

APEX GATEWAY



US 64 HIGHWAY
30,000 VPD

751

US
64

INDOOR
ENTERTAINMENT
/ RECREATION

RETAIL
AVAIL.
FOR
LEASE

Sofia Suites
burn

MEDICAL /
URGENT CARE
AVAILABLE
FOR
LEASE

OUTPARCEL E
AVAILABLE FOR
SALE

1.64 AC

OUTPARCEL F
AVAILABLE FOR
SALE

1.59 AC

NATIONAL
C-STORE

PROPOSED CONNECTION

NEW HILL RD
12,000 VPD

NEW HILL OLIVE CHAPEL RD

TMSA
APEX
Transit-Minute Service Area

±4,000 SF RETAIL SPACE FOR LEASE
INTERSECTION OF US-64 & NC-751 | APEX, NC 27502

MOSS WITHERS, SIOR, MBA
mwITHERS@lee-associates.com
O: 919.576.2501

KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
C: 919.817.0705

MARYANN PETERSON
mpeterson@lee-associates.com
C: 919.201.6885

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

SIGNALIZED INTERSECTION AT US-64 & NC-751

±4,000 SF | RETAIL SPACE FOR LEASE

Apex Gateway Retail offers new small-shop leasing opportunities within a ±300-acre mixed-use development planned for over 3 million square feet of retail, industrial, medical office, and residential uses.

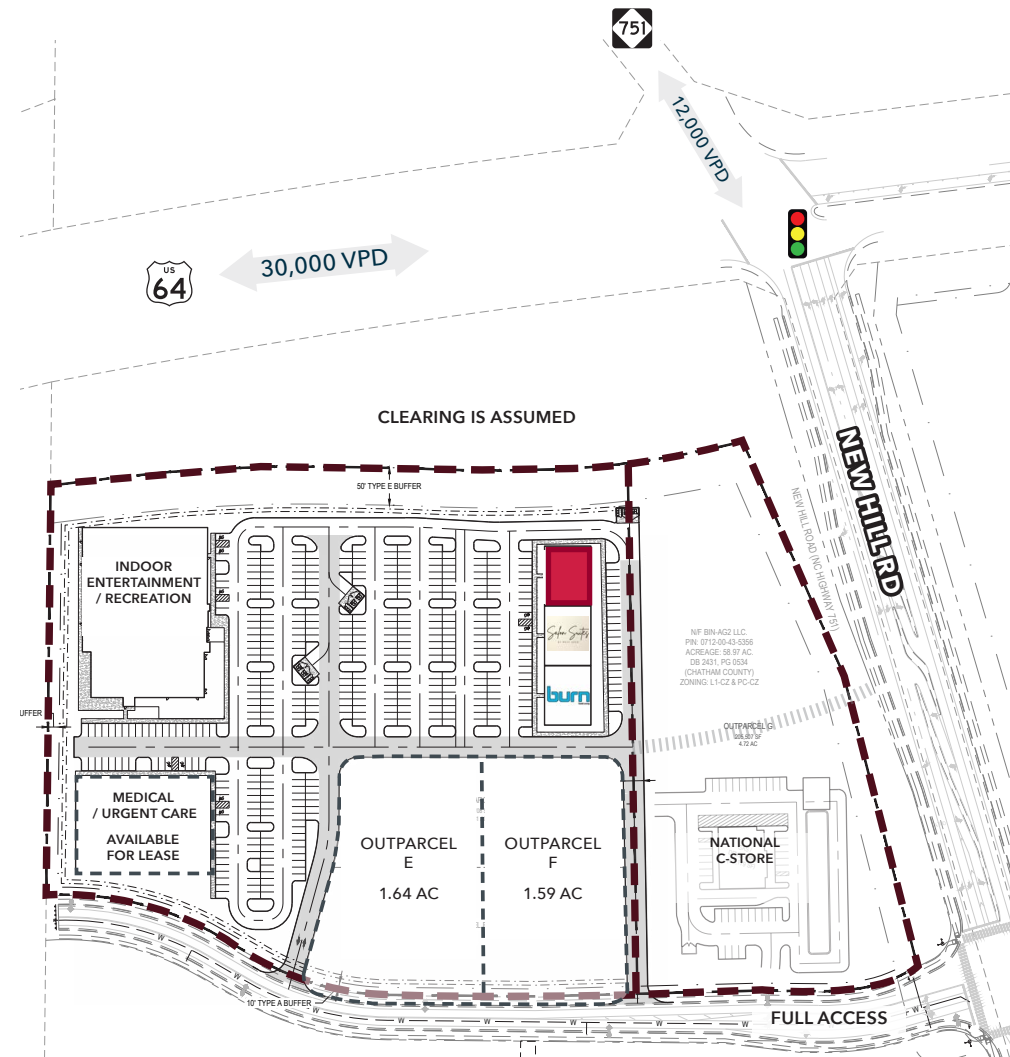
Located at 44 New Hill Road in Apex, the project is positioned at the intersection of US-64 and NC-751 within one of Wake County's fastest-growing corridors. The retail building is strategically located alongside Burn Boot Camp and adjacent to a planned regional entertainment and recreation destination, creating strong daily traffic and visibility for retailers and service-oriented businesses.

Surrounded by planned medical, hospitality, residential, and commercial development, Apex Gateway Retail provides an opportunity to establish a presence within a rapidly growing mixed-use destination.

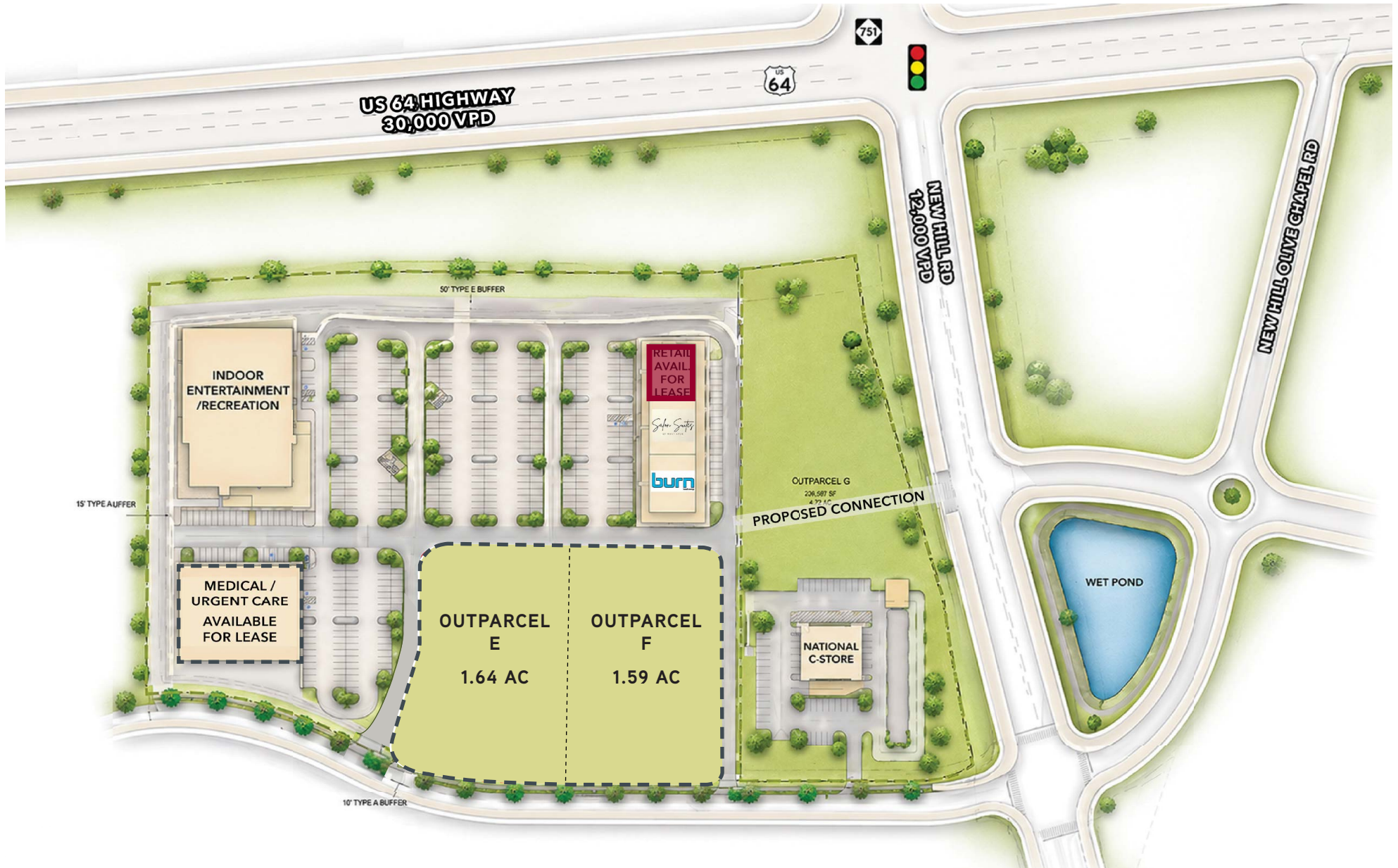
RETAIL OPPORTUNITY HIGHLIGHTS

- » Multi-tenant retail space available for lease: ±4,000 SF
- » Located within a ±300-acre mixed-use development
- » Adjacent to Burn Boot Camp and Salon Suites within a ±15,000 SF retail building
- » Approximately 30,000 VPD along US-64 | 12,000 VPD along NC-751
- » Ample on-site parking: 4.35/1,000 SF
- » Estimated building shell delivery Q1 2028
- » Planned regional entertainment and recreation anchor
- » Adjacent to planned medical, hotel, and service uses
- » Strong residential growth in Apex and western Wake County
- » Across from The Math & Science Academy (TMSA) Charter School
- » Excellent visibility and access from US-64 and NC-751
- » 3.5 miles to I-540 interchange | 5 miles to Beaver Creek retail corridor
- » Ideal for restaurants, coffee concepts, personal services, boutique fitness, and neighborhood retail users

LEASE RATE: \$43/SF NNN

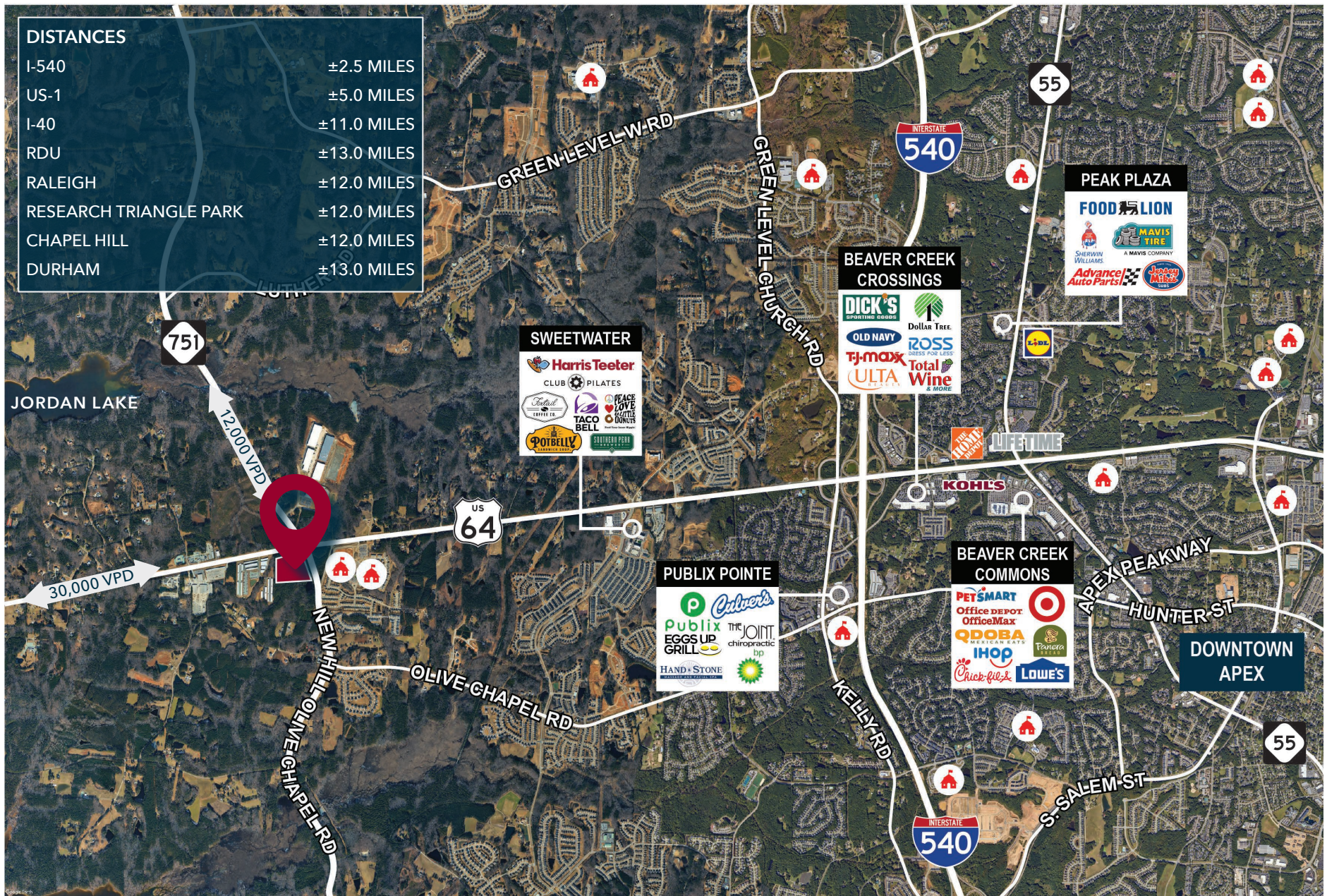


CONCEPTUAL SITE PLAN



APEX GATEWAY RETAIL FOR LEASE | APEX, NORTH CAROLINA

AREA OVERVIEW



APEX GATEWAY RETAIL FOR LEASE | APEX, NORTH CAROLINA

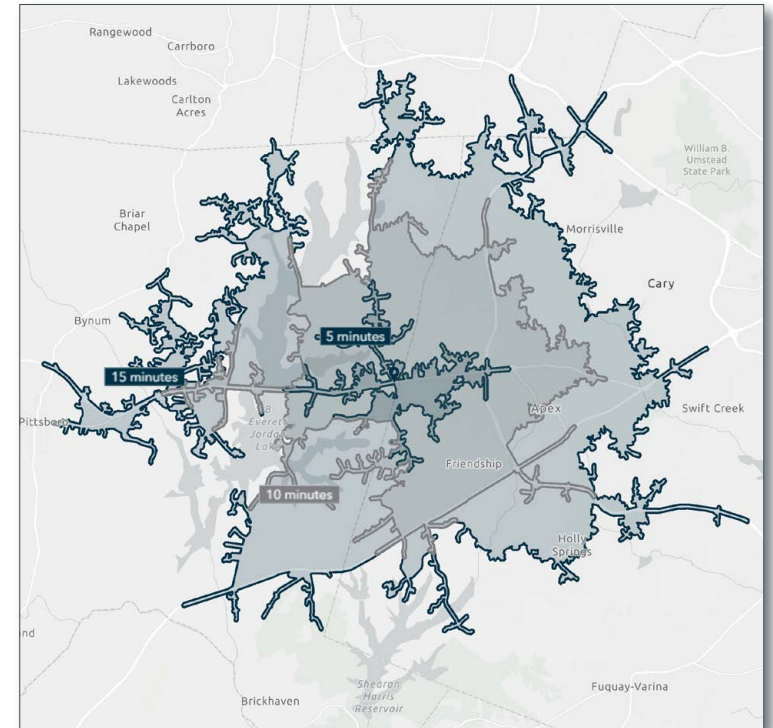
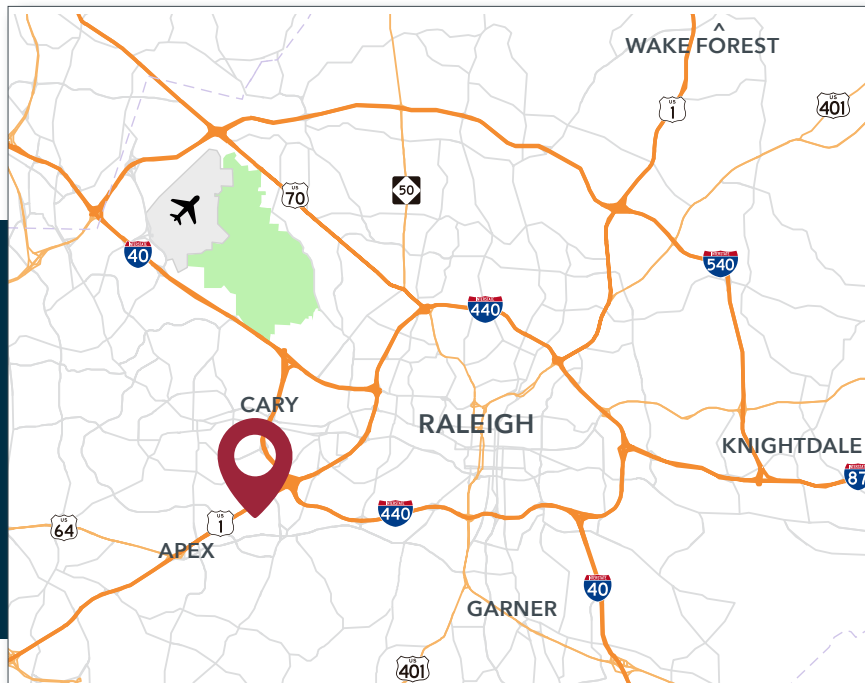
REGIONAL OVERVIEW



APEX GATEWAY RETAIL FOR LEASE | APEX, NORTH CAROLINA

DEMOGRAPHICS

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
2025 Population	7,649	79,728	212,700
Total Businesses	91	1,777	5,751
2030 Projected Population	9,464	89,289	229,927
Daytime Population	5,195	63,873	191,300
Bachelor's Degree or Higher	74.5%	72.8%	74.3%
Median Age	37.3	37.9	39.0
Average Household Income	\$226,916	\$202,014	\$194,283
Average Home Value	\$732,754	\$674,875	\$680,607



ABOUT APEX, NORTH CAROLINA

Apex, NC is one of the fastest-growing communities in Wake County, located approximately 15 miles southwest of downtown Raleigh. Known as the "Peak of Good Living," Apex has experienced significant population growth over the past decade, driven by its strong quality of life, top-rated schools, and proximity to Research Triangle Park. The town continues to attract both residential and commercial development, supported by a highly educated workforce and convenient access to major transportation corridors including US-1 and NC-540.

MOSS WITHERS, SIOR, MBA
CEO & Principal
mwithers@lee-associates.com
O: 919.576.2501

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705

MARYANN PETERSON
Vice President
mpeterson@lee-associates.com
O: 984.238.1094
C: 919.201.6885