

MORRISVILLE TOWN CENTER



LEASING OPPORTUNITY

Now leasing retail opportunities within Morrisville's new downtown mixed-use development – featuring primary street retail and parkside boutique spaces in a highly walkable setting.

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WHY MORRISVILLE TOWN CENTER

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PARTNERS A TRADITION OF EXCELLENCE

01

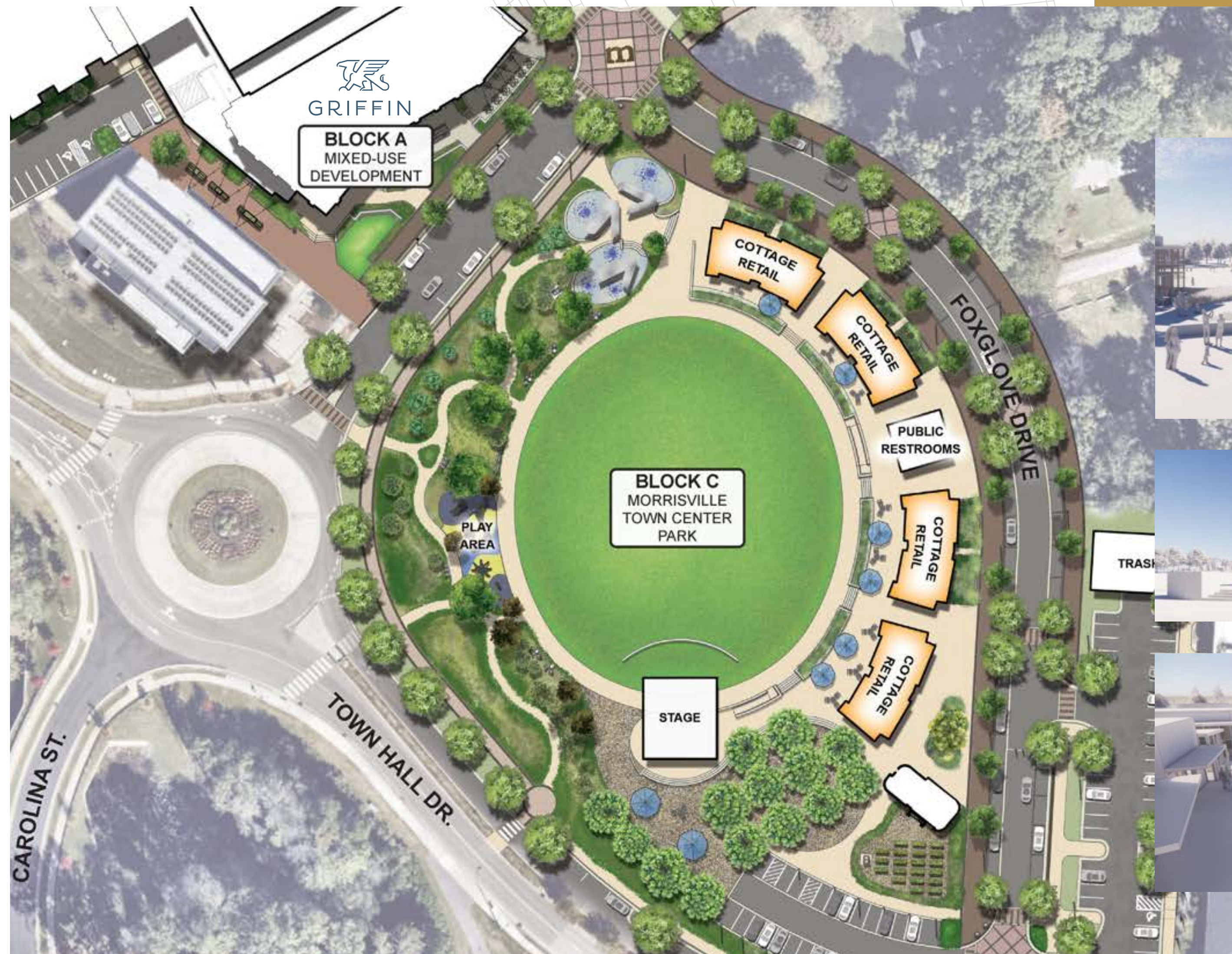
Morrisville Town Center is a 25-acre mixed-use development designed to establish a true downtown destination for the community.

Planned around a central park and civic anchors, the project brings together residential, retail, and public space to support a highly walkable, day-to-night environment.

Block A and Block C, the first phase of development, broke ground in late 2025 and is anchored by the Morrisville Community Library, creating immediate daily traffic and long-term momentum. Ground floor retail within Block A will serve as the primary commercial frontage for the development.

Surrounding the central park, a collection of Cottage Retail buildings will introduce a more intimate, pedestrian-oriented retail experience—further activating the public space and creating a layered retail environment.

- Central Morrisville location anchored by civic and residential density
- Walkable streetscape centered around a public park
- Built-in daily traffic from library, residents, and community programming
- Opportunity to establish an early presence in a growing downtown district



SITE PLAN



PARK RENDERINGS



GRIFFIN

Anchoring the development is Block A’s Griffin building with it’s retail plaza and outdoor amenities. Tenants will have time to plan buildout, financing, and brand rollout as well as the opportunity to open alongside a major civic anchor.

Tenant Space 1: 3,445
 Tenant Space 2: 2,950
 Tenant Space 3: 3,057

TOTAL LEASABLE SF: 9,452

Spaces will deliver summer of 2028
 Now accepting retail interest for
 Morrisville’s future downtown destination.

02



- LEGEND**
- 1 DELIVERY ACCESS
 - 2 DELIVERY PARKING
 - 3 RETAIL TRASH
 - 4 PUBLIC PARKING



SITE PLAN

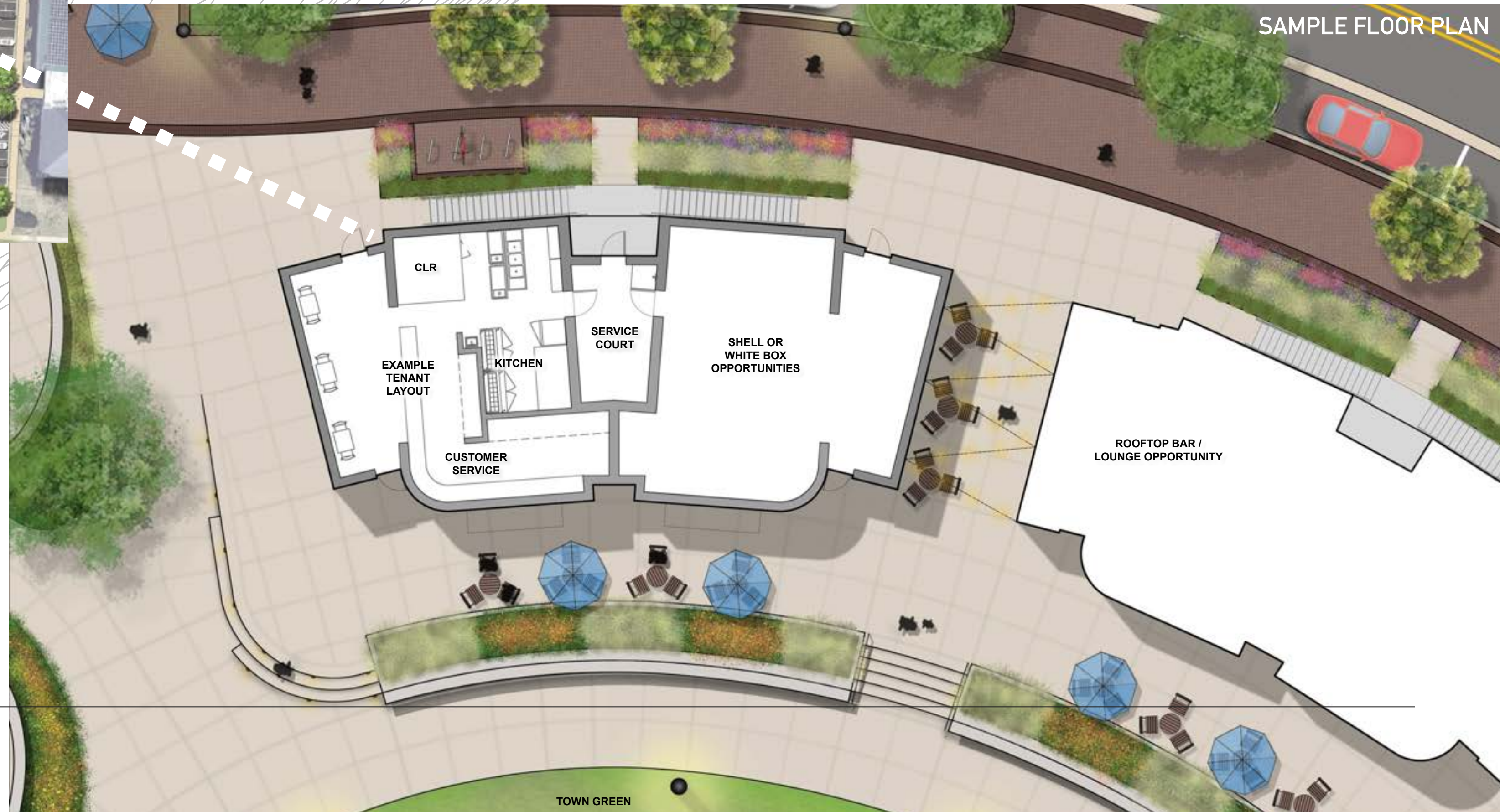
Framing the Town Center Park, the Cottage Retail buildings create a more intimate, pedestrian-focused retail experience within Morrisville's downtown core.

Designed for boutique, food & beverage, and experiential concepts, these standalone buildings offer direct frontage on the central green-placing tenants at the center of community events, programming, and daily foot traffic.

This collection complements Block A's primary retail by delivering a curated, small-format environment that activates the park throughout the day and into the evening.

Per Building: $\pm 2,500$ SF
Divisible to: $\pm 1,250$ SF suites

Spaces will deliver summer of 2027
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SAMPLE FLOOR PLAN

03

COTTAGE RETAIL COLLECTION

SINGH[®]

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SINGH DEVELOPMENT

Honesty, integrity, and doing the right thing. That's the Singh "Tradition of Excellence." It's what sets us apart. A family owned and operated company for 50+ years, Singh Development LLC is a nationally ranked U.S. builder and developer that actively develops, builds, and manages real estate through Michigan, North Carolina, and Virginia. Our portfolio includes apartments, Waltonwood senior living, single-family homes, commercial real estate, and the Links of Novi Golf Course in Michigan. Additionally, we are currently expanding throughout North Carolina, Northern Virginia, and the Atlantic coast.



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