

GREEN LEVEL MARKET

3651 Green Level W Road • Apex, NC 27523

FOR LEASE



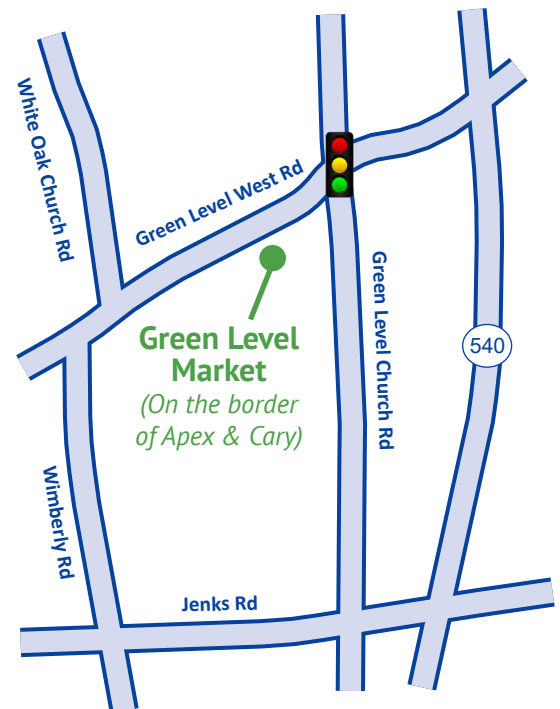
New Development Delivering Premier Office, Medical & Retail Space *In the Heart of Western Wake County*

OFFERING

Building Size:	20,680 SF
Available:	1,822 RSF Medical Space (Suite 200B) Immediate (shell condition) / Vanilla Box Buildout (Q3 2024)

HIGHLIGHTS

- 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.



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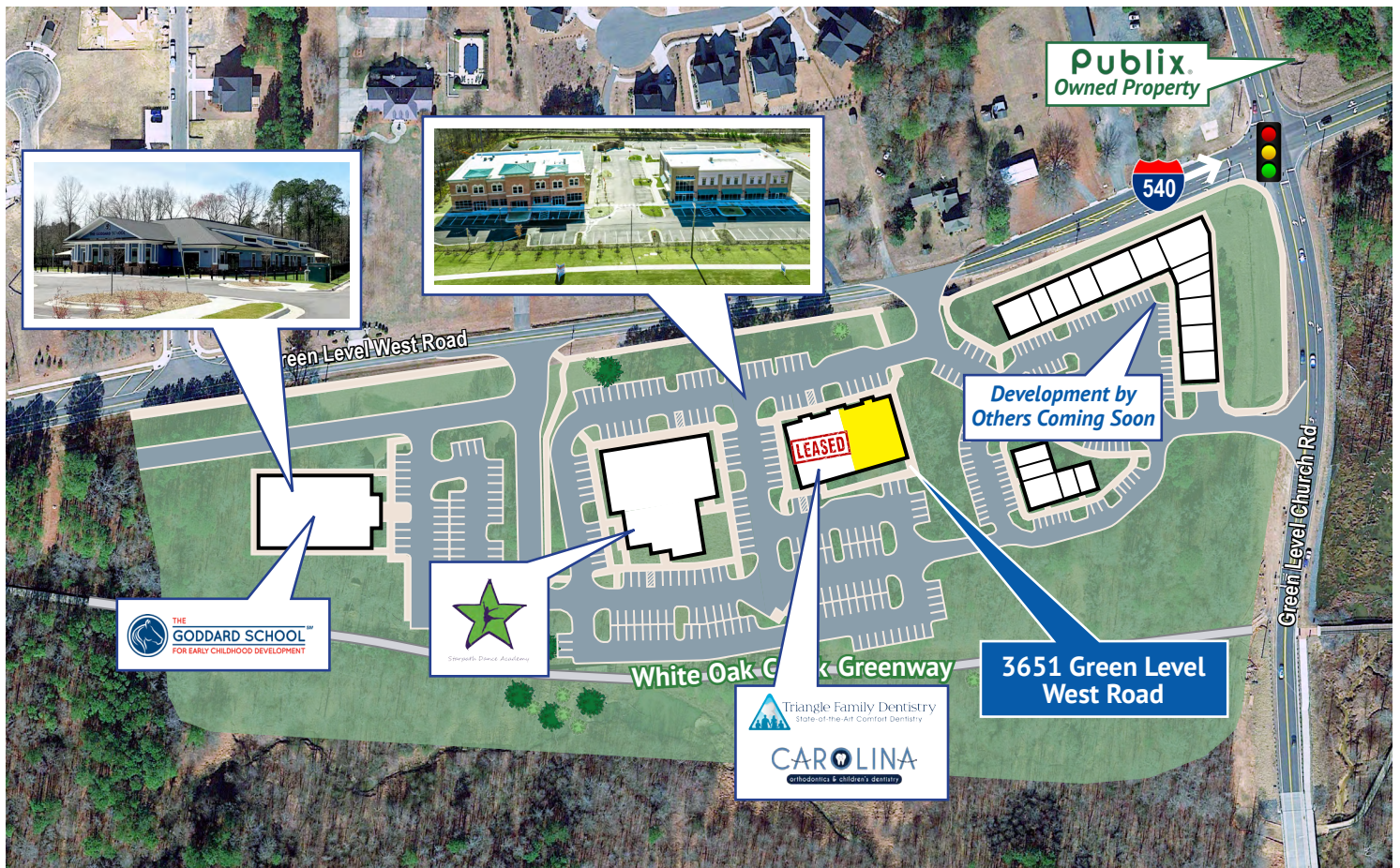
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PROPERTY INFORMATION

Building Size	20,680 SF	Parking	198 Spaces
Lot Size	2.94 Acres	Parking Ratio	5 / 1,000 SF
Available	1,822 RSF	Lease Rate	\$30-\$35 / SF NNN
Property 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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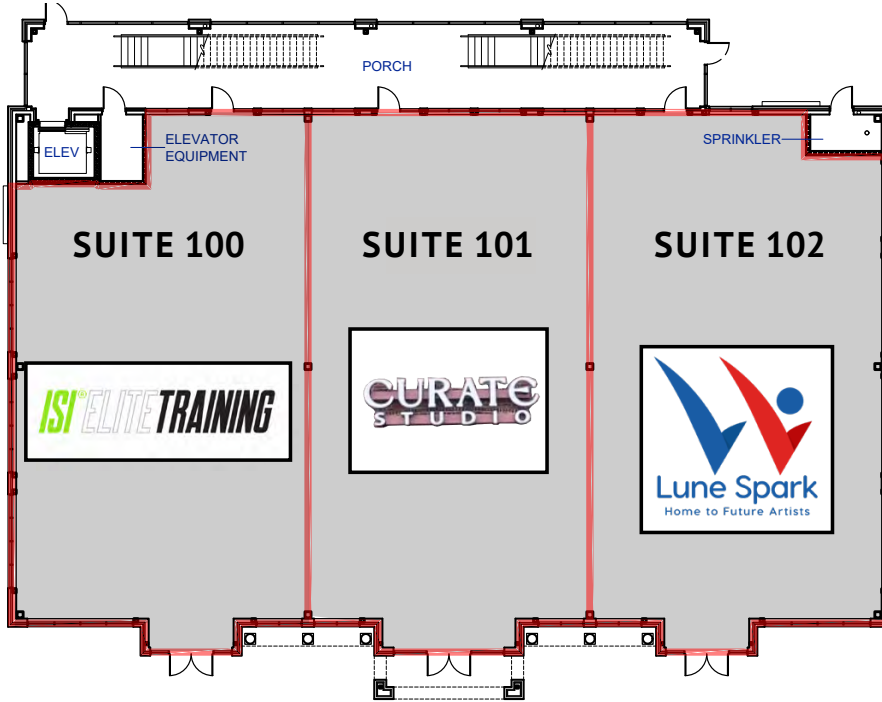


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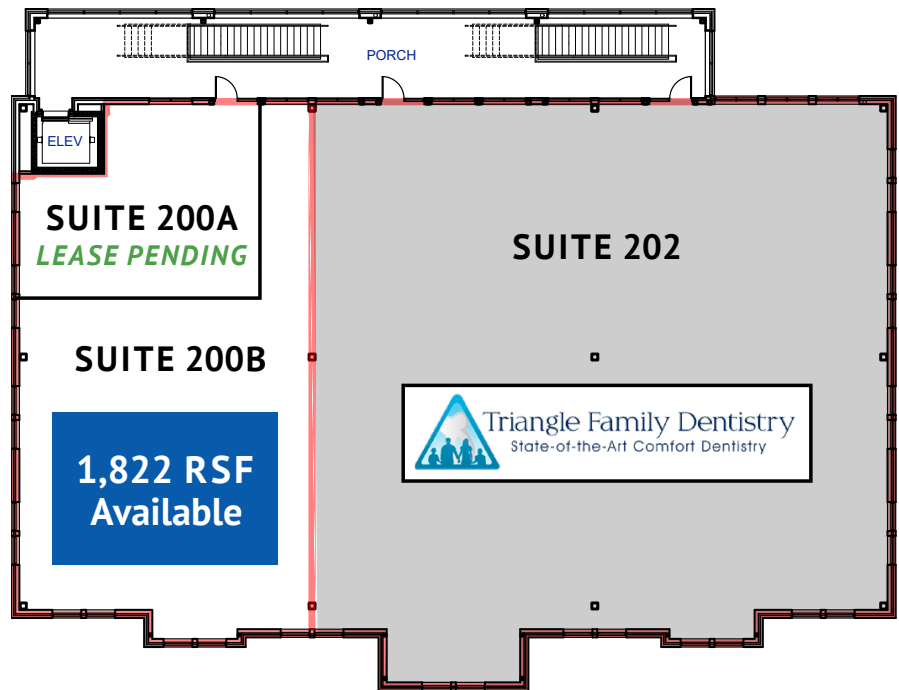
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FLOOR PLANS



1ST FLOOR

2ND FLOOR



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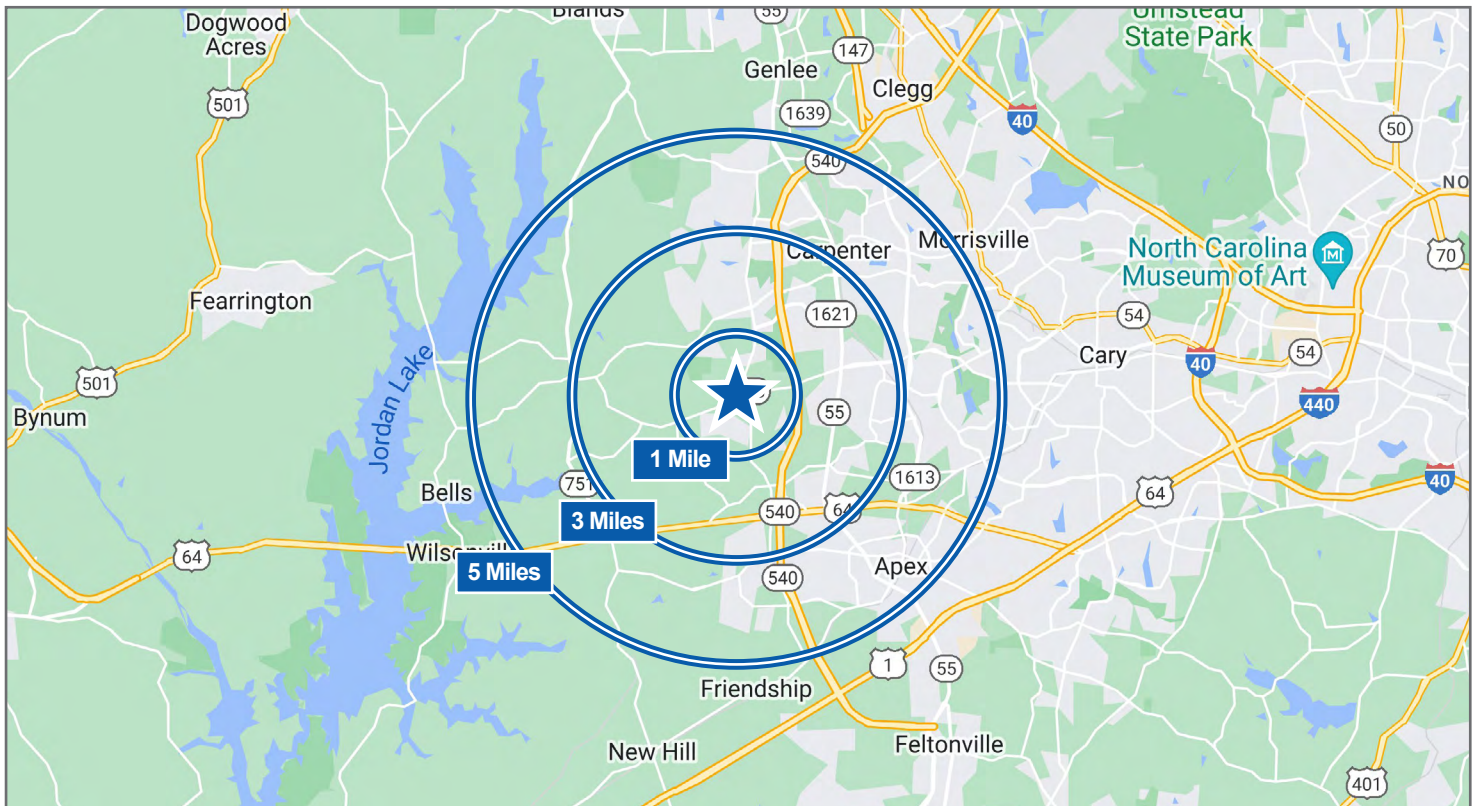
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DEMOGRAPHICS

	<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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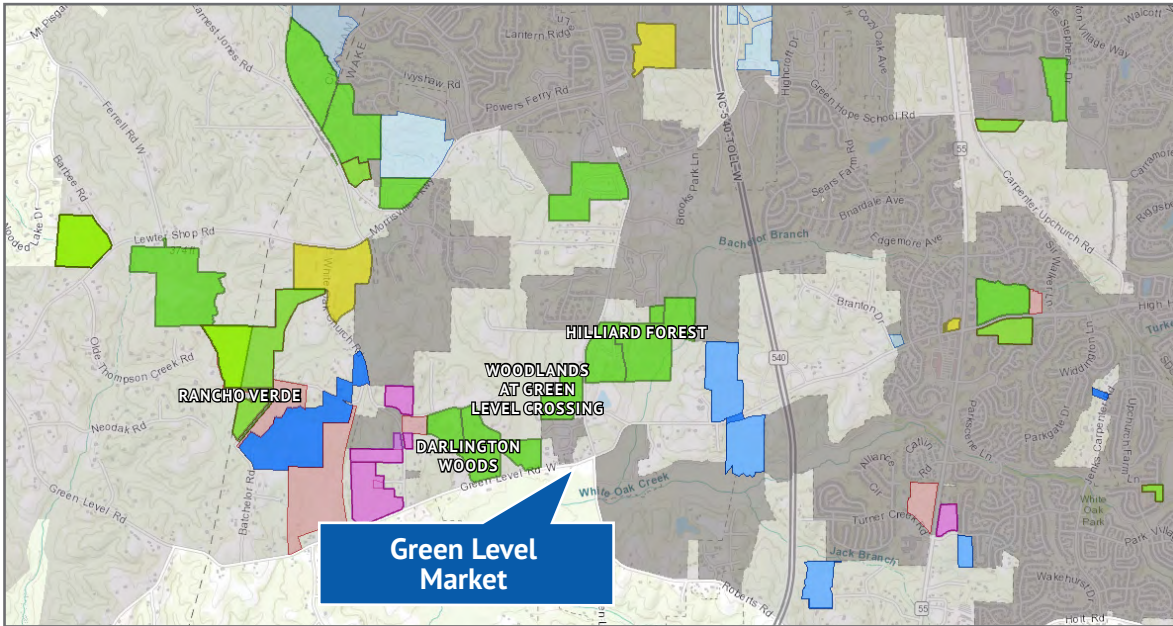
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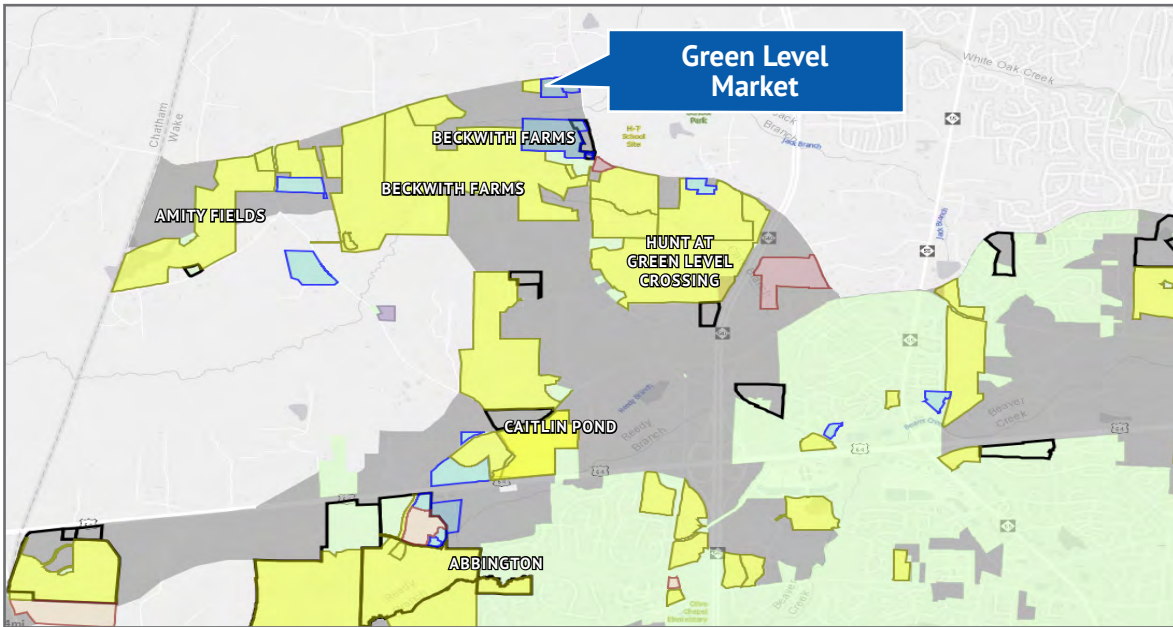
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2500+ NEW OR IN CONSTRUCTION SINGLE FAMILY HOMES

CARY NEW DEVELOPMENTS



APEX NEW DEVELOPMENTS



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OUTSTANDING LOCATION



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