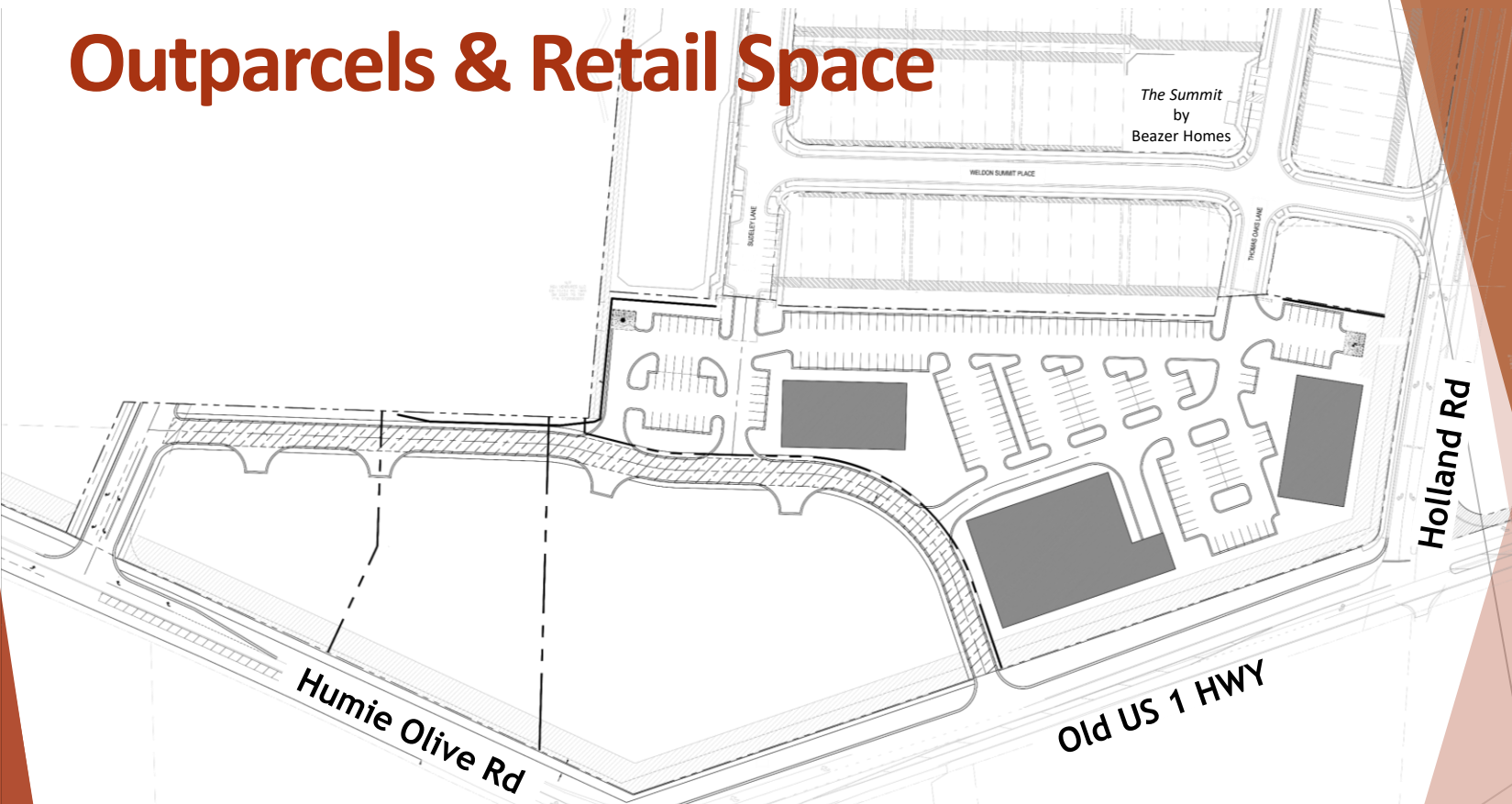


For Sale/Lease/Build-to-Suit Outparcels & Retail Space



Friendship Crossing
2236 OLD US 1 HWY, APEX, NC

Contact:
Mac Patel
C: (919) 413-2120
macpatel1@gmail.com

Tulsi Patel
C: (919) 757-4566
tpateldpt@gmail.com

MACSOM & Co.

Project Highlights

- 11.5 acre Retail Center in Apex, NC – one of the fastest growing markets in the nation
- 0.25 mile from Friendship Elementary, Middle, and High School campus (5,015 students)
- 13,000+ homes within a 3-mile radius
- 4,000+ homes under construction/approval in a 3-mile radius
- <1 mile from 92 acre Pleasant Park
- No retail competition nearby

Permitted Uses

Retail:

- Grocery store
- Pharmacy
- C-Store with gas

Dining:

- QSR (with drive-thru)
- Dine-in Restaurant
- Brewery/Taproom
- Deli/Bakery

Healthcare:

- Medical
- Dental
- Optician
- Veterinary

Other Services:

- Banks
- Insurance
- Fitness Centers
- Spas

- ▶ For the complete list of permitted uses, refer to the Town of Apex's zoning document [here](https://www.apexnc.org/DocumentCenter/View/35534/21CZ14?bidId=).

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Total Population	2,583	38,908	94,536
2029 Population Projection	2,859	43,196	104,239
Annual Population Growth 2020-2024	4.3%	4.9%	3.5%

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$181,750	\$162,160	\$150,339
Median Home Value	\$537,736	\$487,499	\$450,668
2024 Households	806	12,838	32,362
Annual Household Growth 2020-2024	5.2%	5.4%	4.0%

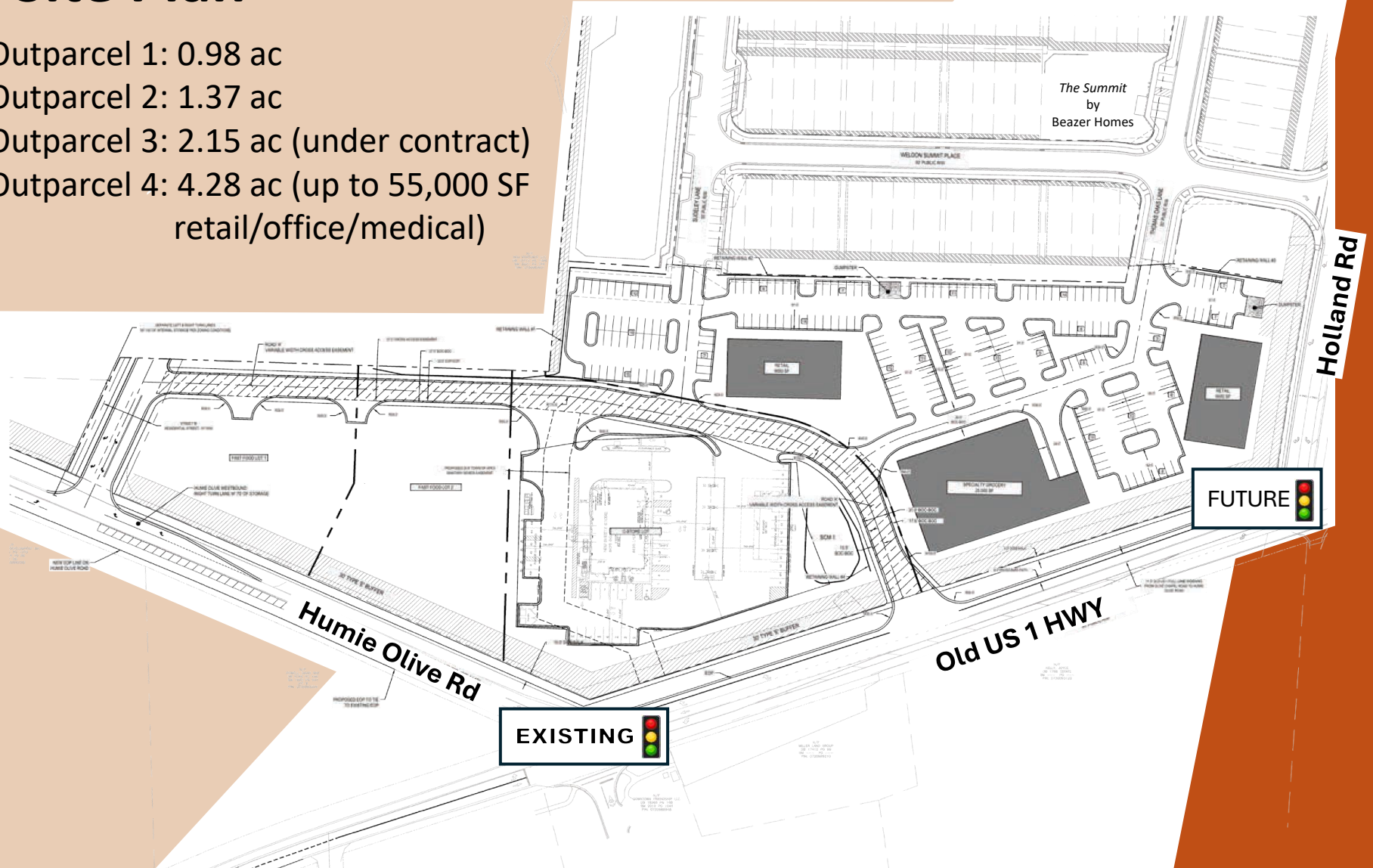
Site Plan

Outparcel 1: 0.98 ac

Outparcel 2: 1.37 ac

Outparcel 3: 2.15 ac (under contract)

Outparcel 4: 4.28 ac (up to 55,000 SF retail/office/medical)



Surrounding Developments

- Buckhorn Preserve ± 272 Units
- Stillwater & McKenzie Ridge ± 410 Units
- Ashburn ± 79 Units
- Bella Casa ± 1015 Units
- Friendship Village ± 51 Units
- Townes at Pleasant Park ± 160 Units
- Friendship Station ± 684 Units
- Oliver Property ± 42 Units
- Yumeewarra Farms ± 78 Units
- Olive Ridge ± 150 Units
- Jordan Manors ± 240 Units
- Jordan Pointe ± 440 Units

- Jordan Vistas ± 150 Units
- Utley Farms ± 113 Units
- Holleman Hills South ± 25 Units
- Gracewood ± 448 Units

SITE

- Depot 499 ± 1500 Units
- West Village ± 380 Units
- The Summit ± 102 Units
- Peak Landing ± 73 Units
- Retreat at Friendship ± 520 Units

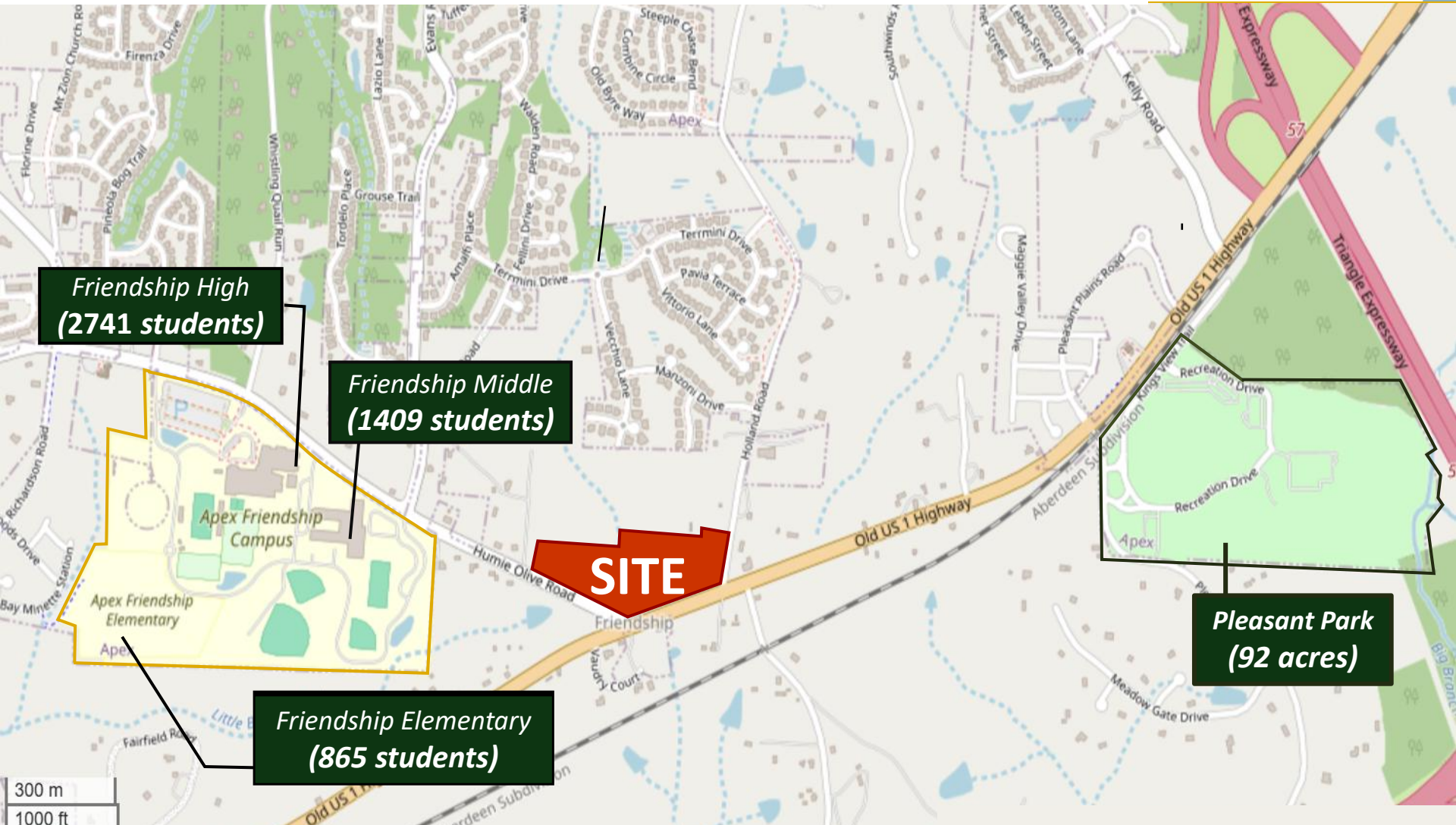
- Approved
- Proposed
- Under Construction

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0.25 mi from Apex Friendship Schools



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In NC's Expanding Triangle Region



- The Triangle region of North Carolina is one of the fastest-growing regions in the United States
- Apex's population has increased over 10% between 2021-2023

Nearby Roads and Traffic Count



Distance:
NC 540: 1.9 miles / 3 min
RDU Airport: 18.7 miles / 21 min
RTP: 24.2 miles / 24 min
Raleigh: 19.8 miles / 23 min

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