

# 900 BROADSTONE WAY

APEX, NC 27502

MULTI-TENANT RETAIL FOR LEASE





## RCR RICH COMMERCIAL REALTY

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# PROPERTY PHOTOS



# PROPERTY DETAILS

<b>ADDRESS</b>	900 Broadstone Way Apex, NC 27502
<b>LEASE RATE</b>	\$34.50 NNN
<b>TICAM</b>	\$5.50
<b>AVAILABILITY</b>	Suite 104
<b>SIZE</b>	2,557 SF
<b>CONFIGURATION</b>	Shell Condition
<b>YEAR BUILT</b>	2022
<b>SIGNAGE</b>	Building

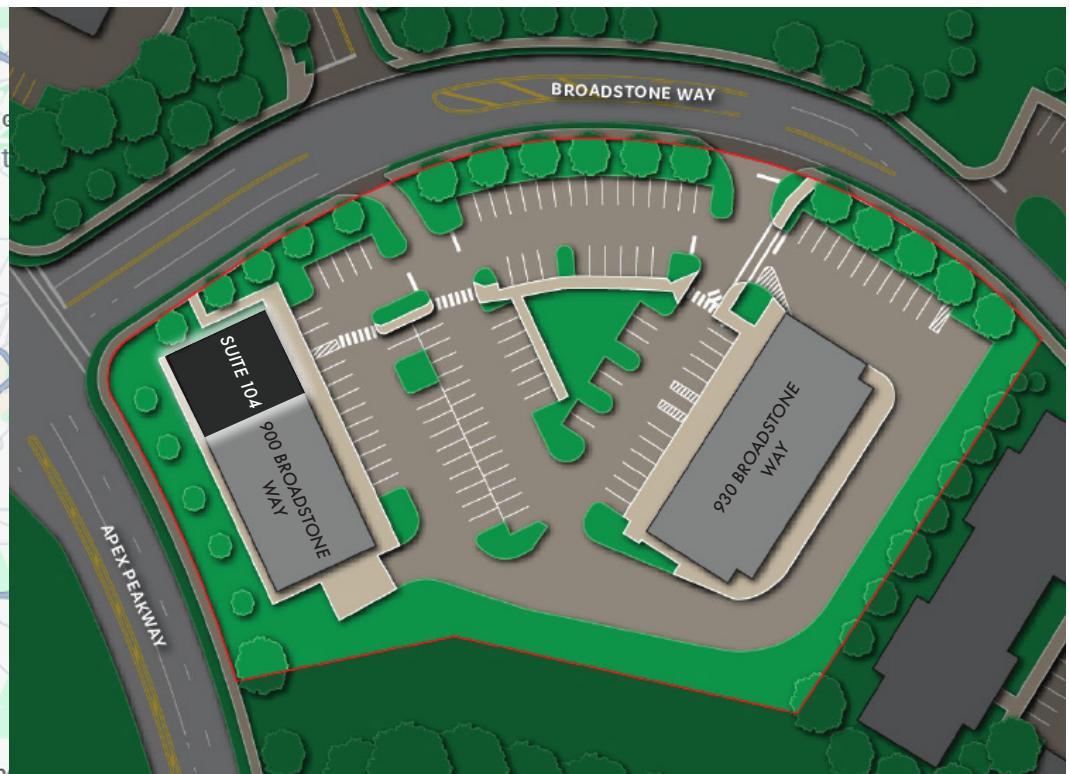
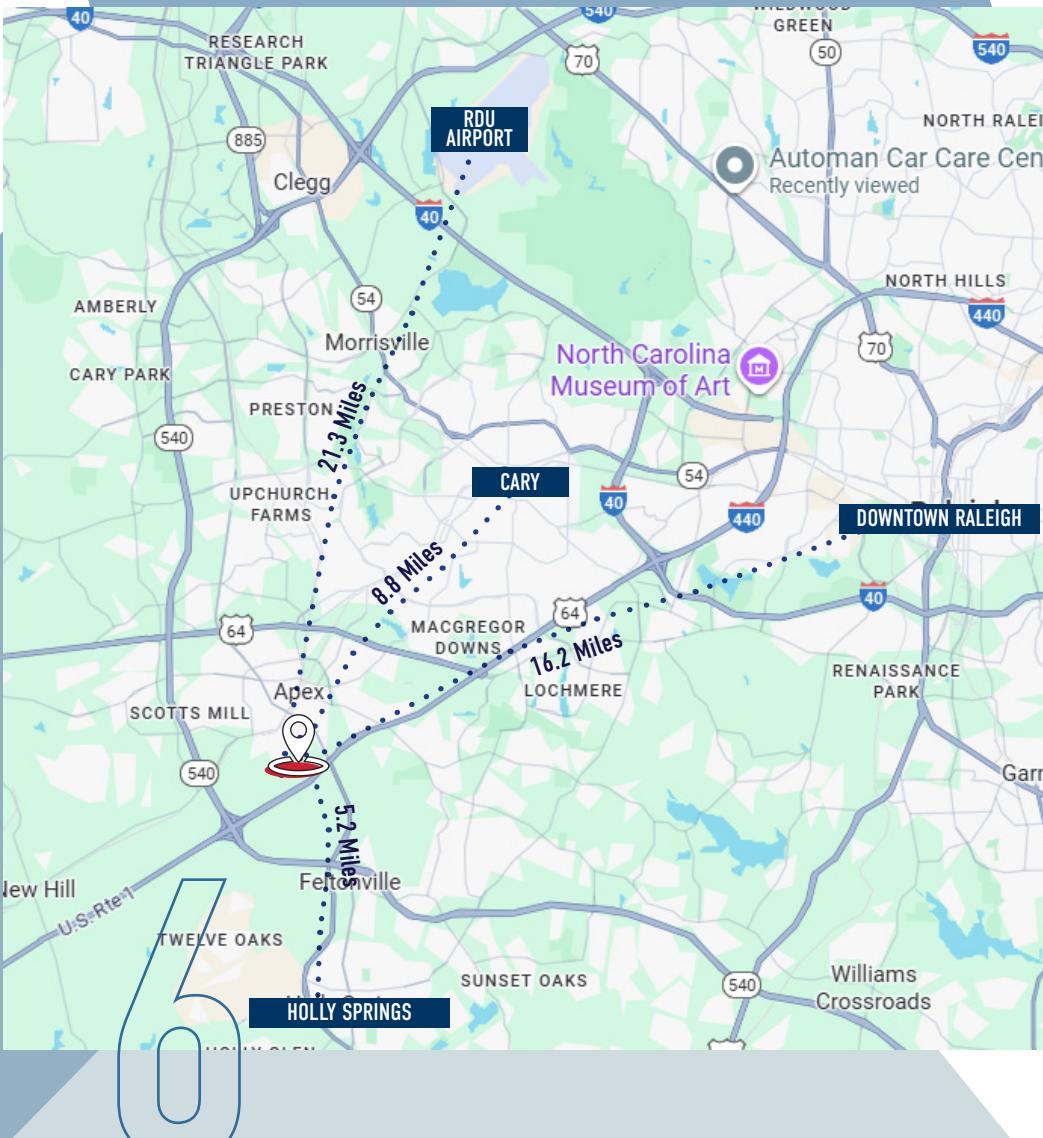


Rich Commercial Realty (RCR) is proud to offer a prime retail leasing opportunity at Broadstone Station, a well-kept retail center located at 900 & 930 Broadstone Way in Apex, North Carolina. The plaza totals 18,760 square feet across a 2.87-acre site and features two buildings occupied by five tenants, with one remaining endcap suite available. Broadstone Station enjoys excellent visibility, prominent signage, and strong frontage at the intersection of Broadstone Way and Apex Peakway. Positioned directly in front of Village at Broadstone Station—a 300-unit luxury multifamily community—and across from Stone Glen Apartments, a newly built 164-unit garden-style complex and Walmart Supercenter, the property is surrounded by substantial residential density and daily traffic drivers. The center is also just moments from the intersection of E Williams Street (NC-55) and Claude E Pope Memorial Highway (US-1), two of the region's primary commercial and commuter routes. Located within a highly active trade area home to a wide mix of industrial, manufacturing, and warehouse operations, Broadstone Station offers convenient access to nearby neighborhoods and apartment communities that provide a steady built-in customer base. Apex sits in the heart of North Carolina, roughly 15 miles west of Raleigh and 25 miles south of Durham.

# AMENITIES MAP



# LOCATION OVERVIEW & SITE PLAN



# HIGHLIGHTS & DEMOGRAPHICS

- The Property offers outstanding connectivity, being minutes from US-1, US-64, and I-540.
- The Property is positioned at the intersection of Broadstone Way and Apex Peakway and is across the street from Walmart Supercenter, which drives significant traffic to the area.
- Apex has seen a surge in apartment development, spanning market-rate luxury, affordable housing, and mixed-use communities, signaling strong growth and diversified housing options for a rapidly expanding town.
- North Carolina Children's Health (NC Children's) has chosen a location in Apex for its campus, which will include the only freestanding, independent children's hospital in the Carolinas. NC Children's, a partnership between UNC Health and Duke Health, will be built on approximately 230 acres of land at the intersection of US-1 and NC-540.
- Approximately 48,800 people live within 3-miles of the Property with an average household income of \$168,474. More than 153,400 people live within 5-miles of the Property with an average household income of \$182,294.



**64%**  
BACHELORS/GRAD/PROF DEGREE

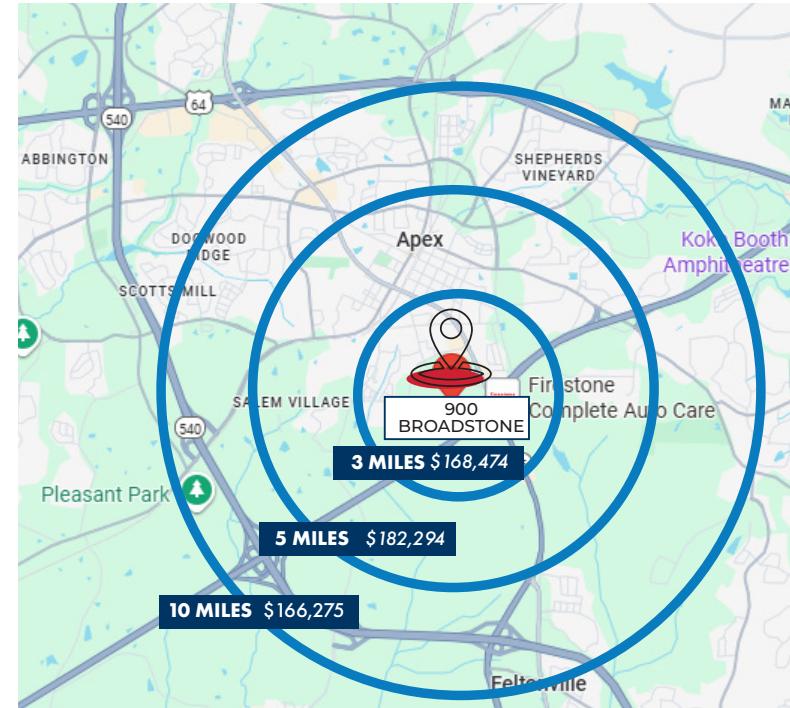


**36,000+**  
VEHICLES PER DAY



**48,800+**  
PEOPLE WITHIN 3 MILES

## Average Household Income



## Large, Rapidly Growing Population

5 Mile Radius

**2029: 169,324**

**2025: 153,461**

**2024: 155,350**

**2020: 146,740**

# MARKET OVERVIEW



## APEX SUBMARKET

Apex, North Carolina, nicknamed the “Peak City” and proudly bearing the motto “The Peak of Good Living,” is strategically positioned in Wake County. Located under 20 minutes from Raleigh and about 8 miles from Raleigh-Durham International Airport, Apex sits at the heart of the Research Triangle region.



\$168,400  
Median  
Household  
Income



## RETAIL

Apex's retail landscape is experiencing significant growth and transformation. The recently opened Sweetwater Town Center represents a 45-acre mixed-use development combining 230 apartments with 66,000 square feet of retail space, featuring popular brands like Harris Teeter, T.J. Maxx, Al's Burger Shack, and numerous local businesses.

The vibrant downtown district offers unique local shops, restaurants, and a newly established Social District allowing enhanced dining and entertainment experiences throughout the historic core.



12%  
Office Vacancy Rate



35,400+  
Total Employees



13,685+  
Total Businesses



## EXPANSION

Veridea - \$3 Billion Mixed-Use Development: This transformative 1,100-acre project is reshaping Apex's future. When complete, Veridea will feature: 8,000 residential units, 3.5 million square feet of retail, restaurants, and hospitality space, 12 million square feet of commercial office and industrial space, Wake Tech Community College campus (340,000 sq ft), NC Children's Hospital - 500-bed independent children's hospital bringing 8,000 jobs. The project is expected to generate 2,300+ annual jobs during construction and \$1.6 billion in cumulative labor income over the construction period.





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