

Site Overview

Apex, NC has an above average demographic profile versus national averages. There is a population of 65,802 persons within a 3-mile radius of the site with a median household income of \$101,745, far above the national median household income of \$59,039. Education levels in a 3-mile radius are also incredibly high with 63.29% of the population possessing a Bachelor's Degree or higher level of education. Apex was also named the No. 1 Best Place to Live by Money Magazine in 2015 for the following reasons:

- A charming downtown
- Top-notch schools
- High paying tech-industry jobs that help make quality of life second to none

Due to these attractive qualities, the Town of Apex has seen its population double since 2000. As noted above, Apex also has some of the best public schools in North Carolina, with Apex High School even offering a four-year program that exposes students to the IT field through coursework and internships. Another 3,000 housing units are slated to be completed in the submarket by the year 2020, adding an approximately 12,000 new residents to the area.

Total GLA: 29,089 SF

Parking: 149 spaces

Traffic Counts

Apex Peakway: 13,000 AADT

Laura Duncan Road: 3,500 AADT



Demographics By Radius

Q4 2018 Estimated Population

3 Mile Radius	66,991
5 Mile Radius	164,968
7 Mile Radius	286,154



Q4 2018 Estimated Households

3 Mile Radius	23,839
5 Mile Radius	60,214
7 Mile Radius	106,953



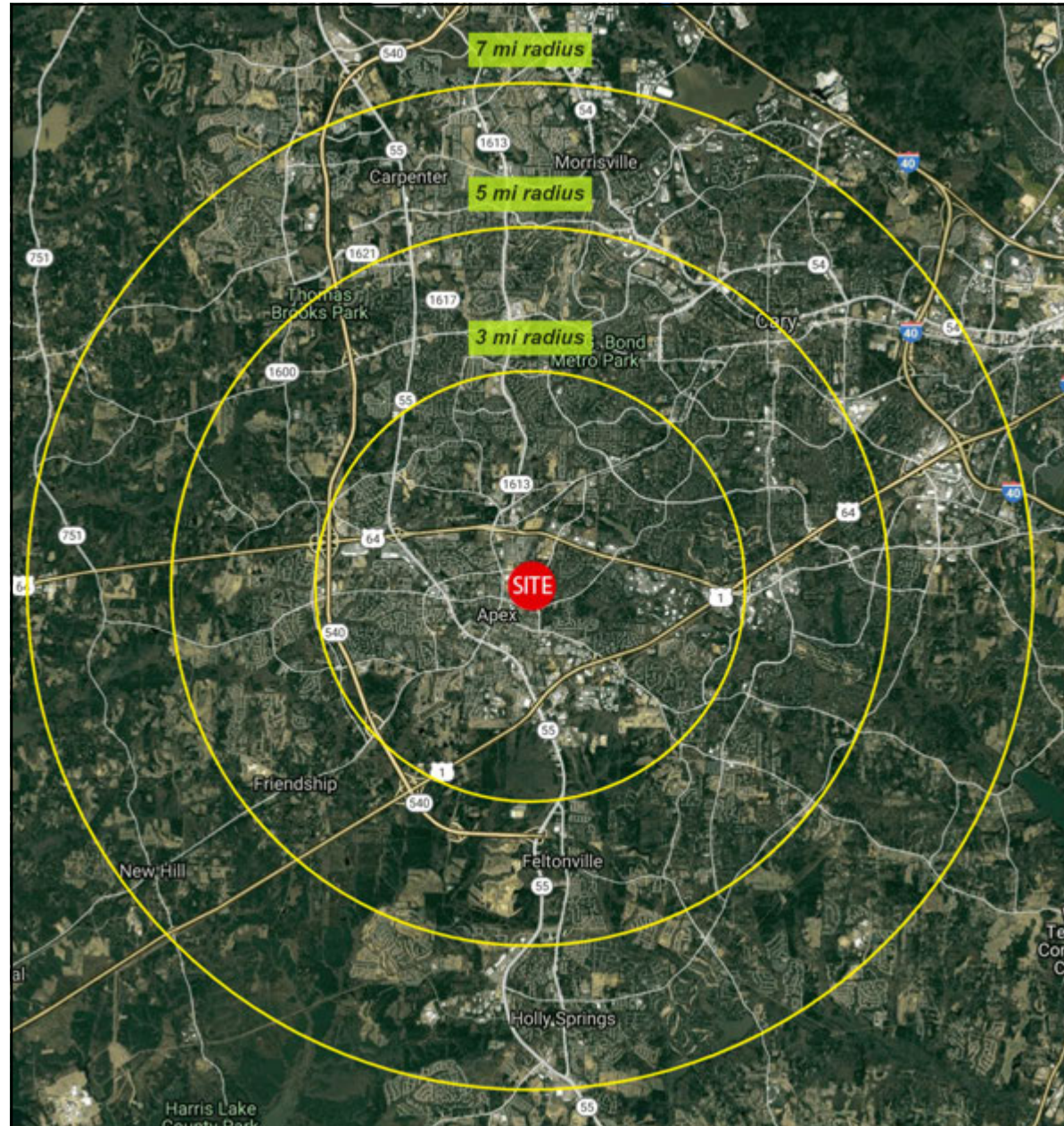
Q4 2018 Average Household Income

3 Mile Radius	\$119,953
5 Mile Radius	\$122,707
7 Mile Radius	\$118,147



Q4 2018 Total Number of Employees

3 Mile Radius	29,378
5 Mile Radius	72,500
7 Mile Radius	127,561



Housing Study

# Name	Buildout # Units	Current # Units
1. Villages of Apex South	450	228
2. Old Mill Village	150	125
3. Townes at North Salem	70	42
4. Germaine Village	14	14
5. Salem Creek	60	39
6. Salem Village	399	200
7. Woodall Estates	51	39
8. Olive Chapel	88	70
9. Abbey Run	19	19
10. Villages of Apex North	339	339
11. Meridian at Nichols Plaza	270	0
12. Peak 502	182	137
13. Chelsea Run	50	15
14. The Flats at 540	212	0
15. Hempstead at Beaver Creek	193	54
16. Sweetwater	416	50
17. Arcadia Ridge	201	0
18. James Street Station	60	60

*All housing projects are expected to be complete by 2022



3,224 Units After Total Buildout

