

# 1820 OLD HIGHWAY 1

Apex, North Carolina 27502

FOR LEASE



## Prime Commercial Land for Sale / Ground Lease in Apex, NC

### HIGHLIGHTS

- Available: 2.99 Acres
- PIN#: 0731318157 (Wake County)
- Great location on Old US Highway 1, just off Highway 540
- Located across from Pleasant Park
- The land is near major infrastructure improvements, particularly the NC 540 extension, which is driving development and increasing land value.
- Ideal for various commercial or mixed-use developments given zoning flexibility (PUD-CZ)... Retail Centers, Office Buildings, Restaurants and Cafés, Mixed-Use Developments, Healthcare Facilities, Entertainment and Recreation, Drive-Thru Concepts
- Lease Rate: Call for pricing



**Gregg Marks**

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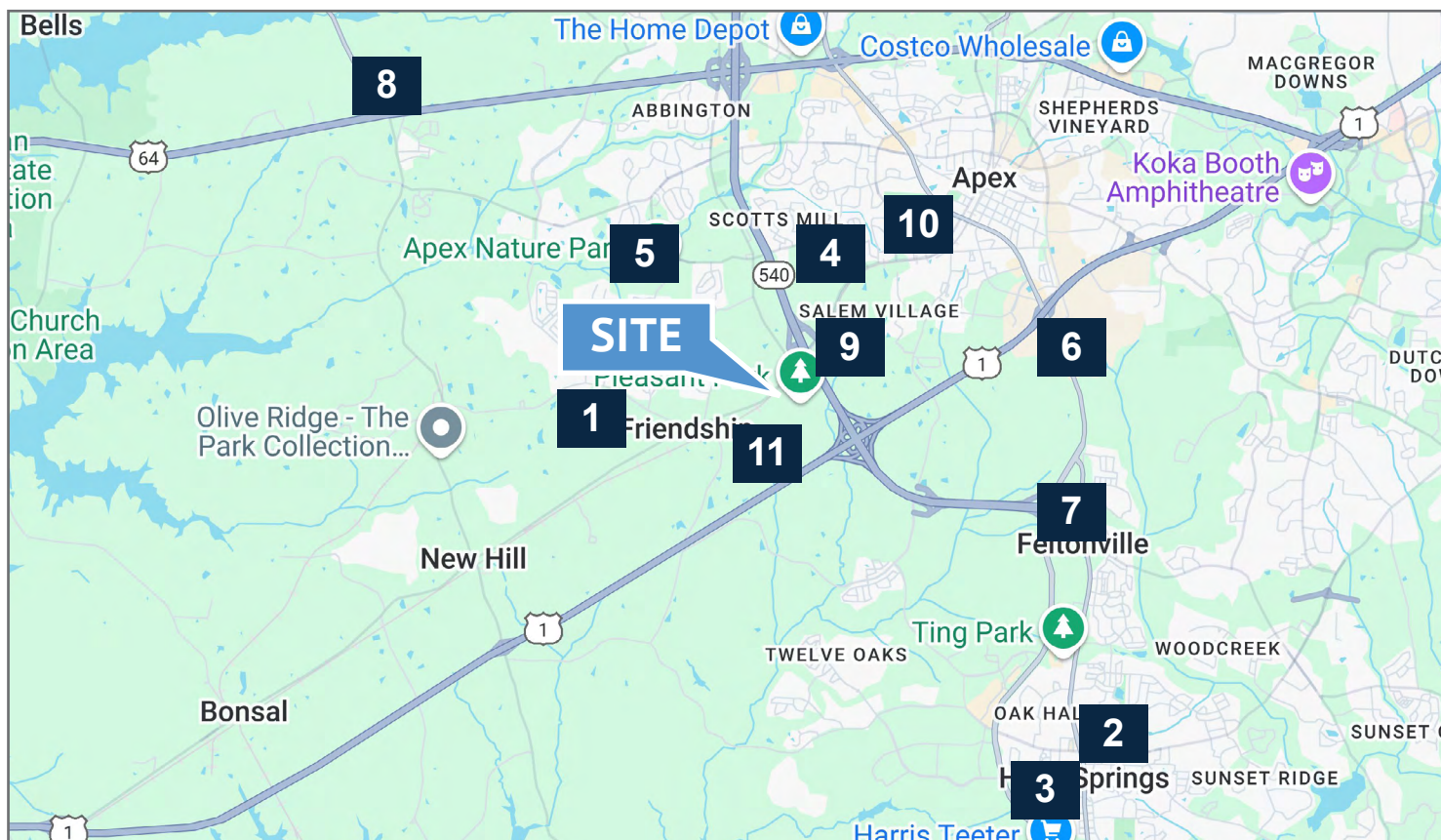


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## KEY DEVELOPMENTS IN THE AREA



- 1 Friendship Station & Apex Gateway:** Mixed-use and residential developments contributing to the area's growth.
- 2 Peterson Station (Sunset Lake Rd):** 47,000 sq. ft. of retail space, available starting in 2024.
- 3 The Shoppes at Holly Springs:** Additional retail developments nearby.
- 4 Depot 499:** A large mixed-use development with 1,500 residential units and 650,000 sq. ft. of commercial space.
- 5 Apex Sports Park:** A growing sports and recreational facility.
- 6 The Summit:** A commercial development with 76,500 sq. ft. of retail and commercial space.
- 7 I-540 Corridor Expansion:** Future mixed-use development and potential transit center as part of the Apex I-540/Salem Street Small Area Plan.
- 8 Apex Gateway:** A mixed-use project with both residential and commercial components.
- 9 Veridea:** A 1,000-acre master-planned community with a mix of residential, commercial, and green spaces.
- 10 South Walk:** Mixed-use development with retail, office, and residential spaces.
- 11 Pleasant Plains Road Extension:** Road infrastructure project that will enhance connectivity and support further commercial and industrial growth.

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## AERIAL PHOTOS



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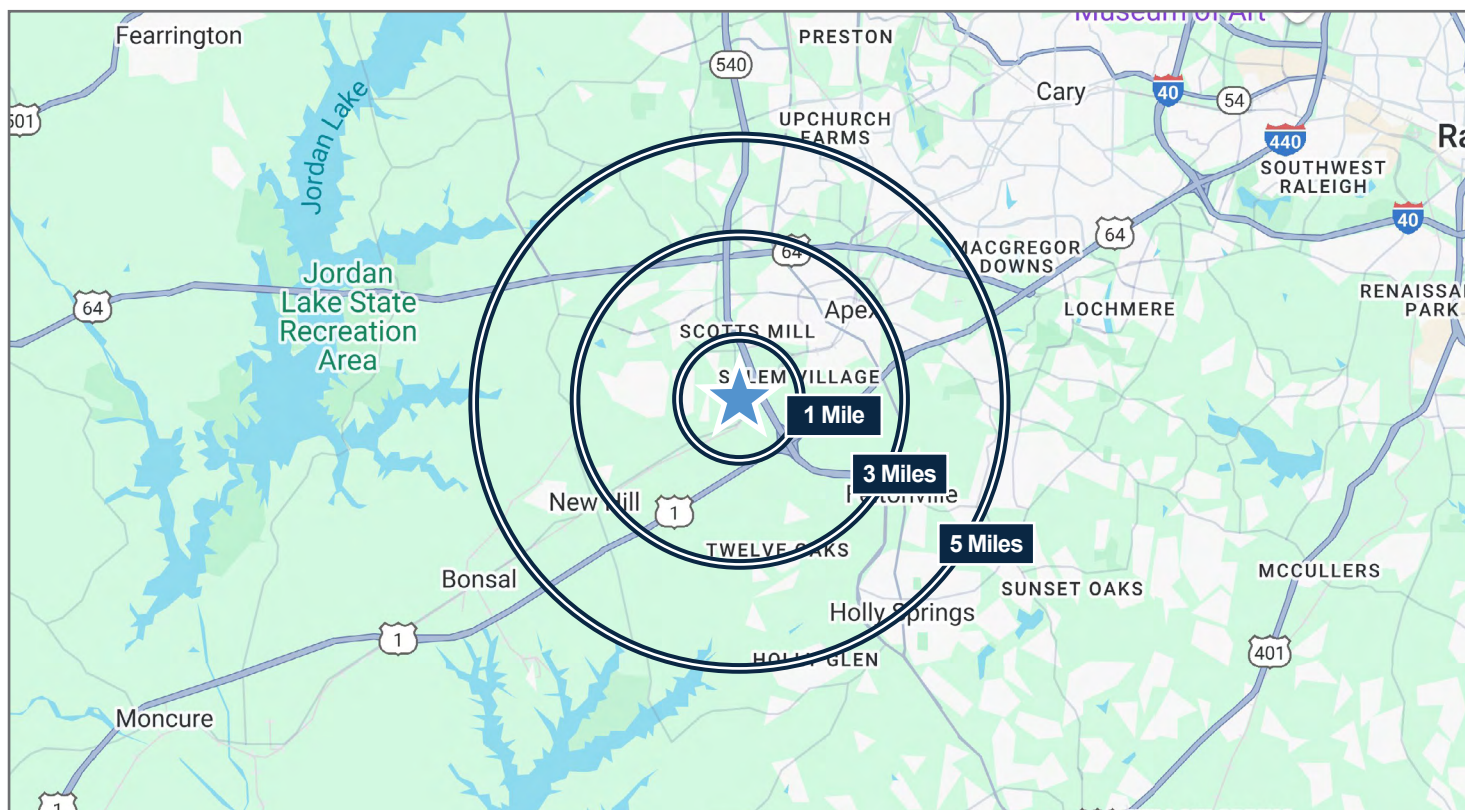
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## DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2024 Population	1,752	44,619	117,596
2029 Population	1,866	50,196	128,073
Annual Pop Growth	1.27%	2.38%	1.72%
2024 Households	500	15,146	40,677
2029 Households	533	16,915	44,294
Avg HH Size	3.50	2.94	2.89
2024 Median Age	37.5	37.2	37.5
2024 Average HH Income	\$199,804	\$174,996	\$170,409
2024 Median HH Income	\$160,535	\$145,174	\$138,645



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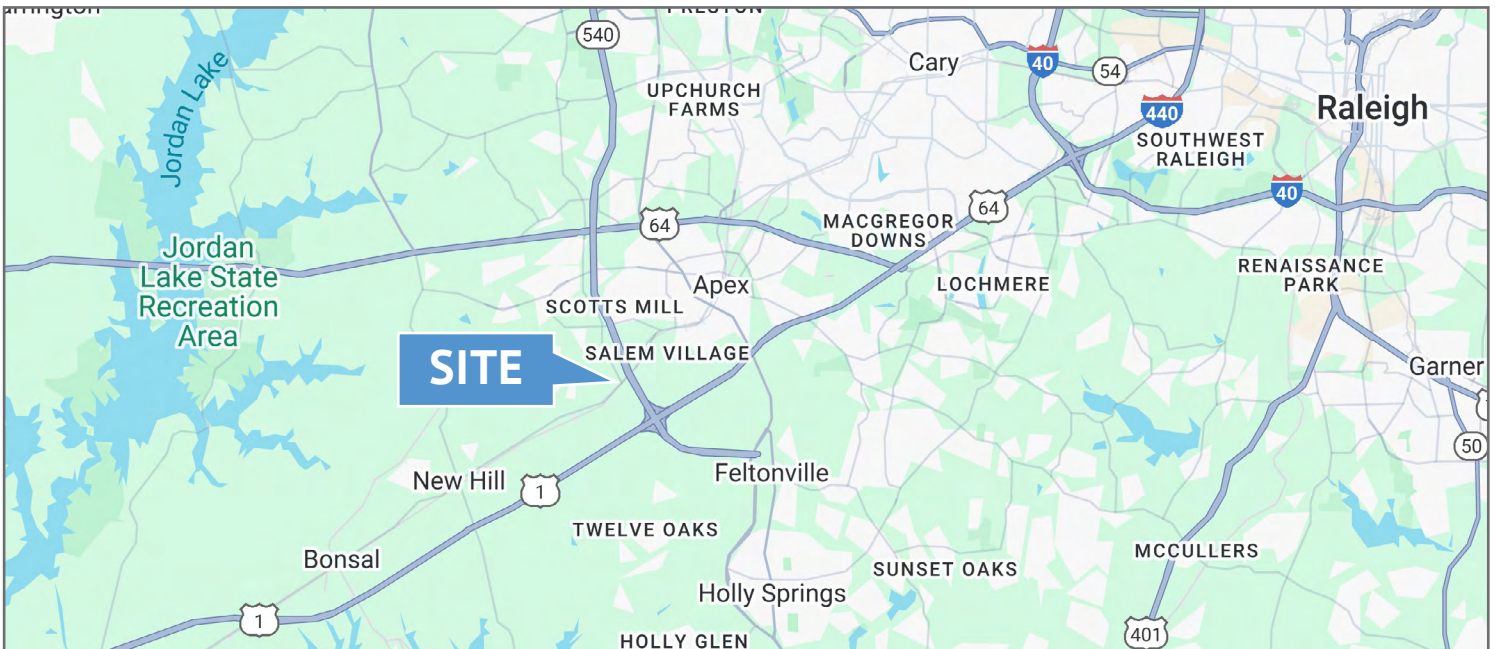
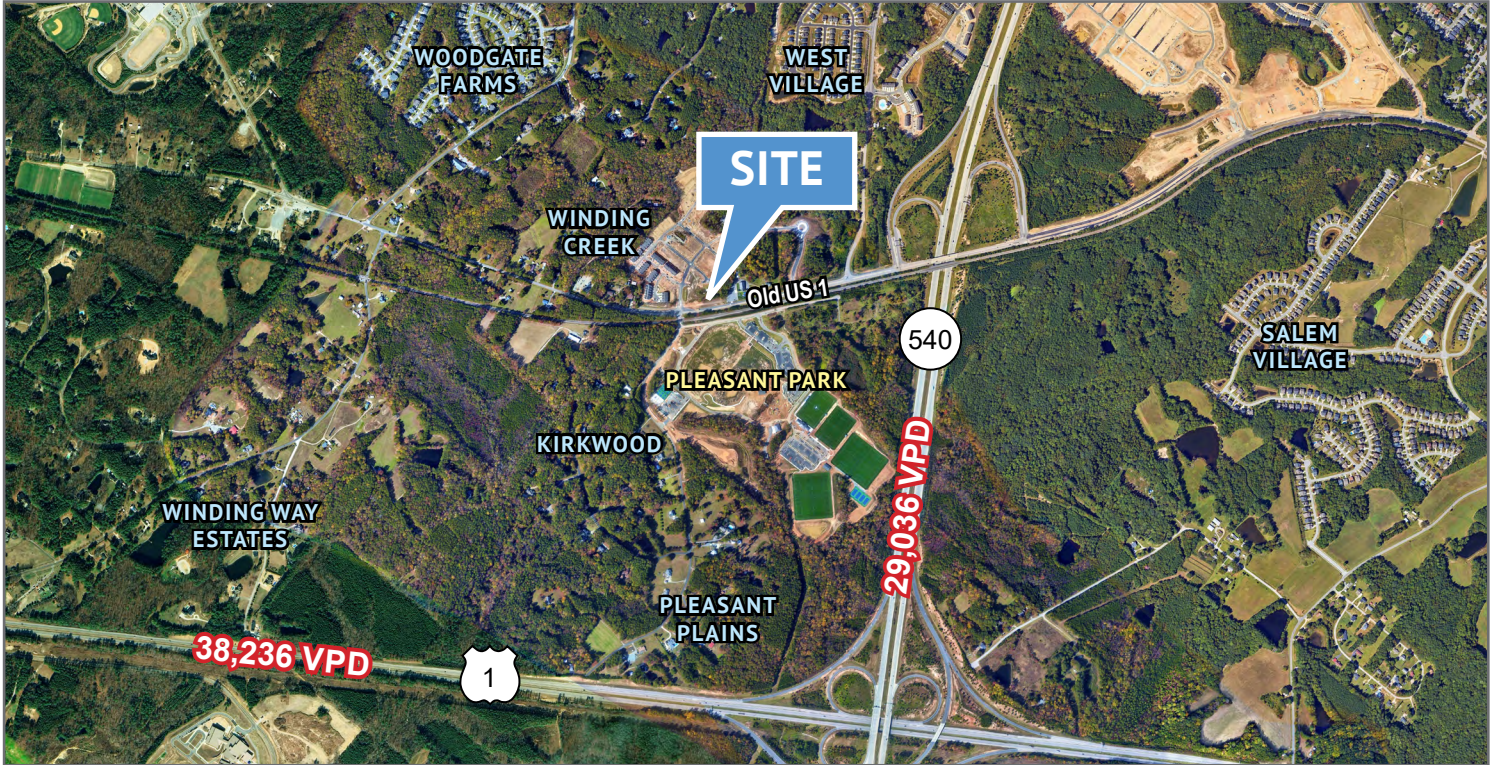


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## LOCATION OVERVIEW



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