

GREEN LEVEL MARKET

3651 Green Level W Road • Apex, NC 27523

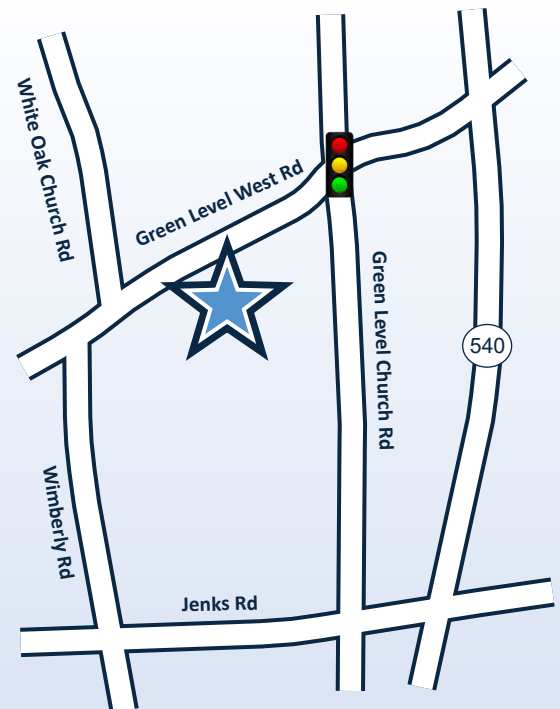
FOR LEASE



Newly Finished Move-In Ready Office / Medical / Retail Space
In the Heart of Western Wake County

HIGHLIGHTS

- Available: 1,601 SF Move-In Ready Space (Suite 200B)
- Rapidly growing area with more than 2,500 new construction homes with average price \$800,000+ and top rated WCPSS Schools.
- Direct access to Greenway & American Tobacco Trail offers great walkability from the surrounding neighborhoods.
- Less than one mile from the new 70 acre Duke Health site Phase 1 under construction
- Easy access to I-540, Hwy 55 and Hwy 64.
- Attractive TI & monument signage available.
- **Lease Rate: \$35 / SF NNN**



Gregg Marks

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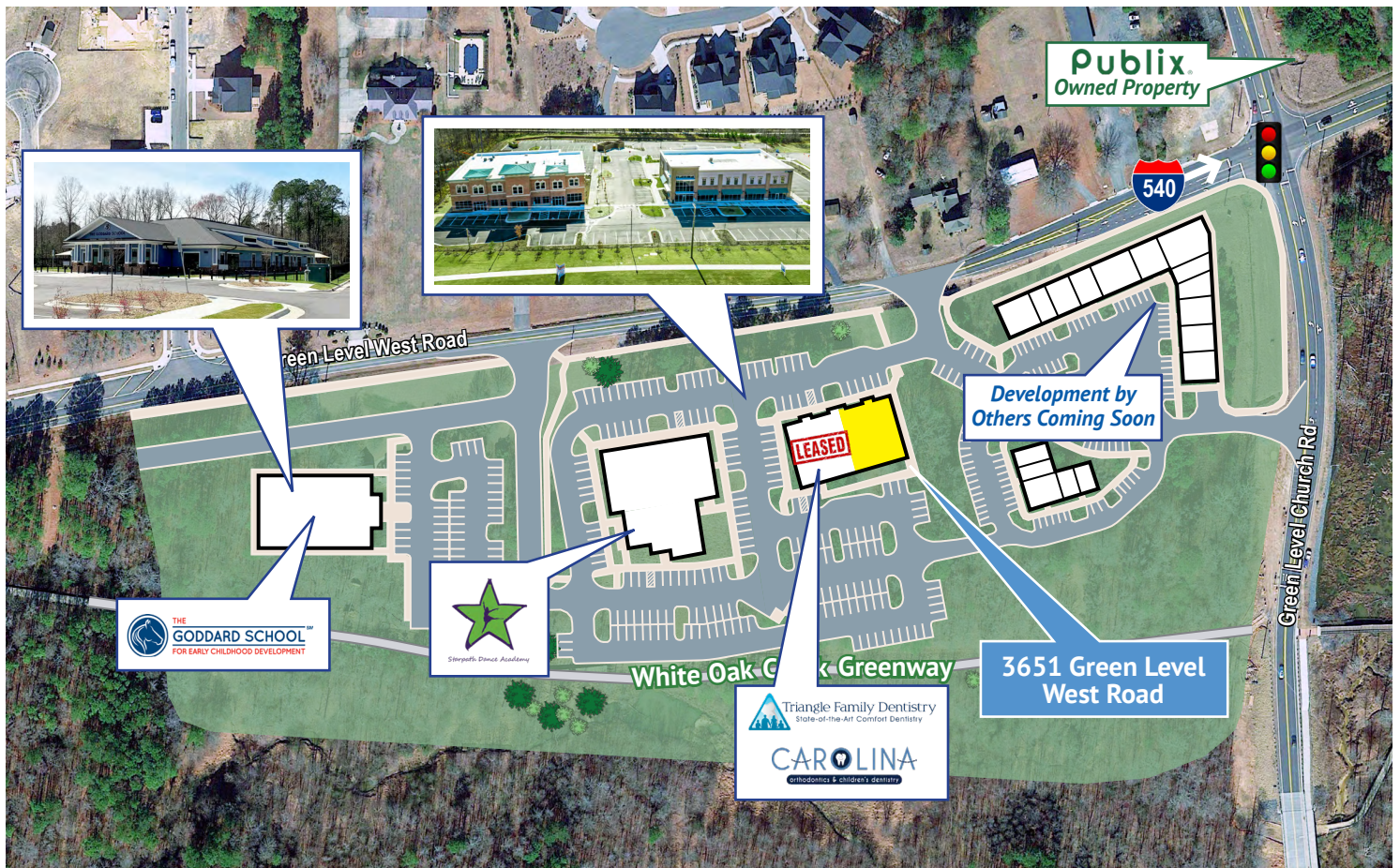
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PROPERTY INFORMATION

Size:	20,680 SF	Parking:	198 Spaces
Lot Size:	2.94 Acres	Parking Ratio:	5 / 1,000 SF
Available:	1,601 RSF	Lease Rate:	\$30-\$35 / SF NNN
Type:	Retail, Office, Medical Office	TICAM:	\$5.50
Zoned:	B1-CZ	Lease Term:	5-10 Years

Tenants: Triangle Family Dentistry, ISI Elite Training and Lune Spark



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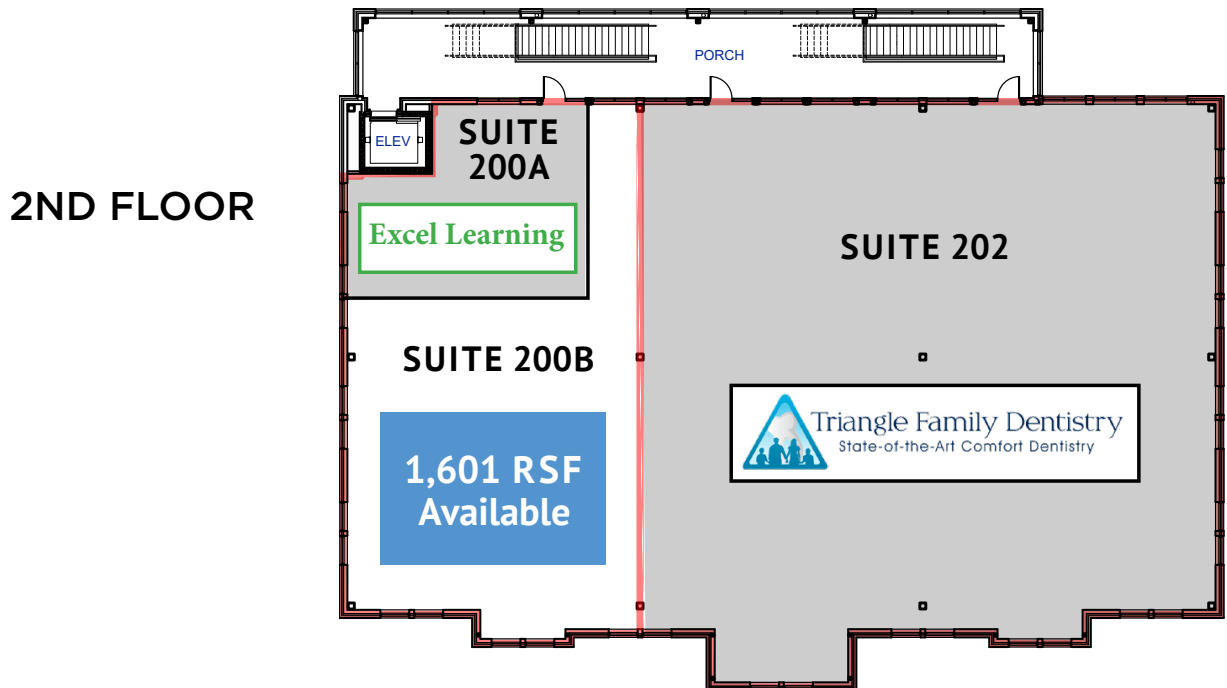
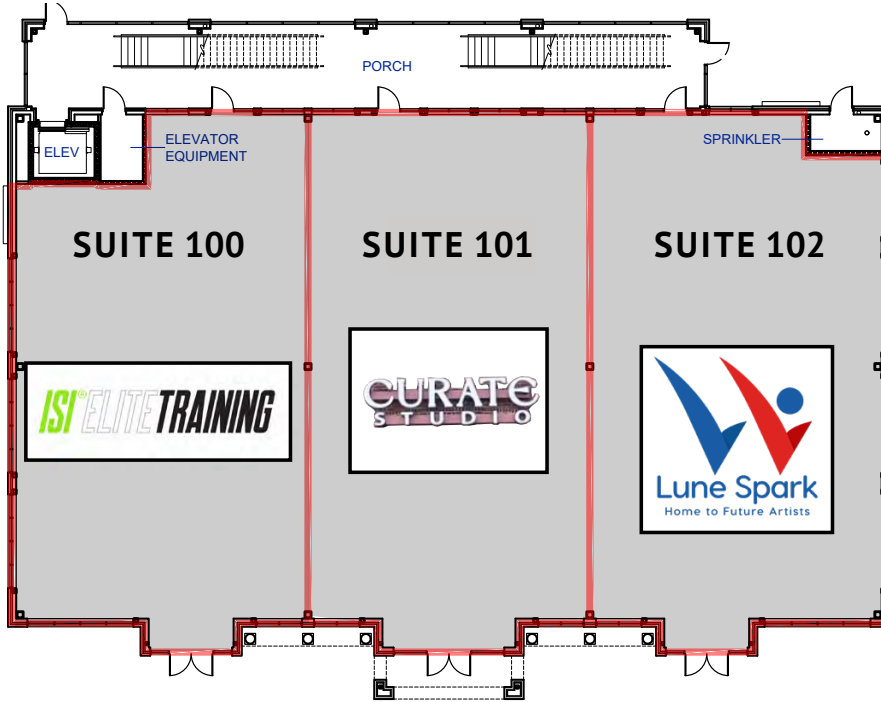


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FLOOR PLANS



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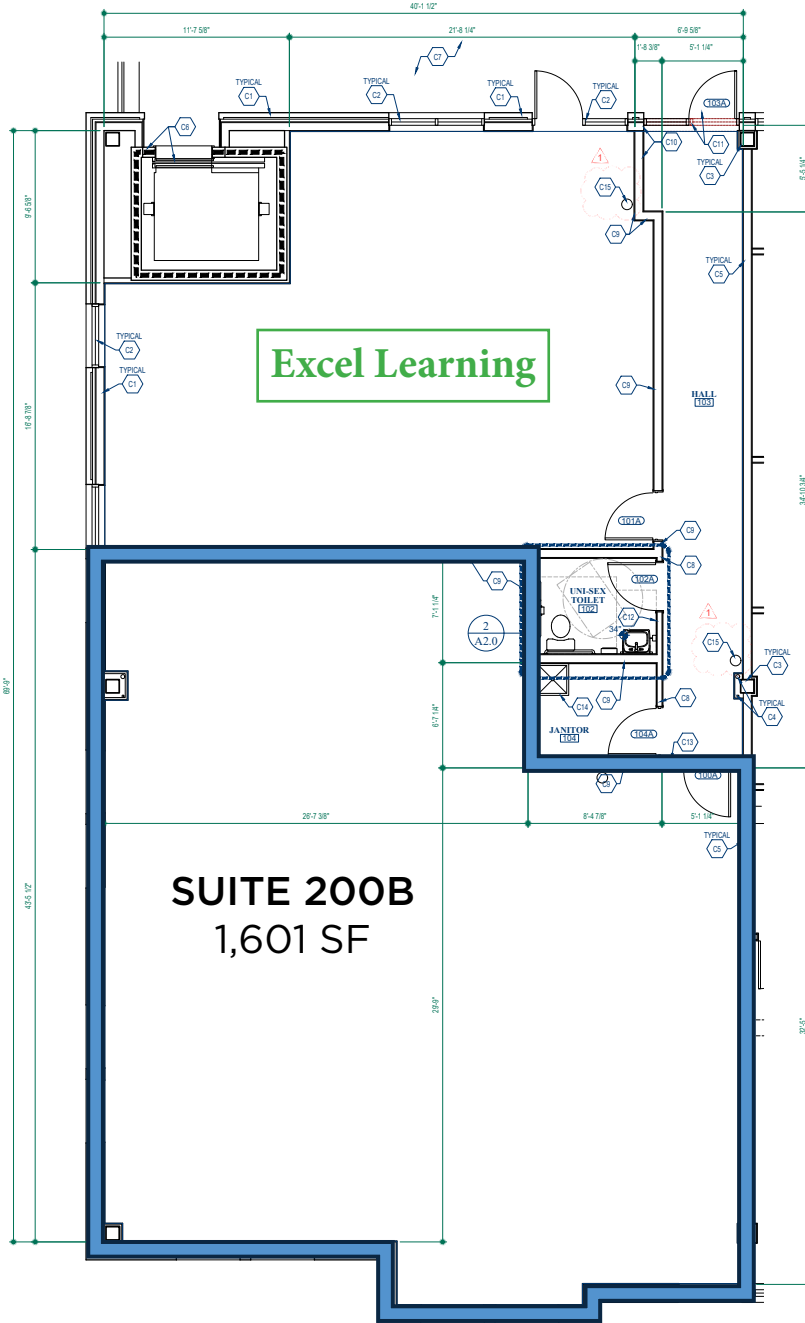


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AVAILABLE SPACE



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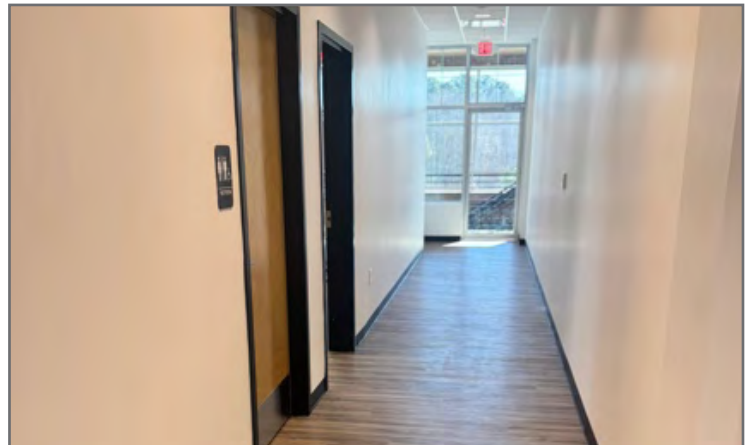


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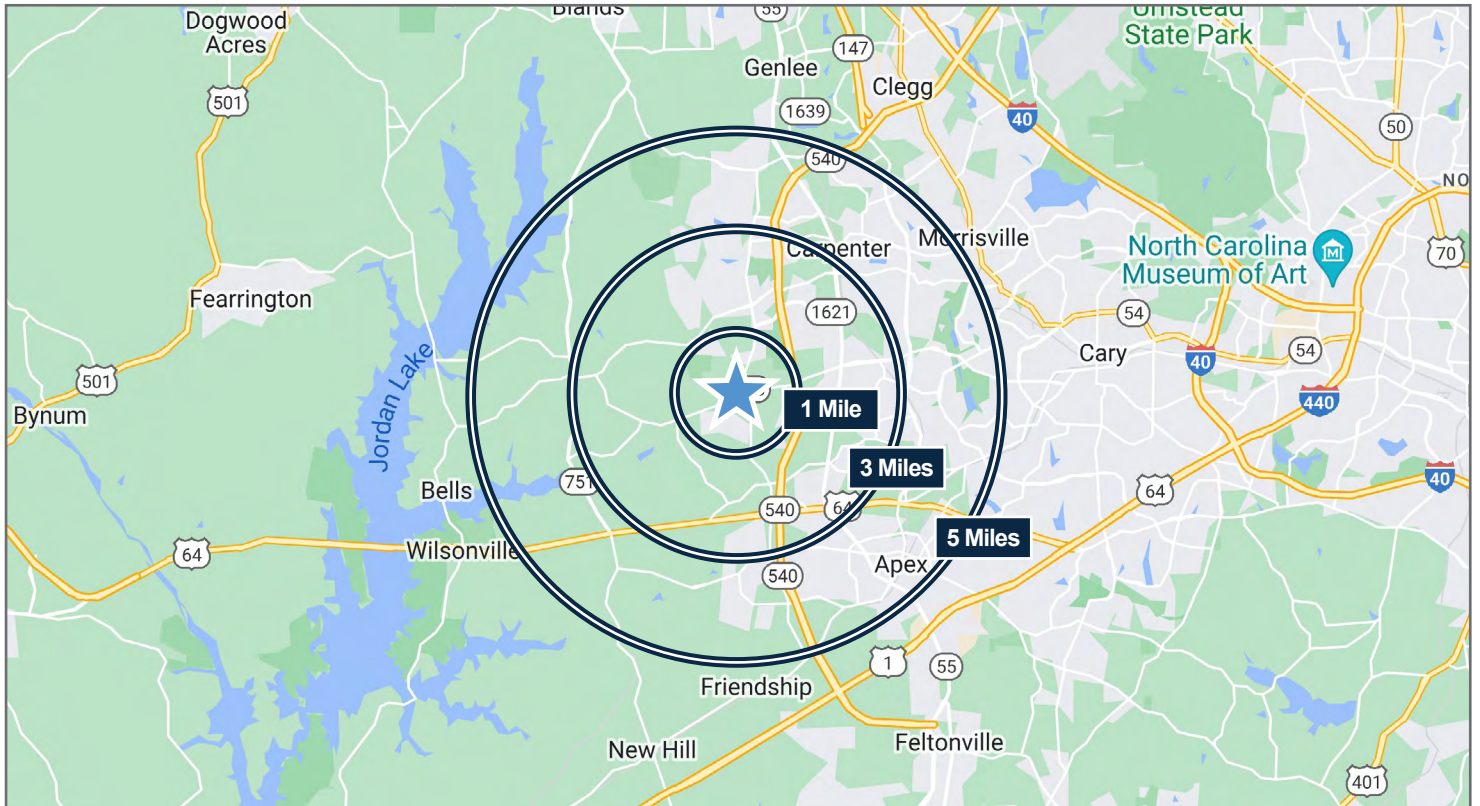
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DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
2020 Population	2,864	48,581	139,924
2025 Population	3,529	56,553	159,456
Annual Pop Growth	4.26%	3.09%	2.65%
2020 Households	1,020	15,910	49,570
2025 Households	1,257	18,479	56,399
Avg HH Size	2.81	3.05	2.82
2020 Median Age	37.2	35.6	36.7
2020 Average HH Income	\$173,480	\$171,380	\$155,497
2020 Median HH Income	\$143,478	\$145,632	\$122,730



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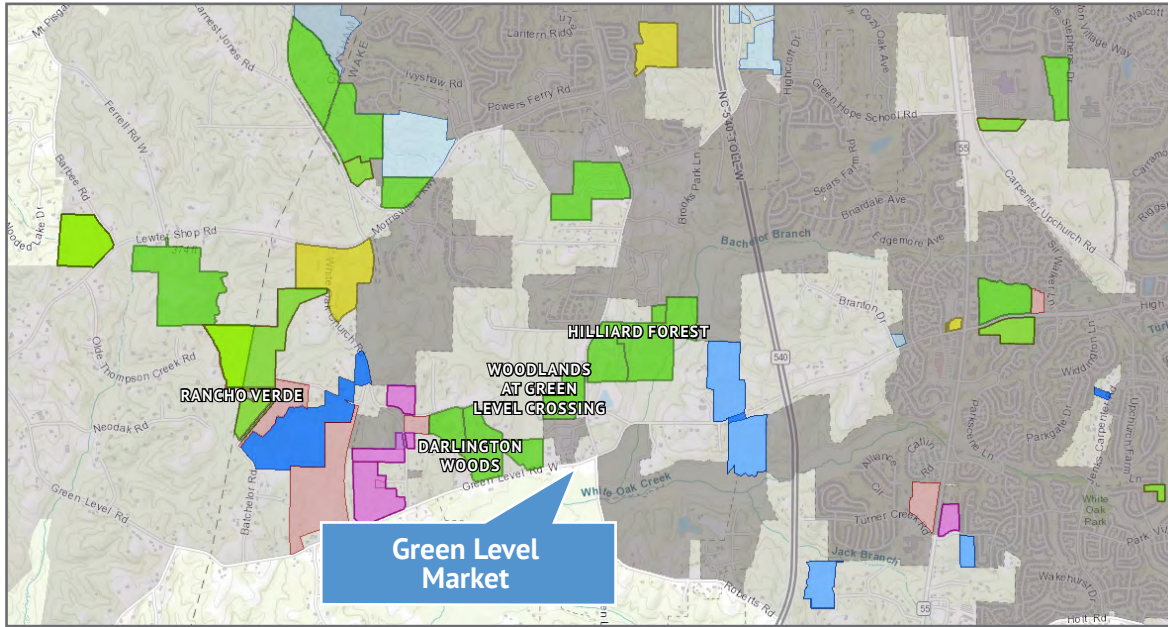
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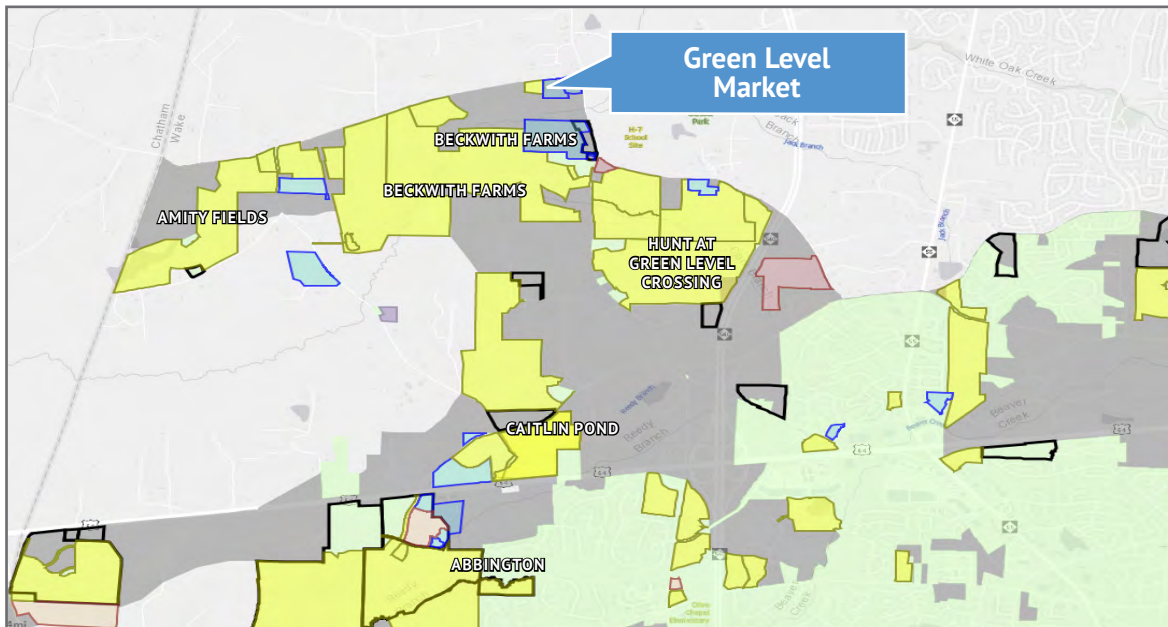
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2500+ NEW OR IN-CONSTRUCTION SINGLE FAMILY HOMES

CARY NEW DEVELOPMENTS



APEX NEW DEVELOPMENTS



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LOCATION OVERVIEW



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