

Park West Village

Morrisville, North Carolina | 519,288 square feet | 500+ residential units



Ideally situated at the heart of one of the most desirable locations in the country, Park West Village is a 100-acre mixed-use development that includes a town center district, a community center with sought-after major retail anchors, upscale casual restaurants and a movie theater, all of which will be mixed with residential (500+ units) and hospitality. Located at the southwest corner of Cary Parkway and NC-54/Chapel Hill Road, the site is accessible to all major transportation arteries within the Raleigh/Durham area, including Interstates 40, 540 and 85 and US highways 64, 1 and 70. The extension of I-540 and I-40 south to US-1 will provide increased accessibility as well as greater customer capture from neighboring towns and suburbs.

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Key Tenants



Key Demographics

Population

Current Estimated Population	182,535
Projected Population (5 Years)	198,746

Households

Current Estimated Households	70,814
Projected Households (5 Years)	76,944

Income

Average Household Income	\$138,712
Household Income \$50,000+	68.1

Median Age

38 years

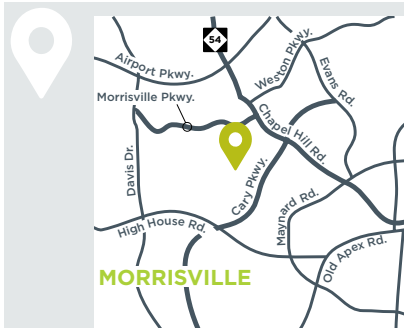
5-Mile Radius

Daytime Demographics

Number of Businesses	5,736
Number of Employees	112,288
Total Daytime Population	223,581

Consumer Expenditures

Total Retail Expenditures	\$2.72 B
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Location

Southwest corner of Cary Parkway and NC-54/Chapel Hill Road, Morrisville, North Carolina (35.807251, -78.816905)
Click to navigate to Google Maps

Traffic Counts

NC-54/Chapel Hill Road: 21,239
Cary Parkway: 20,581

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Space	Tenant	Size
PHASE I		
1100-1110	Rack Room Shoes	13,530 s.f.
1120	Five Below	8,617 s.f.
R2	TJ Maxx	29,200 s.f.
3100	Bath & Body Works	3,916 s.f.
3105	Carter's	4,070 s.f.
3110	Fantastic Sams	1,457 s.f.
3120	Sally Beauty	1,528 s.f.
5100	Petsmart	13,606 s.f.
5110	Claire's	1,470 s.f.
R6	AVAILABLE	25,000 s.f.
R7	Ross	25,124 s.f.
R20-100	Massage Envy	4,005 s.f.
R20-110	AVAILABLE	1,639 s.f.
R20-115	Penn Station Subs	1,600 s.f.
R20-120	CAVA	3,061 s.f.
R21-100	Ruckus	4,398 s.f.
R21-110	Crumbl Cookies	1,411 s.f.
R21-115	AVAILABLE	1,226 s.f.
R21-120	GameStop	2,010 s.f.
R21-125	Smoothie King	1,345 s.f.
R21-130	Another Broken Egg Cafe	3,553 s.f.
R22-100	Chipotle	2,683 s.f.
R22-105	RTP Cosmetic & Family Dentistry	1,881 s.f.
R22-107	StretchLab	1,435 s.f.
R22-110	AVAILABLE	1,207 s.f.
R22-115	Park West Nail Spa	2,505 s.f.
R22-120	Hibachi Blue	1,804 s.f.
R23-100	Pure Barre	1,377 s.f.
R23-105	Available With Notice	2,119 s.f.
R23-110	Berkshire Hathaway Homeservices	4,256 s.f.
R-24	Buffalo Wild Wings	6,000 s.f.



R-25	BB&T	2,731 s.f.
R26-100	Triangle Eye Care	3,657 s.f.
R26-115	European Wax Center	1,197 s.f.
R26-120	The UPS Store	1,409 s.f.
R26-125	Geico	2,103 s.f.
R27	Leo's Italian Social	6,513 s.f.
R28	Chili's	5,650 s.f.

R29-100	Restore Hyper Wellness & Cryotherapy	3,187 s.f.
R29-105	GNC	1,560 s.f.
R29-110	Full Moon Oyster Bar & Seafood Kitchen	3,217 s.f.

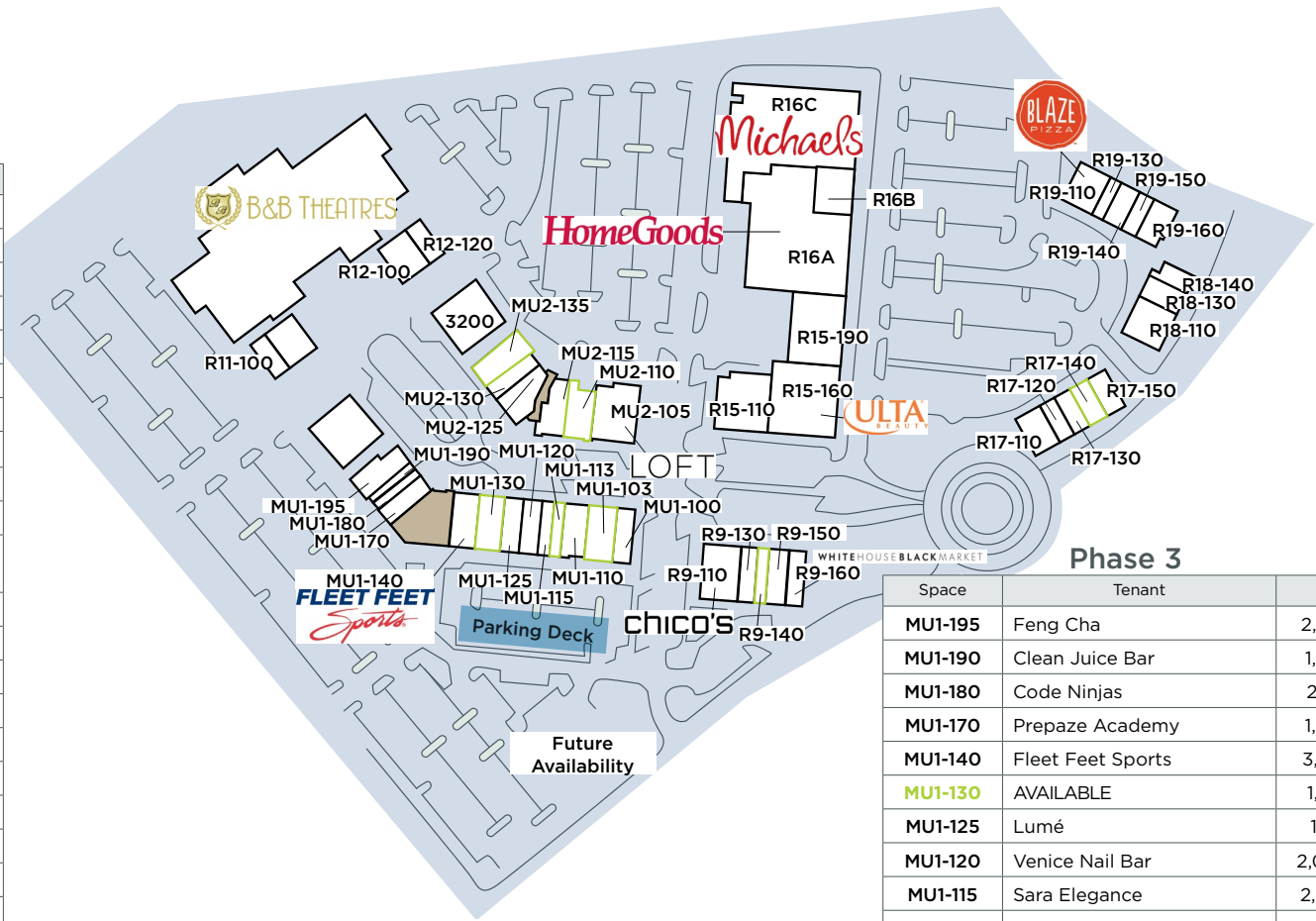
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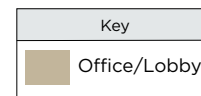
Phase 2

Space	Tenant	Size
3200	Firebirds	6,026 s.f.
R9-110	Chico's	3,380 s.f.
R9-130	Soma	2,307 s.f.
R9-140	Available With Notice	1,606 s.f.
R9-150	Zales	2,725 s.f.
R9-160	White House Black Market	3,238 s.f.
R11-100	Which Wich	1,516 s.f.
R12-100	Bad Daddy's Burger Bar	3,492 s.f.
R12-120	Kilwins	1,405 s.f.
R16A	HomeGoods	24,001 s.f.
R16B	We Rock the Spectrum Kid's Gym for all Kids	3,701 s.f.
R16C	Michaels	23,542 s.f.
R15-110	Versona	5,867 s.f.
R15-160	Ulta	10,047 s.f.
R15-190	Pure Hockey	9,151 s.f.
R17-110	Piada Italian Street Food	2,597 s.f.
R17-120	Sport Clips	1,229 s.f.
R17-130	Nothing Bundt Cakes	1,481 s.f.
R17-140	AVAILABLE	1,529 s.f.
R17-150	AT&T	1,488 s.f.
R18-110	OrangeTheory Fitness	2,765 s.f.
R18-130	UNC Urgent Care	2,504 s.f.
R18-R140	Rise Biscuits and Donuts	1,556 s.f.
R19-110	Blaze Pizza	2,783 s.f.
R19-130	T-Mobile	1,192 s.f.
R19-140	The Joint	1,237 s.f.
R19-150	Winestore	1,601 s.f.
R19-160	Red Hot & Blue	2,461 s.f.



Phase 3

Space	Tenant	Size
MU1-195	Feng Cha	2,032 s.f.
MU1-190	Clean Juice Bar	1,495 s.f.
MU1-180	Code Ninjas	2,170 s.f.
MU1-170	Prepaze Academy	1,564 s.f.
MU1-140	Fleet Feet Sports	3,232 s.f.
MU1-130	AVAILABLE	1,247 s.f.
MU1-125	Lumé	1,415 s.f.
MU1-120	Venice Nail Bar	2,000 s.f.
MU1-115	Sara Elegance	2,062 s.f.
MU1-113	AVAILABLE	1,337 s.f.
MU1-110	Balance Martial Arts	3,891 s.f.
MU1-103	AVAILABLE	2,396 s.f.
MU1-100	Comparion Insurance/ Liberty Mutual	3,182 s.f.
MU2-135	AVAILABLE	2,736 s.f.
MU2-130	Elite Core	2,025 s.f.
MU2-125	Blake Interiors	3,122 s.f.
MU2-115	Laser Aesthetics	3,057 s.f.
MU2-110	AVAILABLE	2,457 s.f.
MU2-105	LOFT	5,053 s.f.



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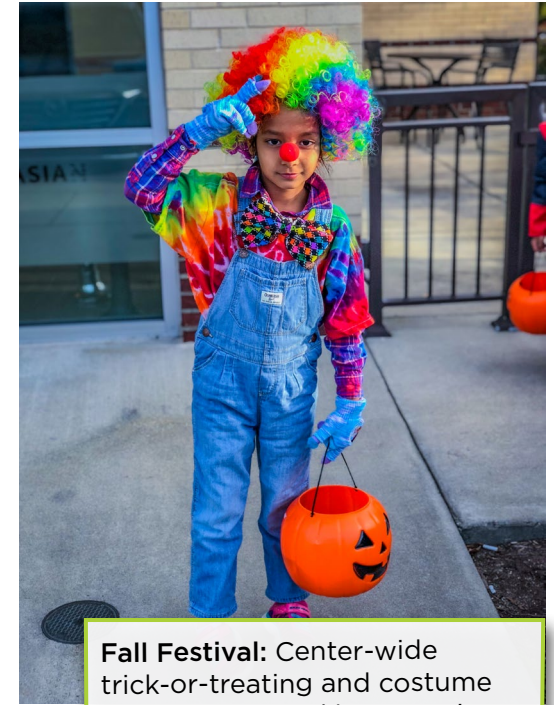
Park West Village prides itself on the variety of events that are offered to our guests every year. See below for our more featured activities. [All of Park West Village's events can be found here.](#)



Live in the District: Free, live performances from the best beach music artists in the state. Every Thursday night from April through June.

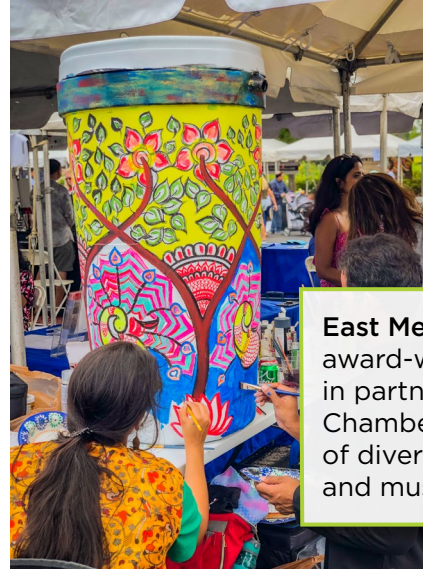


Acoustic Nights in the District: Every Friday and Saturday night from June through October local musicians are featured at our Acoustic Nights in The District



Fall Festival: Center-wide trick-or-treating and costume contest, followed by a movie. Participating tenants offer promotions, activities, and giveaways to guests.

Winter Wonderland: Holiday kick-off event featuring state-of-the-art Paintscaping light show, story time with Santa, trains, carolers, and more!



East Meets West Festival: Nationally award-winning diversity festival, in partnership with the Morrisville Chamber of Commerce. A celebration of diversity with a day of food, culture, and music from around the world.