

Now Pre-Leasing



Proposed Rendering

Broadstone Station Apex, NC

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PROPERTY DETAILS

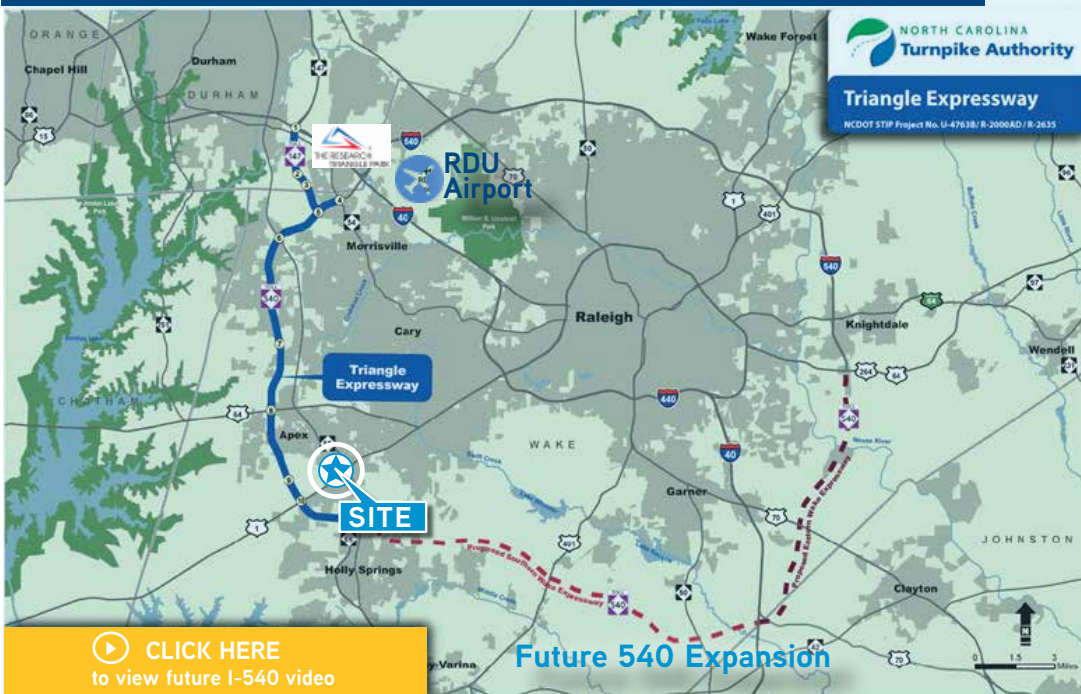
- Address: **900-930 Broadstone Way
Apex, NC 27502**
- Property SF: 9,000 SF
- Lease rate: \$34.00 PSF
- Lease type: NNN
- Parking Ratio: 4 per 1,000 SF

HIGHLIGHTS

- NOW PRE-LEASING a proposed 9,000 square feet of small shop space anchored by Walmart Supercenter and a proposed national fitness gym in a mixed-use development consisting of nearly 500 Residential units.
- Broadstone Station is located at the crossroads of U.S. 1 and NC 55, in Apex, North Carolina. Apex is just 20 minutes south of the Research Triangle Park and one of the fastest growing areas in Wake County.
- Average Household Incomes exceed \$120,000 within a 5 mile radius
- Phenomenal daytime population with over 54,000 employees in a 5 mile radius.



NORTH CAROLINA TRIANGLE REGION



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2018 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	4,817	45,142	139,930
DAYTIME POP	7,749	44,247	122,458
AVG. HOUSEHOLD INCOME	\$61,951	\$95,039	\$101,313
HOUSEHOLDS	1,748	16,060	49,377

DRIVE TIMES

RDU Airport	23 minutes
RTP	24 minutes
Downtown Raleigh	22 minutes
Downtown Durham	30 minutes

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NOW PRE-LEASING RETAIL
BROADSTONE STATION

Site Plan



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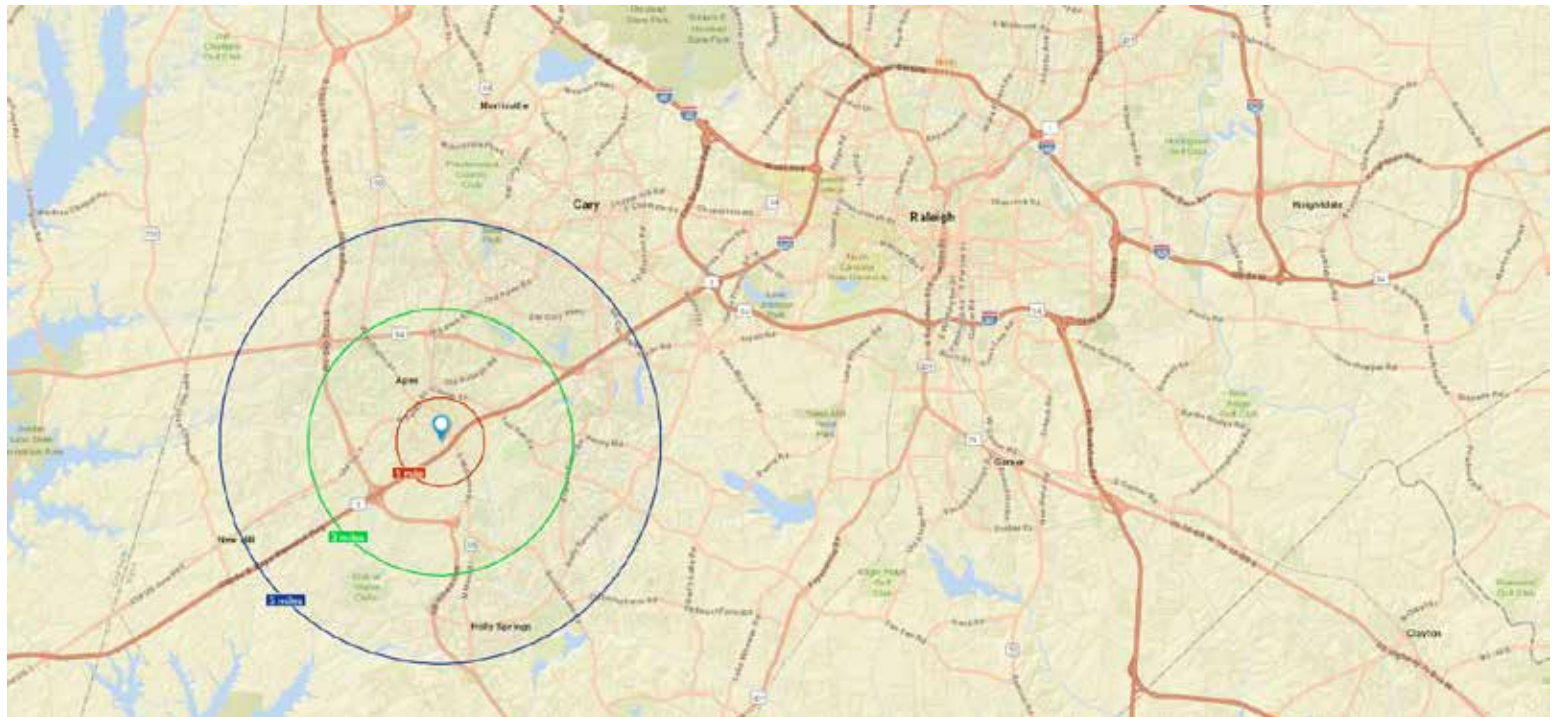


DEMOGRAPHICS

1, 3, 5 MILES

POPULATION	1-MILE	3-MILE	5-MILE
2000 Population	2,303	21,711	80,364
2010 Population	3,241	35,700	112,463
2018 Population	4,817	45,142	139,930
2023 Population	5,807	51,600	157,877
2018-2023 Annual Rate	3.81%	2.71%	2.44%
Daytime Population	7,749	44,247	122,458
2018 Median Age	35.3	36.1	37.3
HOUSEHOLDS			
2000 Households	862	7,778	28,589
2010 Households	1,194	12,689	40,199
2018 Total Households	1,748	16,060	49,377
2023 Total Households	2,111	18,331	55,452
2018-2023 Annual Rate	3.85%	2.68%	2.35%
2018 Average Household Size	2.70	2.80	2.83
HOUSING			
2018 Total Housing Units	1,846	16,805	51,790
2018 Owner Occupied Housing Units	62.4%	72.8%	75.9%
2018 Renter Occupied Housing Units	32.3%	22.7%	19.4%
2018 Vacant Housing Units	5.3%	4.4%	4.7%

MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2018 Median Household Income	\$61,951	\$95,039	\$101,313
2023 Median Household Income	\$69,913	\$100,298	\$104,031
AVERAGE HOUSEHOLD INCOME			
2018 Average Household Income	\$74,552	\$112,043	\$122,686
2023 Average Household Income	\$84,410	\$121,587	\$132,632
PER CAPITA INCOME			
2018 Per Capita Income	\$28,797	\$39,827	\$43,335
2023 Per Capita Income	\$32,504	\$43,139	\$46,627
EDUCATION			
Associate's Degree	8.9%	8.9%	8.8%
Bachelor's Degree	27.6%	40.1%	38.6%
Graduate/Professional Degree	12.7%	21.5%	24.1%
RACE/ETHNICITY			
White Alone	62.8%	74.7%	75.4%
Black Alone	17.6%	10.4%	8.7%
Hispanic Origin	18.4%	8.6%	6.9%
AGE			
18+	73.4%	71.2%	72.0%
55+	26.6%	28.8%	28.0%



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