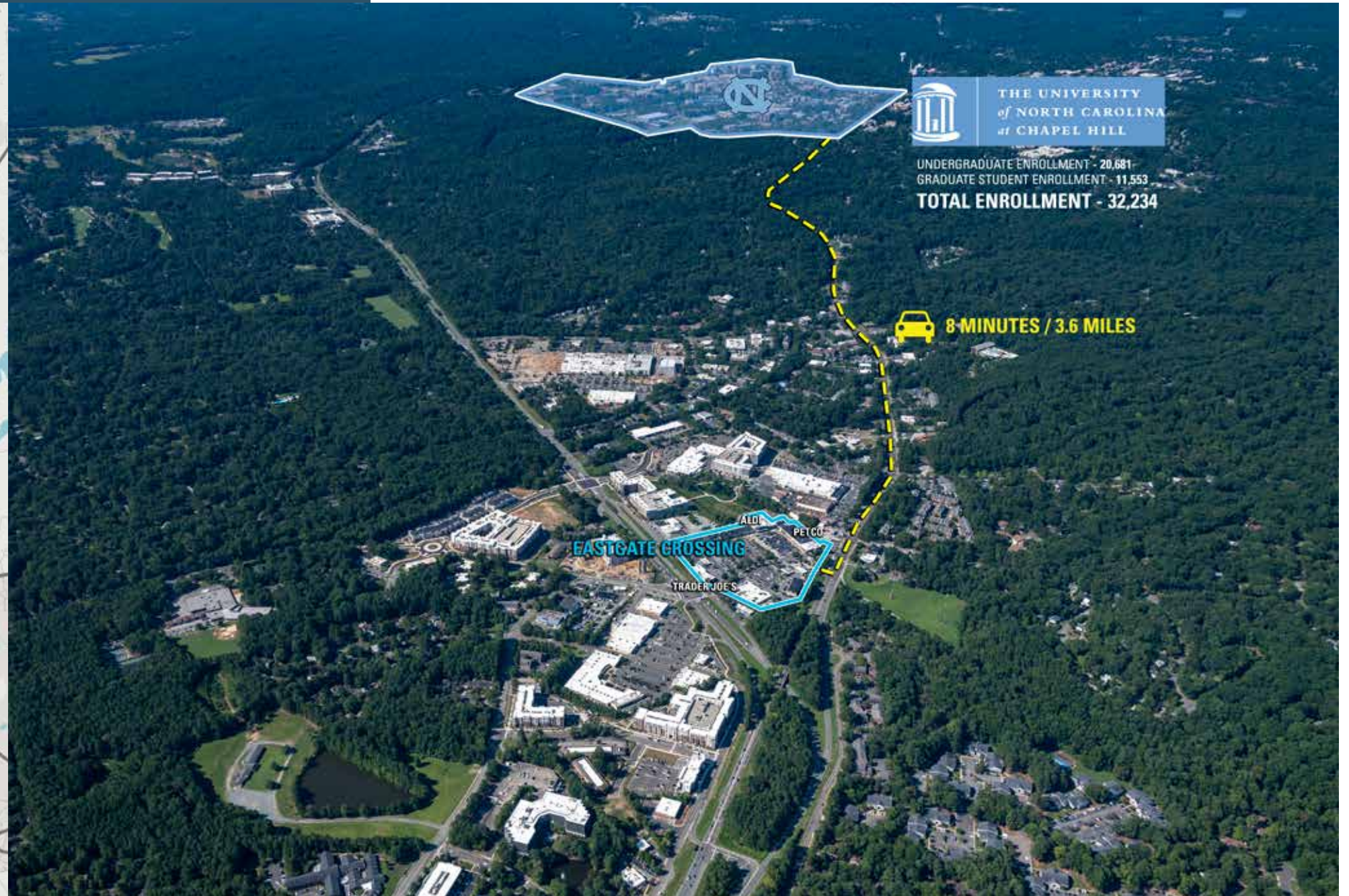
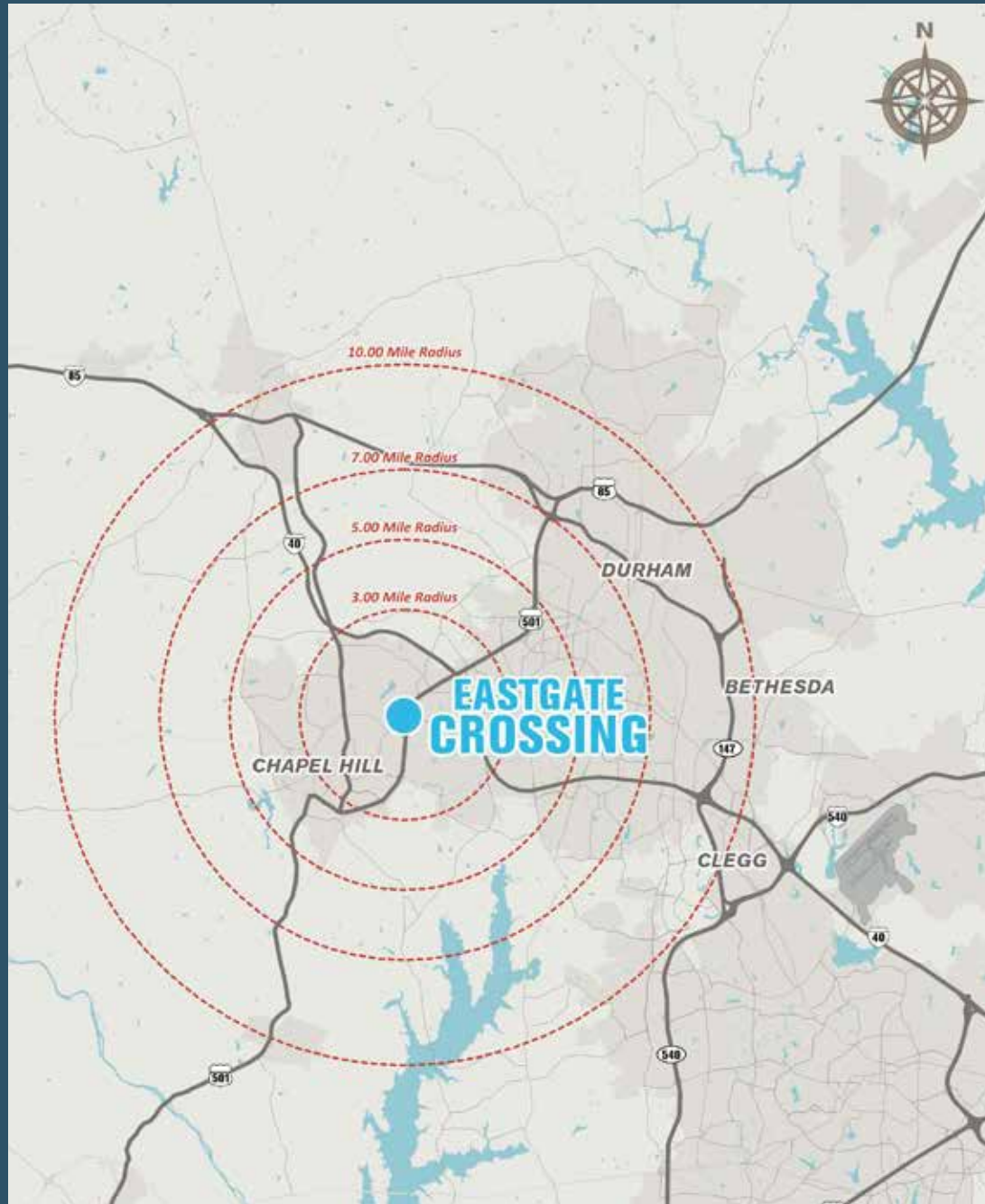


# EASTGATE CROSSING

A **KITE**® CENTER







## PREMIUM ACCESS & VISIBILITY

Eastgate Crossing is located at the intersection of Franklin St. and US Route 501 in Chapel Hill, NC. Franklin St. is the city's most critical east/west artery connecting the University of North Carolina Chapel Hill to the Raleigh-Durham metroplex.

## 3.6 MILLION TRIPS SOURCE: PLACER.AI

There were 3.6 million trips made to Eastgate Crossing in 2024, which is an almost 6% increase in year-over-year (YOY) foot-traffic.

Eastgate continues to be one of the highest performing community shopping centers in the Raleigh-Durham MSA.





CLEAN JUICE  
corepower  
YOGA®

Guglhupf  
BAKERY, CAFE  
& RESTAURANT



SHAKE SHACK®  
CHOPT

Snooze  
AN A.M. EATERY









# CLEAN JUICE















#2

TRADER JOE'S  
LOCATION IN NC

95TH

PERCENTILE IN GROCERY  
STORE FOOT TRAFFIC  
WITHIN 30 MILE RADIUS

897,700

UNIQUE VISITS IN 2024



HOUSEHOLDS

1 MILE  
3,954  
3 MILE  
25,531  
7 MILE  
88,317



POPULATION

1 MILE  
8,847  
3 MILE  
67,212  
7 MILE  
214,102



AVG HH INCOME



1 MILE 3 MILE 7 MILE

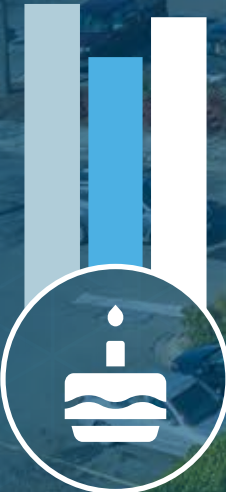
\$133,944  
\$139,302  
\$134,841

BACHELORS  
DEGREE OR HIGHER



1 MILE  
72%  
3 MILE  
75%  
7 MILE  
69%

MEDIAN AGE



1 MILE  
37  
3 MILE  
29  
7 MILE  
35

# EASTGATE CROSSING DEMOGRAPHICS

2024 DEMOGRAPHICS | SOURCE: POPSTATS

TOP THREE CUSTOMERS

## 1. Power Elite

(1-mile: 27.0% | 3-mile: 25.6%)

The wealthiest households in the US, living in the most exclusive neighborhoods, and enjoying all that life has to offer.

## 2. Booming with Confidence

(1-mile: 19.4% | 3-mile: 15.6%)

Prosperous, established couples in their peak earning years living in suburban homes.

## 3. Singles and Starters

(1-mile: 14.3% | 3-mile: 27.1%)

Young singles starting out and some starter families living a city lifestyle.

SEGMENTS - EXPERIAN MOSAIC DATA



GLA: 152,682 SF

AVAILABLE SPACE

014B	2,930 SF
010	2,228 SF

LEASING PLAN







**KRG**  
**LISTED**  
**NYSE**

**888 577 5600**  
**kiterealty.com**

30 S Meridian St, Suite 1100  
Indianapolis, IN 46204

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LEASING CONTACT:

**BLAKE BEAVER**  
bbeaver@kiterealty.com  
317 713 5640

**EASTGATE  
CROSSING**

1800 E. Franklin Street | Chapel Hill, NC 27514