



# MOSAIC



44-acre mixed-use community  
Raleigh-Durham, NC  
[mosaiccatchthampark.com](http://mosaiccatchthampark.com)

# 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, a 7,100-acre live-work-play-learn community in Pittsboro, NC, near Raleigh-Durham, recently ranked 2nd Best Place to Live in the U.S.

The \$180 million entertainment and lifestyle destination delivers its first buildings Q2 2021, with completion in 2024.

**MOSAIC** pushes the edge of what is expected yet welcomes the community with organic simplicity.



**MOSAIC** is a destination like no other with a robust sphere of daytime energy that builds to an invigorating evening buzz.

This walkable, urban community includes:

- 200,000 sf retail + restaurants
- 120-key Hampton Inn & Suites
- 88,000 sf office
- 165 apartment homes, The Guild
- 40 condos, Tessera at MOSAIC
- Entertainment venues
- Education facilities

**Seeking tenants**

- Brewery
- Bakery + sweets
- Outdoor outfitters
- Fitness venues
- Clicks-to-bricks + e-commerce showrooms
- Service providers
- Clothing + shoe boutiques
- Medical + dental practices
- Beauty + soft goods shops





# AVAILABLE FOR LEASE



SPACE	SIZE	USE
<b>Building A</b>		
A100	8,955 SF	OFFICE
A200	8,955 SF	OFFICE
<b>Building C</b>		
C100	4,000 SF	RETAIL
C110	2,987 SF	RETAIL
C120	1,884 SF	RETAIL
C200	3,511 SF	OFFICE
C210	2,074 SF	OFFICE
C220	2,305 SF	OFFICE
<b>Building D</b>		
D110	3,029 SF	RETAIL
D120	3,520 SF	RETAIL
D140	1,473 SF	RETAIL
<b>Building DD</b>		
DD100	5,000 SF	RETAIL
<b>Building G</b>		
G110	2,272 SF	RETAIL
G120	1,853 SF	RETAIL
<b>Building H</b>		
H100	3,406 SF	RETAIL
<b>Building O</b>		
O100	3,006 SF	RETAIL
O110	1,293 SF	RETAIL
O120	3,393 SF	RETAIL
O210	2,094 SF	OFFICE
O220	5,750 SF	OFFICE
<b>Building R</b>		
R100	1,150 SF	RETAIL
R110	2,000 SF	RETAIL
R200	3,150 SF	RETAIL
<b>Building T</b>		
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
<b>Building U</b>		
U100	10,996 SF	RETAIL
U200	10,996 SF	OFFICE
U200	10,996 SF	OFFICE
<b>Building V</b>		
V120	11,493 SF	RETAIL

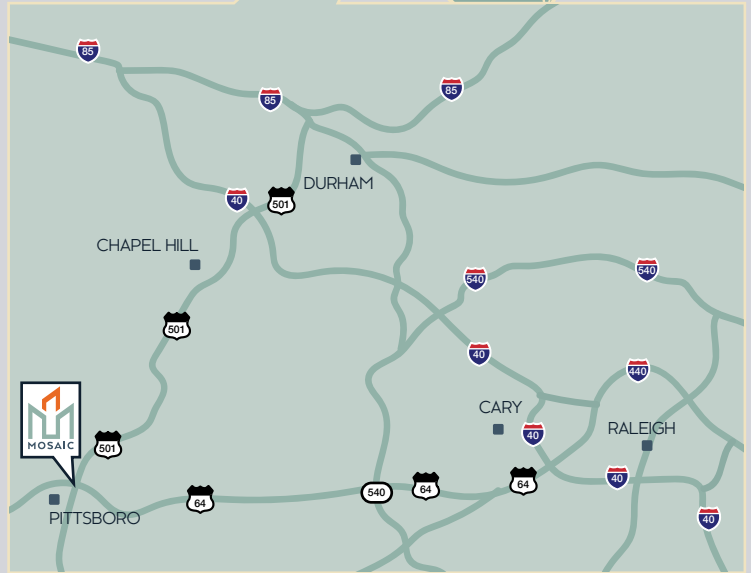


# TENANT ROSTER



TENANT	LOCATION	SIZE
URGENT CARE	B100	7,449 SF
THEATER	E100/110	47,292 SF
PEOPLE'S COFFEE	F100	1,496 SF
CHATHAM PARK INFO CENTER	F110	1,474 SF
TESSERA & THE GUILD SALES CENTER	F120	1,390 SF
HARRIS & CO INSURANCE	F130	1,034 SF
JERSEY MIKE'S	F140	2,385 SF
O'YA CANTINA	F150	1,500 SF
TOWN HALL BURGER	G100	2,500 SF
INNOVATE CAROLINA (UNC) INNOVATION HUB	H110/H200	30,563 SF
HOPS & BERRY BREWERY	H120	5,000 SF
TOWN HALL ITALIAN	I100	2,958 SF
LUX NAIL SALON	I110	2,500 SF
CMG FINANCIAL GROUP	I120	1,553 SF
GREEK KOUZINA	I130	1,675 SF
PROFESSIONAL OFFICES	I200	8,722 SF
REFUEL MARKET	N100	5,666 SF
TASU RESTAURANT	U100	10,996 SF

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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 2023, Chatham Park and neighboring Powell Place will deliver nearly 550 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.

Year	2020	2025
Population	74,800	80,700
Households	30,900	33,300
Avg HH Income	\$117,700	\$130,700



Raleigh-Durham, NC

### Commercial Leasing

Hunter Stewart, MBA, Lee & Associates  
[hstewart@lee-associates.com](mailto:hstewart@lee-associates.com)  
 919.548.3172

### Development

Eco Group



@mosaicatchathampark  
 @mosaicatchatham  
 @mosaicatchathampark

### Residential Leasing

Frances Dunn, Kane Realty  
[fdunn@kaneresidential.com](mailto:fdunn@kaneresidential.com)

### Residential Sales

Kerrie Bornkessel,  
 Fonville Morisey Barefoot  
 919.880.0414

[mosaicatchathampark.com](http://mosaicatchathampark.com)