



FOR LEASE > UPCHURCH COMMONS

Retail/Office/Flex
Suites from 1,200 SF



400 Upchurch Street Apex, NC 27502

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COLLIERS INTERNATIONAL

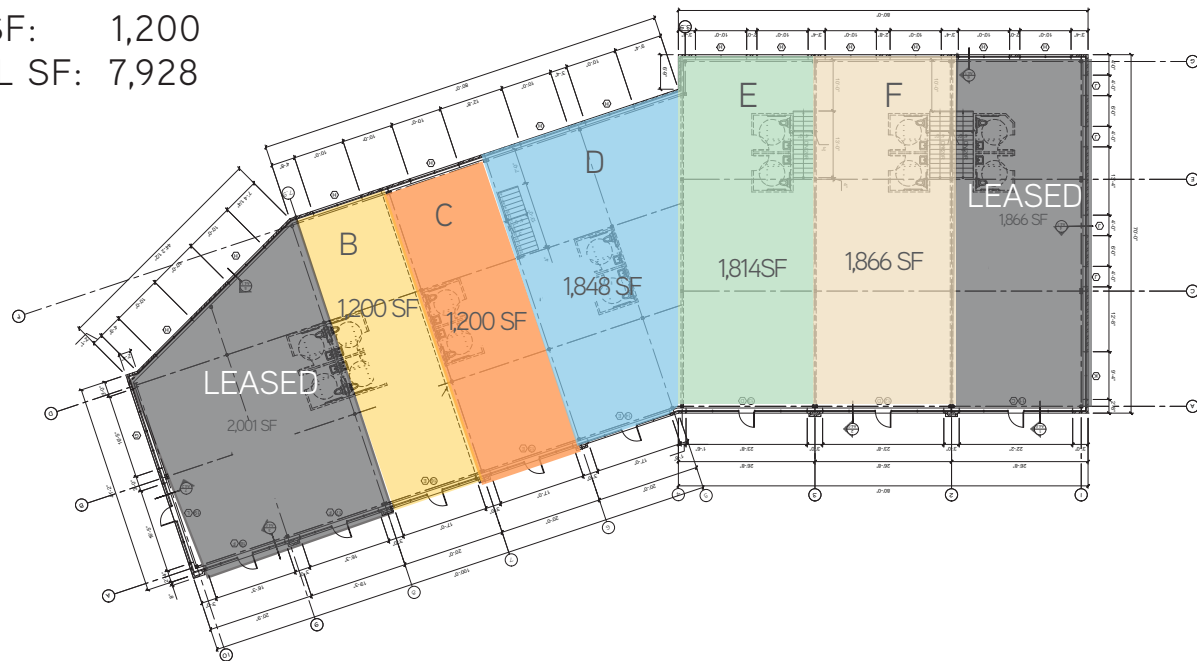
RALEIGH-DURHAM
702 Oberlin Road Suite 400
Raleigh, NC 27605

FOR LEASE > AVAILABLE SUITES

Upper Level (From 1,200 SF - 1,866 SF)

MIN SF: 1,200

TOTAL SF: 7,928



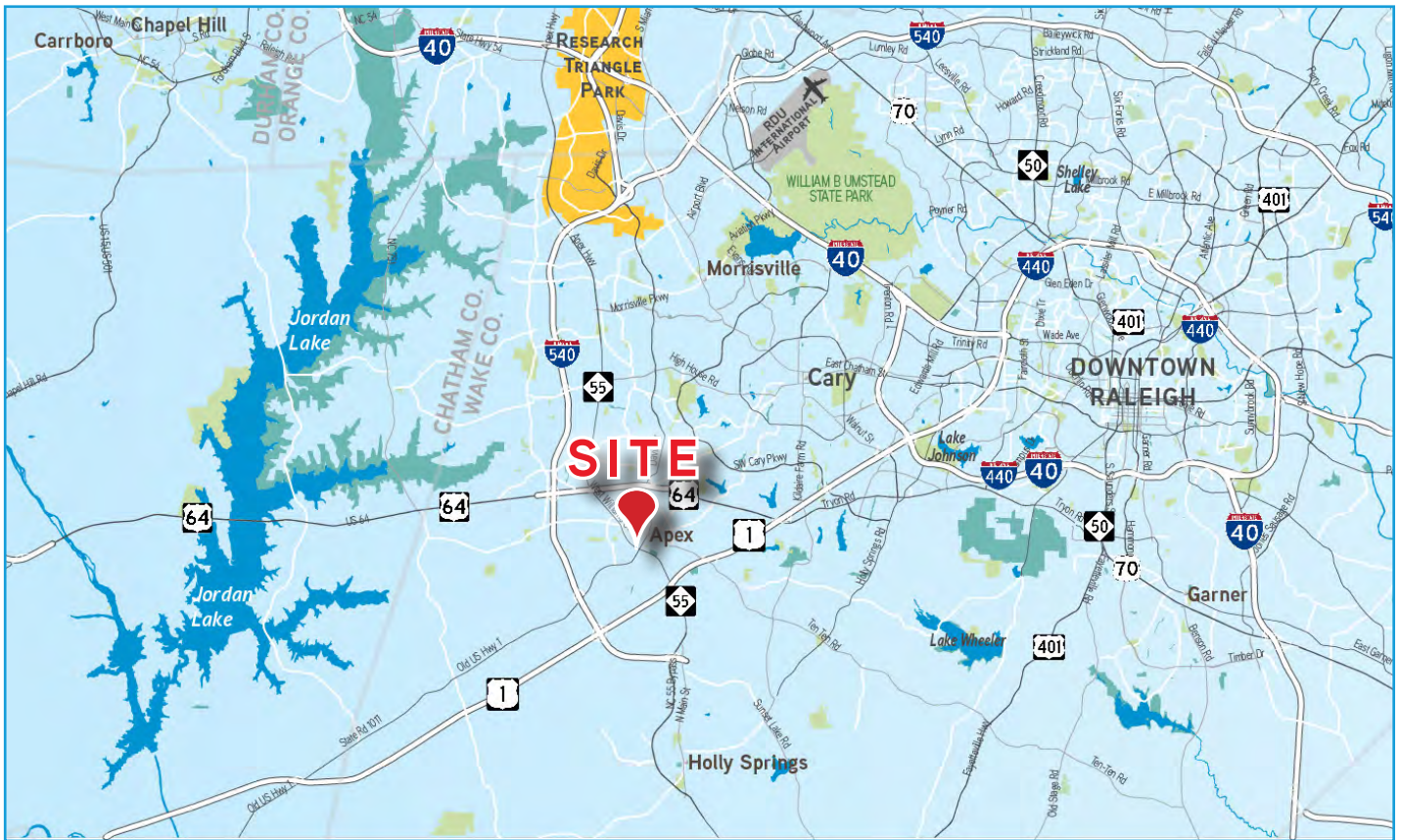
Lower Level (From 1,200 SF - 1,848 SF)

MIN SF: 1,200

TOTAL SF: 4,862



FOR LEASE > SURROUNDING AREA



400-410 UPCHURCH STREET APEX, NC

NEARBY AMENITIES & TRAFFIC COUNTS



Beaver Creek Commons, the largest shopping center in Apex, NC with 417,000 SF of retail space, is less than 6 minutes away driving.



WakeMed Apex Healthplex, located 4 minutes away, features Wake County's only Level 1 Trauma Center as well as an on-site helipad.



The historical and charming downtown Apex abundant with boutiques, local merchants & top-notch restaurants is just around the corner.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
2000 Population	4,661	27,101	84,365
2010 Population	6,793	42,682	116,440
2014 Population	7,853	47,457	126,811
2019 Population	9,105	54,049	141,773
2000-2010 Annual Rate	3.84%	4.65%	3.27%
2010-2014 Annual Rate	3.47%	2.53%	2.03%
2014-2019 Annual Rate	3.00%	2.64%	2.26%
2014 Male Population	48.70%	48.80%	48.80%
2014 Female Population	51.30%	51.20%	51.20%
2014 Median Age	34.7	36.3	37.7
HOUSEHOLDS			
2000 Households	1,816	9,680	30,185
2010 Households	2,548	15,034	42,116
2014 Total Households	2,966	16,714	45,748
2019 Total Households	3,458	19,088	51,189
2000-2010 Annual Rate	3.44%	4.50%	3.39%
2010-2014 Annual Rate	3.64%	2.52%	1.97%
2014-2019 Annual Rate	3.12%	2.69%	2.27%
2014 Average Household Size	2.61	2.83	2.77

In the identified area, the current year population is 126,811. In 2010, the Census count in the area was 116,440. The rate of change since 2010 was 2.03% annually. The five-year projection for the population in the area is 141,773 representing a change of 2.26% annually from 2014 to 2019. Currently, the population is 48.8% male and 51.2% female. The median age in this area is 34.7, compared to U.S. median age of 37.7.

The household count in this area has changed from 42,116 in 2010 to 45,748 in the current year, a change of 1.97% annually. The five-year projection of households is 51,189, a change of 2.27% annually from the current year total. Average household size is currently 2.77, compared to 2.76 in the year 2010. The number of families in the current year is 34,222 in the specified area.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
MEDIAN HOUSEHOLD INCOME			
2014 Median Household Income	\$71,627	\$90,499	\$89,149
2019 Median Household Income	\$77,952	\$99,816	\$98,863
2014-2019 Annual Rate	1.71%	1.98%	2.09%
AVERAGE HOUSEHOLD INCOME			
2014 Average Household Income	\$88,352	\$114,442	\$116,286
2019 Average Household Income	\$95,034	\$124,121	\$126,107
2014-2019 Annual Rate	1.47%	1.64%	1.63%
PER CAPITA INCOME			
2014 Per Capita Income	\$33,201	\$40,295	\$42,000
2019 Per Capita Income	\$35,905	\$43,835	\$45,570
2014-2019 Annual Rate	1.58%	1.70%	1.64%
HOUSING			
2000 Total Housing Units	1,965	10,402	31,973
2000 Owner Occupied Housing Units	1,311	7,855	24,234
2000 Renter Occupied Housing Units	505	1,825	5,951
2000 Vacant Housing Units	149	722	1,788
2010 Total Housing Units	2,734	15,807	44,242
2010 Owner Occupied Housing Units	1,713	11,756	32,676
2010 Renter Occupied Housing Units	835	3,278	9,440
2010 Vacant Housing Units	186	773	2,126
2014 Total Housing Units	3,171	17,594	48,106
2014 Owner Occupied Housing Units	1,900	12,603	34,474
2014 Renter Occupied Housing Units	1,066	4,111	11,274
2014 Vacant Housing Units	205	880	2,358
2019 Total Housing Units	3,692	20,092	53,815
2019 Owner Occupied Housing Units	2,218	14,234	38,301
2019 Renter Occupied Housing Units	1,240	4,854	12,888
2019 Vacant Housing Units	234	1,004	2,626

Current median household income is \$89,149 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$98,863 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$116,286 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$126,107 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$42,000 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$45,570 in five years, compared to \$32,168 for all U.S. households

Currently, 71.7% of the 48,106 housing units in the area are owner occupied; 23.4%, renter occupied; and 4.9% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 44,242 housing units in the area - 73.9% owner occupied, 21.3% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 3.79%. Median home value in the area is \$310,986, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 1.58% annually to \$336,396.

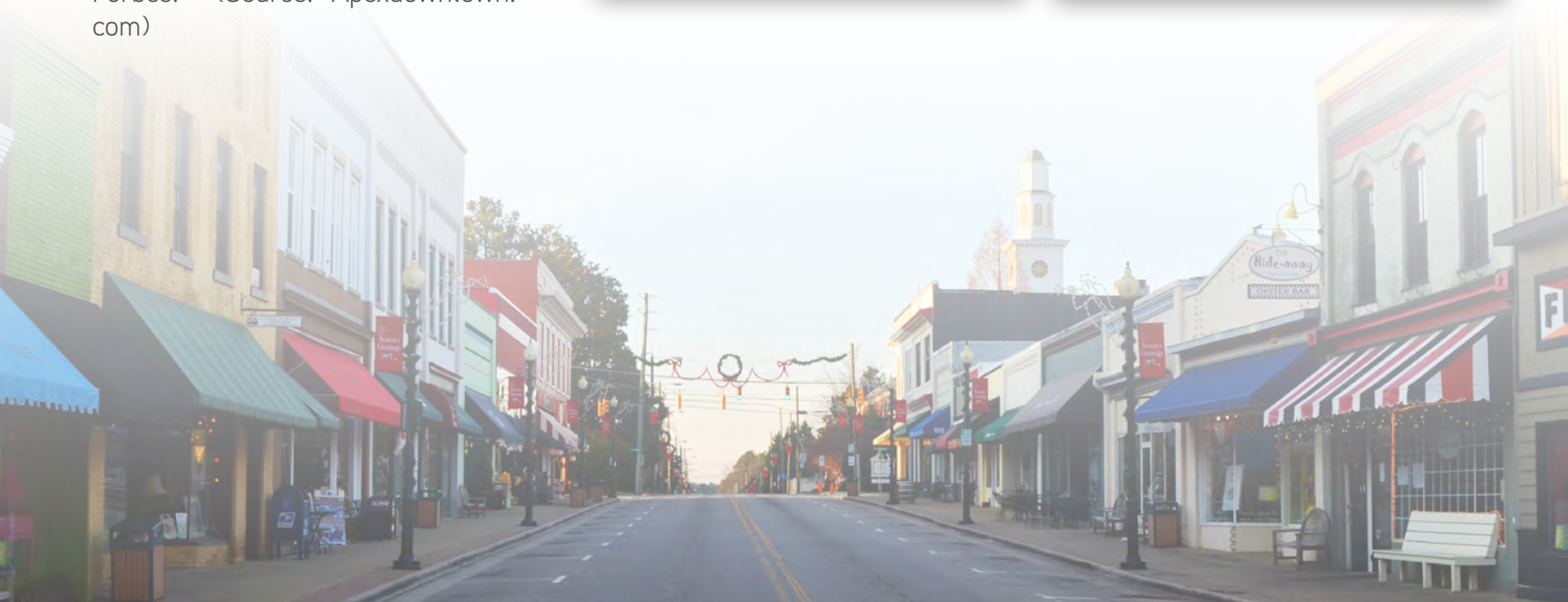


PROXIMITY TO DOWNTOWN APEX

Come and experience the “The Peak of Good Living” in Apex, North Carolina!

Apex, North Carolina is a charming blend of rich history and bright future. Founded in the 1860's, the Town got its name from a location at the highest point on the old Chatham Railroad. Downtown Apex, considered one of the most intact turn-of-the-century railroad towns in the area, was listed on the National Register of Historic Places as an Historic District in 1994, and includes about 60 structures built between 1870 and 1940.

Today, Apex is one of the most vibrant, progressive, and fastest-growing communities in the Research Triangle area, and the thriving Downtown Historic District is at the Town's heart. The unique mixture of historic homes, restaurants, and specialty shops gives special meaning to the motto: “Apex, the peak of good living.” It's no surprise that Apex and the Triangle area have consistently appeared as a top 10-ranked community in major publications such as Business North Carolina, Money, CNN/Money, and Forbes. (Source: Apexdowntown.com)



400-410 UPCHURCH STREET APEX, NC

B. DANIEL

APEX OVERVIEW

#1 BEST PLACES TO LIVE IN N.C.
CNN/Money Magazine

#1 BEST CITY IN NORTH CAROLINA
Movoto

#3 BEST PLACES TO MOVE TO
Forbes.com

#4 SAFEST CITY IN N.C. TO LIVE
Safewise.com

#5 BEST N.C. TOWNS FOR YOUNG FAMILIES
NerdWallet

#5 HAPPIEST SUBURB IN AMERICA
Movoto

#9 BEST PLACES TO LIVE IN AMERICA
CNN/Money Magazine

TOP 10 BEST TOWNS FOR FAMILIES
Family Circle

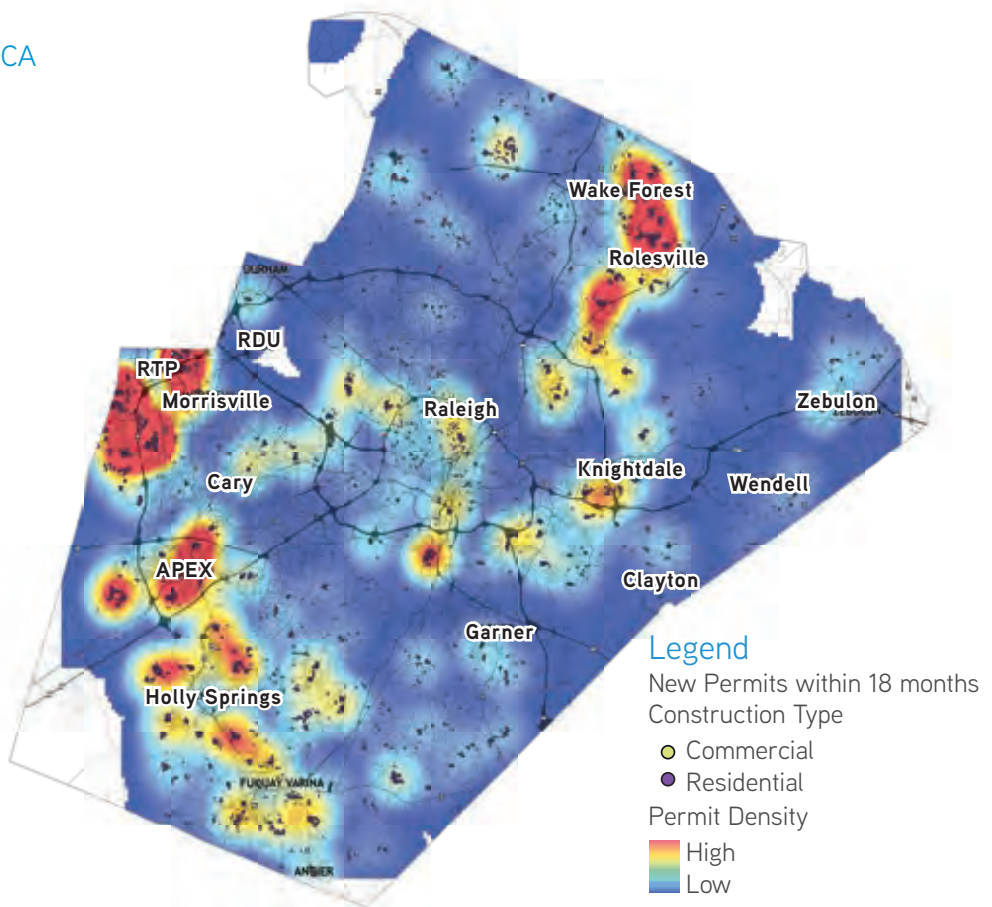
TOP 100 PLACES TO LIVE
RelocateAmerica.com

There are many plans to continue residential and commercial growth in Apex, as shown by the high concentration of building permits surrounding the town.

> FACTS & FIGURES

- The town of Apex is growing rapidly with an increase of 19,710 residents since 2000 bringing the town population to 38,710 residents.
- 55% percent of Apex's population has a bachelor's degree or higher.
- Apex has over 400 acres of outdoor spaces including parks and baseball fields.
- Apex is known for its cultural events & festivals, including Apex Jazz Festival, Apex Summer Concert Series at the Depot, and Peak Fest.

Residential & Commercial Permit Concentrations
Wake County: 2013-2014



APEX OVERVIEW

> NEW & FUTURE DEVELOPMENT

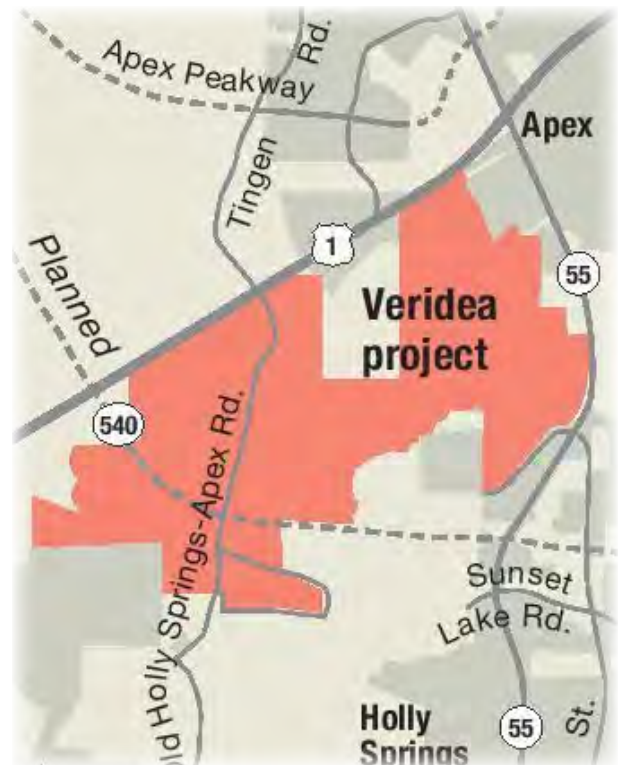
- ATI Industrial Automation, a growing business in Apex, is planning for third expansion in 12 years. Their robotics end-effector products are used in the automotive, biomedical, electronic, and research industries.
- Wheelock Street Capital has been approved to build a single-family development of 440 residences, all of which will be built by NVHomes and Ryan Homes.
- The plan for 540 Flex & Business Park was approved in April 2014. It will include 7 buildings on 10.74 acres totalling 135,439 SF of new office and flex space.
- Village Station East & West is a new Class A office building project within the award winning villages of Apex, a 202 acre master planned mixed-use community. This new development has been attracting top-notch tenants and continues to grow.
- Broadstone Station is a new mixed-use development consisting of a Walmart Supercenter anchored community center and nearly 600 residential units

Broadstone Station Plans



- Nichols Plaza will begin construction in late 2014. This retail development on 35 acres is planned to have Costco as an anchor tenant as well as nine other outparcels for future retail and service businesses.
- Lowes Foods in Wellington Park is undergoing extensive renovations.

- The Western Wake Regional Water Reclamation Facility is now in operation, providing the town with 6 million gallons/day of treatment capacity.
- Apex Friendship High School, a 313,978 SF school, is under construction and will open to students in 2015.
- A new 160 acre nature park opened in Spring 2014 including an amphitheater, a disc golf course, several athletic fields, jogging and walking trails, lighted tennis courts, a two-acre dog park, basketball courts and a sand volleyball court.



- Veridea will be a new, sustainable, mixed-use urban community constructed on 1,000 acres within the Town of Apex. It will offer almost all things one would find in a development of such prominence, including a range of housing choices, places to shop, many employment opportunities, and a host of entertainment and recreation options. Veridea, however, will be more than a large, exceptional, mixed-use development in the heart of a thriving region. Veridea is being developed to become the next-generation extension of North Carolina's world-renowned Research Triangle Park (RTP).



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