

# RETAIL FOR LEASE

## 610 CHESSIE STATION

Apex, NC 27502



**KARAH JENNINGS MCCONNELL**  
*Executive Vice President, Principal*  
O 919.576.2502  
C 919.817.0705  
kjennings@lee-associates.com

**MOSS WITHERS, SIOR, MBA**  
*CEO, Principal*  
O 919.576.2501  
mwITHERS@lee-associates.com

 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

# PROPERTY SUMMARY

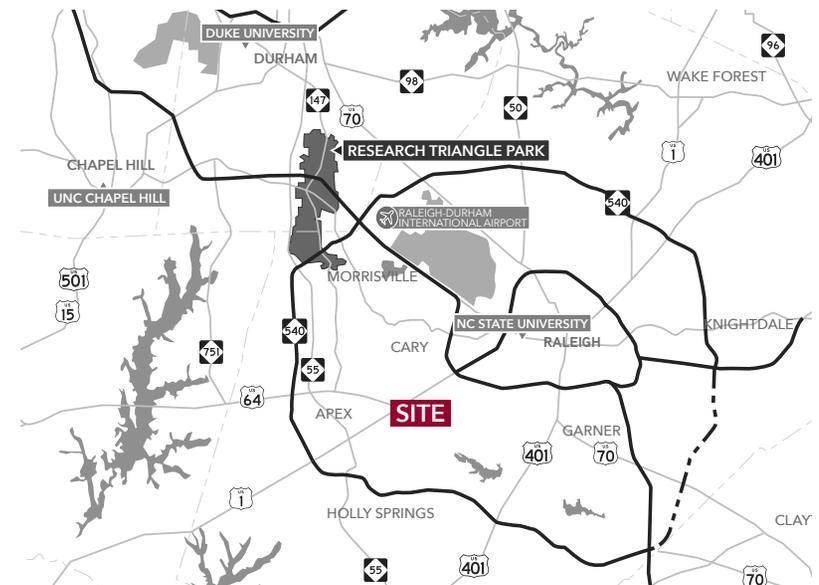
610 Chessie Station offers ±1,775 up to 9,895 SF of prime retail space for lease in the highly desirable Apex, NC market. Positioned along Laura Duncan Road, the property benefits from strong visibility and steady traffic in a growing, affluent community. Surrounded by established residential neighborhoods and complementary retail, this location is well-suited for a variety of retail and service users (general and specialized dentistry restricted).

## LOCATION DESCRIPTION

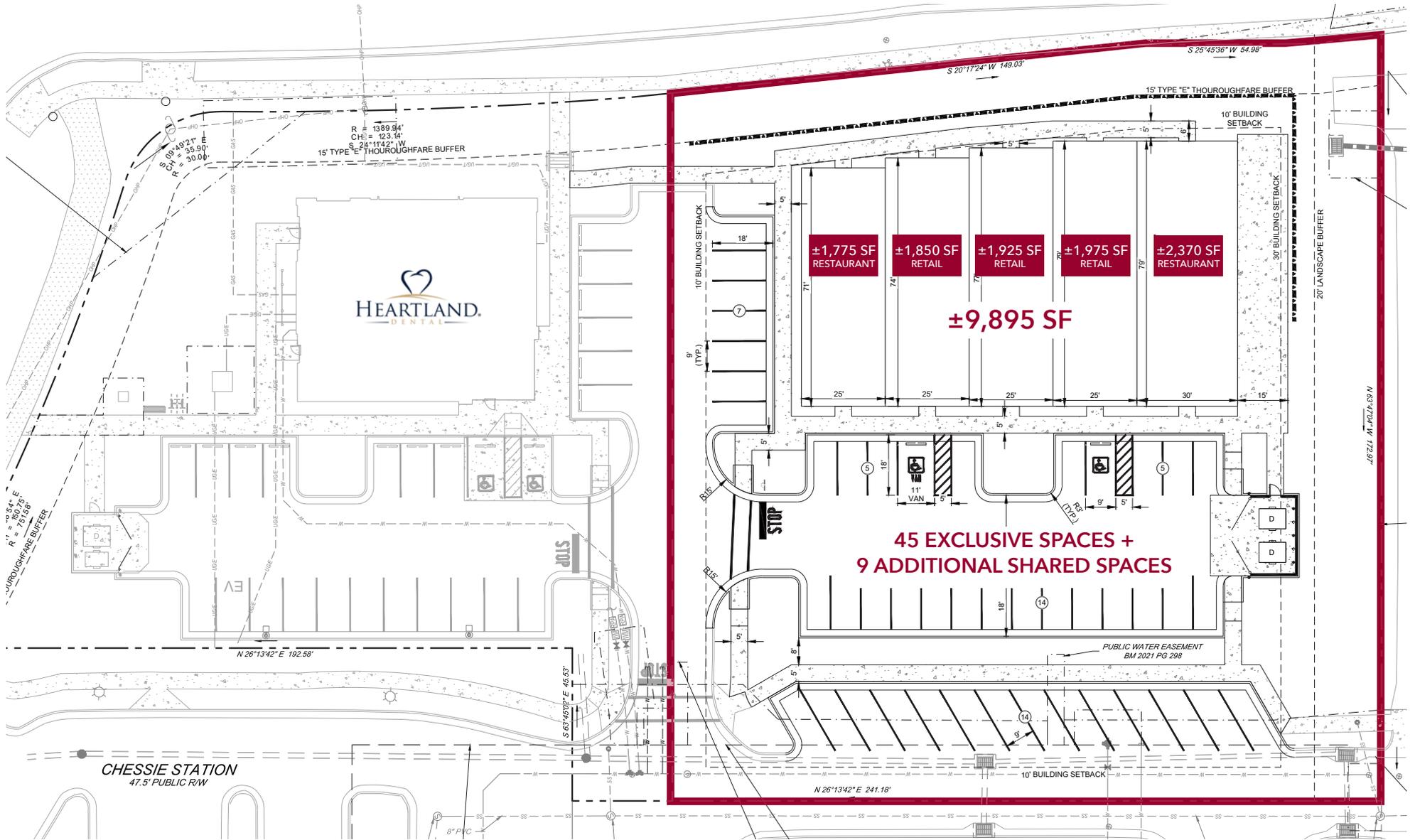
Strategically located near downtown Apex, 610 Chessie Station benefits from strong area growth and a vibrant community setting. The site is surrounded by established neighborhoods and complementary retail, providing consistent customer traffic and convenient access for both residents and visitors.

## HIGHLIGHTS

- » ± 1,775 up to 9,895 SF retail space available
- » Signage opportunities
- » 45 exclusive parking spaces + 9 additional shared spaces
- » Visibility on Laura Duncan Rd
- » Adjacent to retail and residential
- » General and specialized dentistry restricted
- » Stormwater shared and in place
- » 16,000 VPD on Apex Peakway; 3,900 VPD on Laura Duncan
- » Close proximity to downtown Apex
- » LEASE RATE: \$40/SF, NNN
- » TICAM Estimate: \$5/SF to \$6/SF



# SITE PLAN



RETAIL FOR LEASE | 610 CHESSIE STATION | APEX, NC 27502

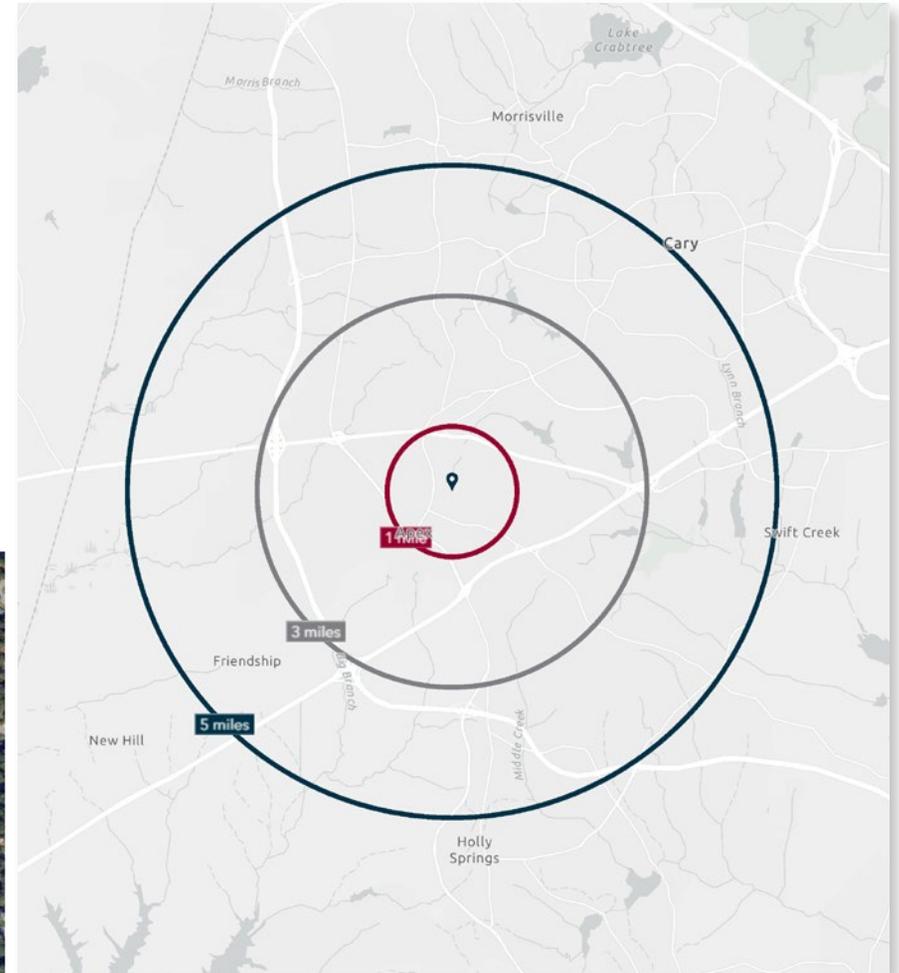
# AREA OVERVIEW



RETAIL FOR LEASE | 610 CHESSIE STATION | APEX, NC 27502

# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population (2025)	8,796	65,352	178,683
Daytime Population	9,530	69,468	176,995
Average Home Value	\$529,597	\$593,861	\$639,064
Average Household Income	\$164,799	\$178,040	\$183,673
Median Age	39.5	39.9	40.1
Bachelor's Degree or Higher	66.0%	69.4%	71.8%
Total Businesses	576	2,654	6,716
Total Employees	5,191	28,109	64,545



**#1 BEST**  
County to live in NC (Wake)  
Stacker, 2024

**#2 HOTTEST**  
Real Estate Market (Raleigh)  
US News & World Report, 2024

**#3 BOOMTOWN**  
in North Carolina (Apex)  
News & Observer, 2024

**FOR LEASING INQUIRIES, CONTACT:**

**KARAH JENNINGS MCCONNELL**

*Executive Vice President, Principal*

O: 919.576.2502

C: 919.817.0705

[kjennings@lee-associates.com](mailto:kjennings@lee-associates.com)

**MOSS WITHERS, SIOR, MBA**

*CEO & Principal*

O: 919.576.2501

[mwithers@lee-associates.com](mailto:mwithers@lee-associates.com)



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | [LEERALEIGH.COM](http://LEERALEIGH.COM)