\$ 58,954

prepared for
Charterwood



**Retail Rep
Profile Report
AGS 2007: Core, Business Summary [NC]**

2007 Businesses: Daytime Population and Establishment Size	Charterwood, Chapel Hill, NC 0 - 1 mi		Charterwood, Chapel Hill, NC 0 - 2 mi		Charterwood, Chapel Hill, NC 0 - 3 mi		Charterwood, Chapel Hill, NC 0 - 4 mi		Charterwood, Chapel Hill, NC 0 - 5 mi		Charterwood, Chapel Hill, NC 0 - 10 mi	
Total Establishments	139		364		1,217		2,784		3,679		10,646	
Total Employees (Daytime Population)	1,380		3,128		11,171		29,184		42,897		148,768	
Establishments by number of employees	139	% base	364	% base	1,217	% base	2,784	% base	3,679	% base	10,646	% base
1 to 4 Employees	78	56%	239	66%	760	62%	1,699	61%	2,319	63%	6,331	59%
5 to 9 Employees	29	21%	62	17%	228	19%	496	18%	594	16%	1,938	18%
10 to 19 Employees	20	15%	36	10%	127	10%	305	11%	388	11%	1,201	11%
20 to 49 Employees	7	5%	16	4%	59	5%	170	6%	223	6%	696	7%
50 to 99 Employees	3	2%	8	2%	27	2%	68	2%	90	2%	258	2%
100 to 249 Employees	0	0%	2	1%	13	1%	40	1%	55	2%	184	2%
250 to 499 Employees	1	1%	2	0%	3	0%	5	0%	8	0%	29	0%
500 to 999 Employees	0	0%	0	0%	0	0%	0	0%	0	0%	2	0%
1000 or more Employees	0	0%	0	0%	0	0%	1	0%	2	0%	8	0%

**prepared for
Charterwood**

CHARTERWOOD RETAIL POTENTIAL

2009 Market Size Estimates

CENSUS TRACT	HHS IN 2009	MEDIAN HH INCOME 2009	HHS IN 1-MILE RADIUS	HHS IN 3-MILE RADIUS	HHS IN 5-MILE RADIUS	INCOME IN 1-MILE RADIUS	INCOME IN 3-MILE RADIUS	INCOME IN 5-MILE RADIUS
112.01	3,300	\$75,200	200	2,475	2,970	\$15.0 M	\$186.2 M	\$223.3 M
112.02	2,100	\$87,700	450	1,050	1,890	\$39.5 M	\$92.0 M	\$165.8 M
107.02	3,700	\$56,400	450	2,775	3,700	\$25.4 M	\$156.5 M	\$208.8 M
118	1,300	\$54,300	200	1,300	1,300	\$10.9 M	\$70.6 M	\$70.6 M
119	3,900	\$69,600	1,100	3,900	3,900	\$75.6 M	\$271.4 M	\$271.4 M
114	1,700	\$34,200	0	1,700	1,700	0	\$58.1 M	\$58.1 M
113	1,300	\$26,800	0	1,300	1,300	0	\$34.8 M	\$34.8 M
115	1,250	\$50,700	0	0	1,250	0	0	\$63.4 M
116	1,950	\$7,100	0	0	1,950	0	0	\$13.8 M
117	1,400	\$43,700	0	0	1,400	0	0	\$61.2 M
107.01	800	\$83,700	0	0	600	0	0	\$50.2 M
107.03	2,900	\$34,900	0	0	2,900	0	0	\$101.2 M
107.04	2,500	\$42,300	0	0	1,250	0	0	\$52.9 M
122	2,900	\$74,130	0	0	1,450	0	0	\$107.5 M
121	4,400	\$74,400	0	0	2,200	0	0	\$163.7 M
TOTALS	35,400	\$54,700	2,400	14,500	31,760	\$166.4 M	\$811.5 M	\$1.65 B

*Estimates by William Christian & Associates, Managing Partner, WCA Partners
William Christian is a principal in the Charterwood Development*