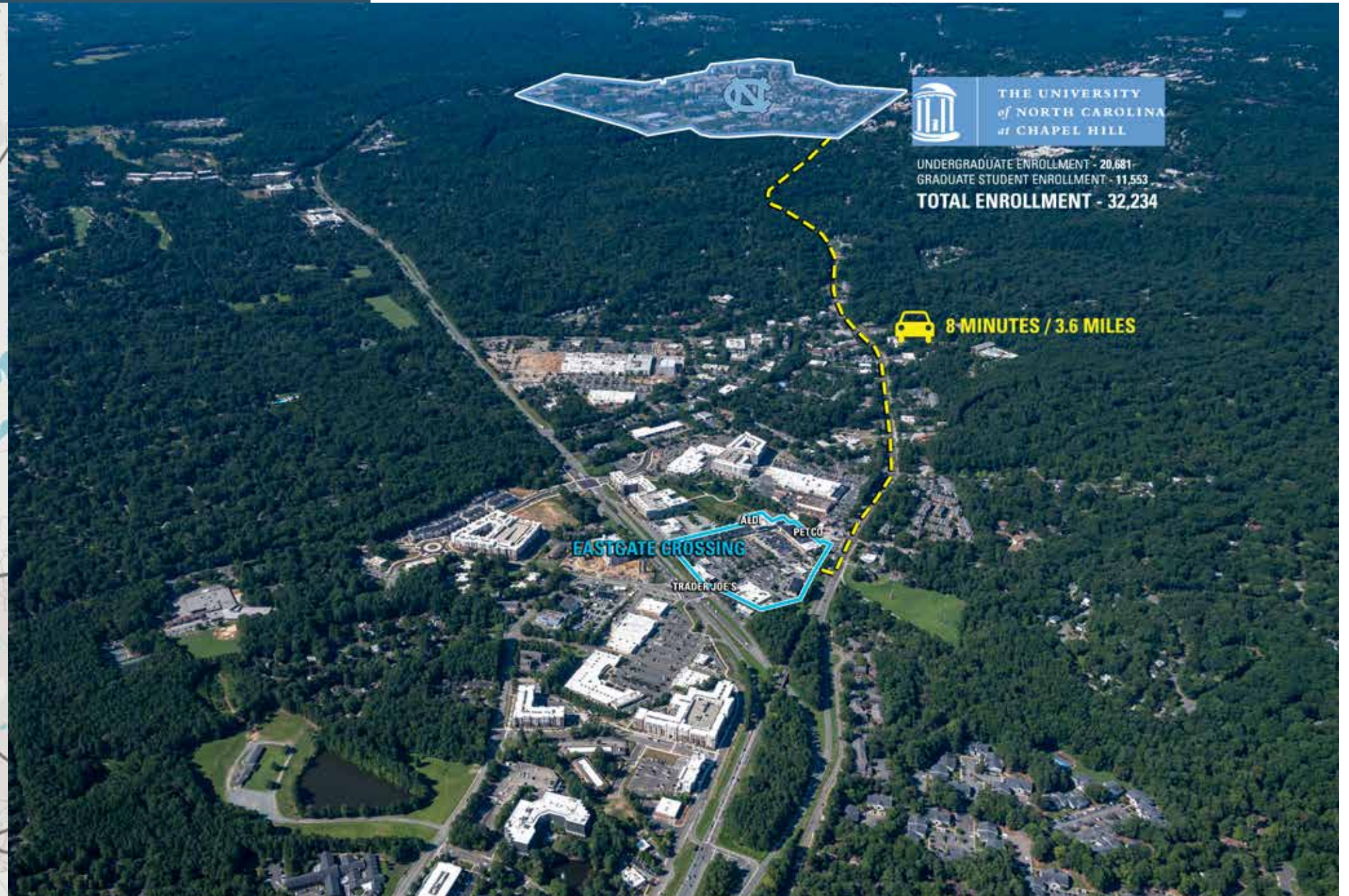
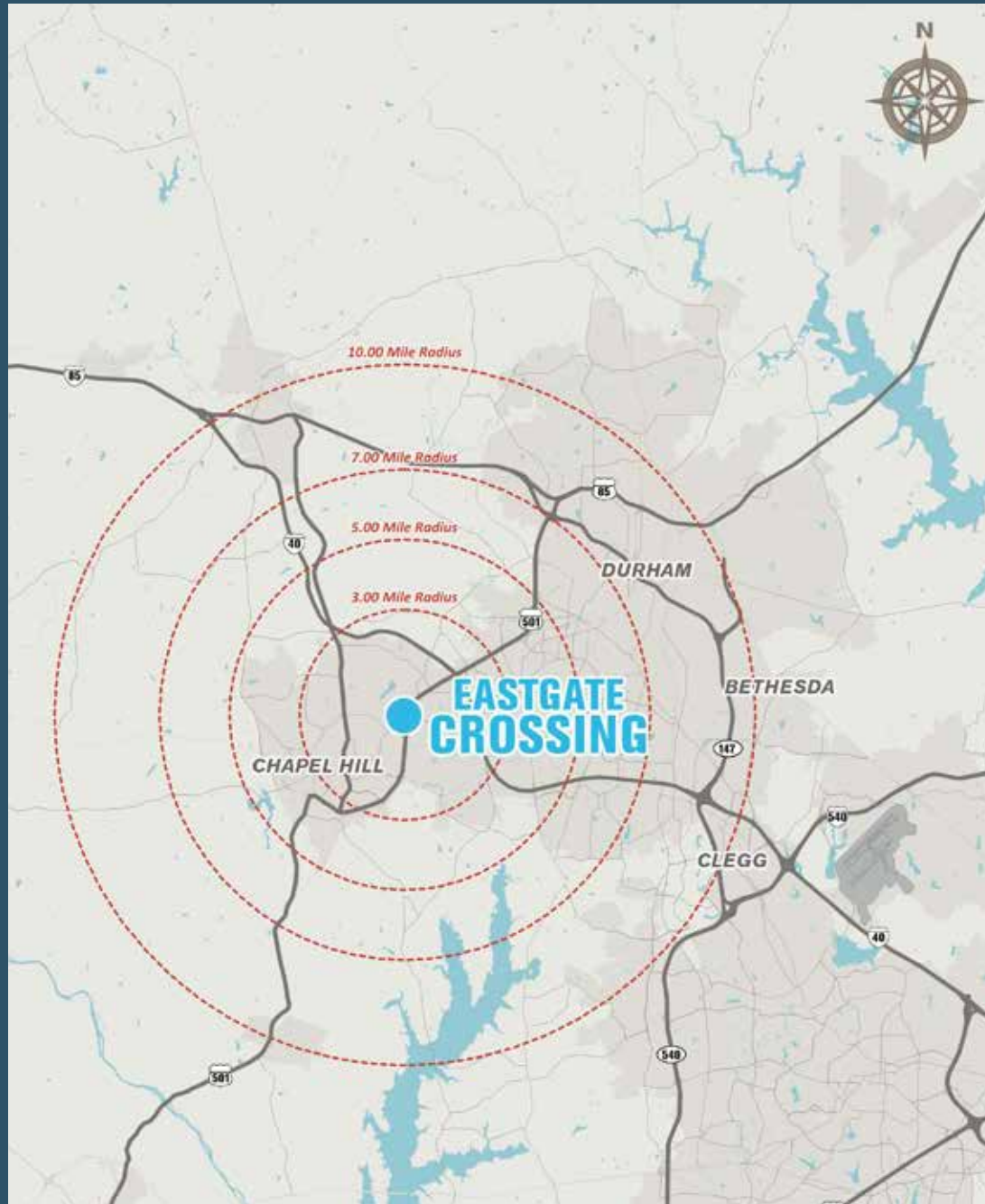


EASTGATE CROSSING

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.



FEATURED TENANTS




KIPOS
 greek taverna

Guglhupf
 BAKERY, CAFE
 & RESTAURANT

CLEAN JUICE







A photograph of a Trader Joe's store exterior. The building is white with a green awning and large red 'TRADER JOE'S' signage. A long row of red shopping carts is parked outside. Several cars are in the parking lot, and a few people are visible near the entrance. A tall light pole stands in the foreground. The background shows a line of green trees under a blue sky with light clouds.

#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
4,050
3 MILE
26,072
7 MILE
89,410



POPULATION

1 MILE
9,063
3 MILE
68,443
7 MILE
216,626



AVG HH INCOME



1 MILE 3 MILE 7 MILE



BACHELORS
DEGREE OR HIGHER



MEDIAN AGE



1 MILE
38
3 MILE
30
7 MILE
35

EASTGATE
CROSSING
DEMOGRAPHICS

2025 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

AVAILABLE SPACE

014B	2,930 SF
A	2,262 SF
B	1,845 SF
026	933 SF
017	11,008 SF
011B	2,448 SF
008	3,679 SF
010	2,228 SF
002	2,434 SF

LEASING PLAN

18 EASTGATE CROSSING

18 EASTGATE CROSSING



KITE REALTY GROUP 19



KRG
LISTED
NYSE

888 577 5600
kiterealty.com

30 S Meridian St, Suite 1100
Indianapolis, IN 46204

LEASING CONTACT:

BLAKE BEAVER
bbeaver@kiterealty.com
317 713 5640

**EASTGATE
CROSSING**

1800 E. Franklin Street | Chapel Hill, NC 27514