



OFFICE FOR LEASE

PEAKWAY MARKET SQUARE

800 WEST WILLIAMS STREET, APEX, NC 27502

BRIAN FARMER, SIOR
D 919.576.2503
C 919.730.6584
bfarmer@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 | lee-associates.com/raleigh

Property Overview

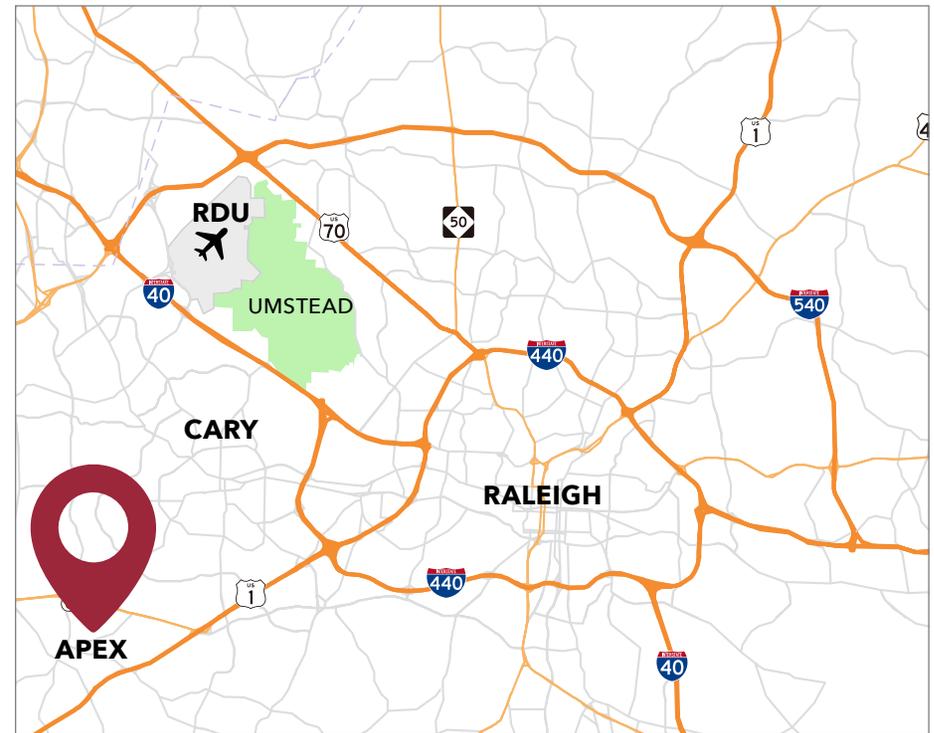
- Two-story mixed-use retail and office center located at the intersection of West Williams St (Hwy. 55) and Apex Peakway
- Conveniently located across from WakeMed Apex Healthplex and Apex Medical Park
- 1.2 miles from US 64 and 1.6 miles from NC-540
- Convenient to several retail shopping centers - Olive Chapel Village, Haddon Hall Commons and Beaver Creek Commons
- Good mix of retail and professional tenants such as Creech Chiropractic, Edward Jones, Hansen Dentistry, Sola Salon, Peakway Taps, Bella Nail Spa, Donovan's Dish, JD's Tavern, MyEyeDr, Moore & Alphin and Bawarchi Grill & Spirits

OFFICE AVAILABILITY

- **Suite 202: 1,477 SF**
- **Suite 207: 1,400 SF**
- **Lease rate: \$23.50/SF**
- **TICAM: \$9.95/SF**

TRAFFIC COUNTS

- **31,500 VPD:** West Williams Street (NC 55)
- **9,400 VPD:** Apex Peakway



Floor Plan

SECOND FLOOR OFFICE - RIGHT WING

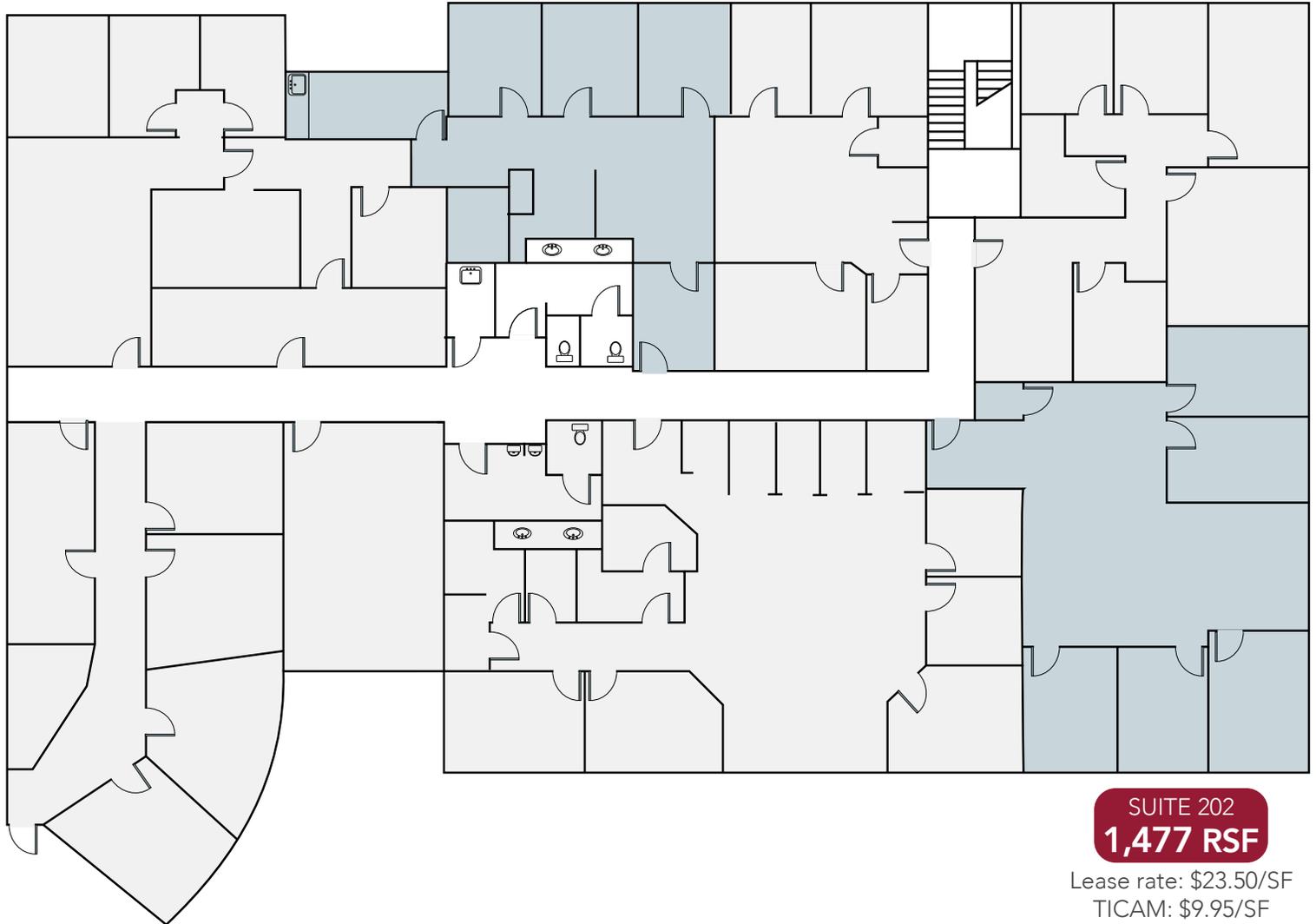
SUITE 207
1,400 RSF

Lease rate: \$23.50/SF
TICAM: \$9.95/SF

SUITE 207



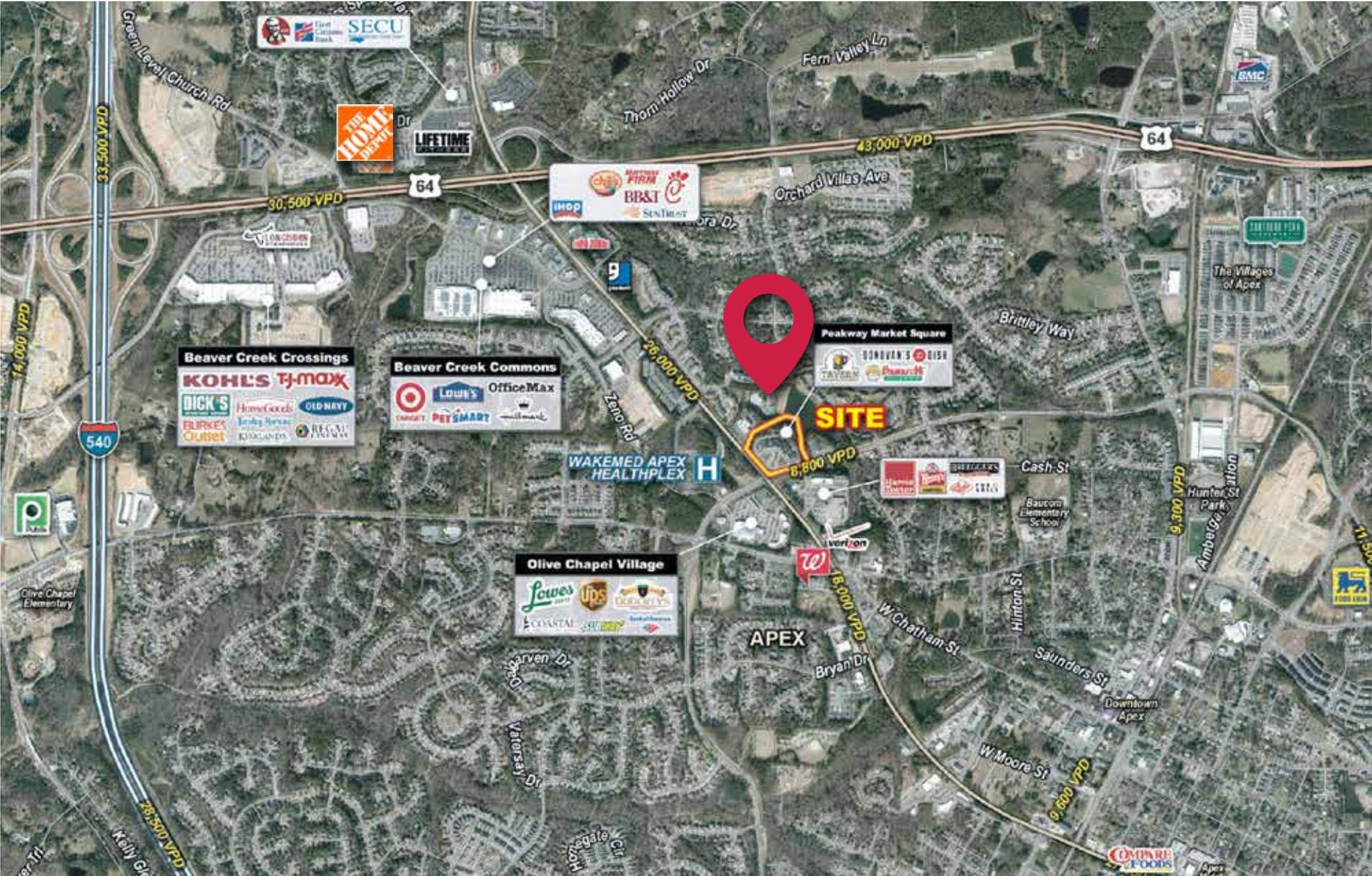
SUITE 202



SUITE 202
1,477 RSF

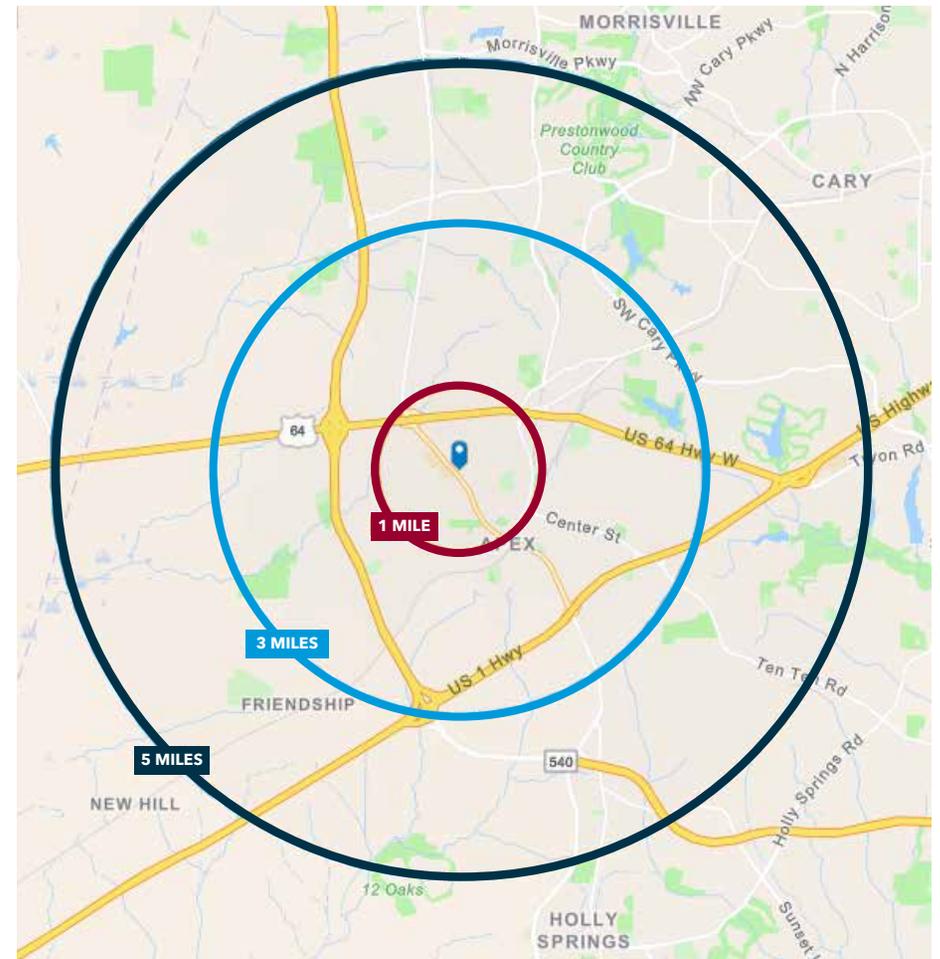
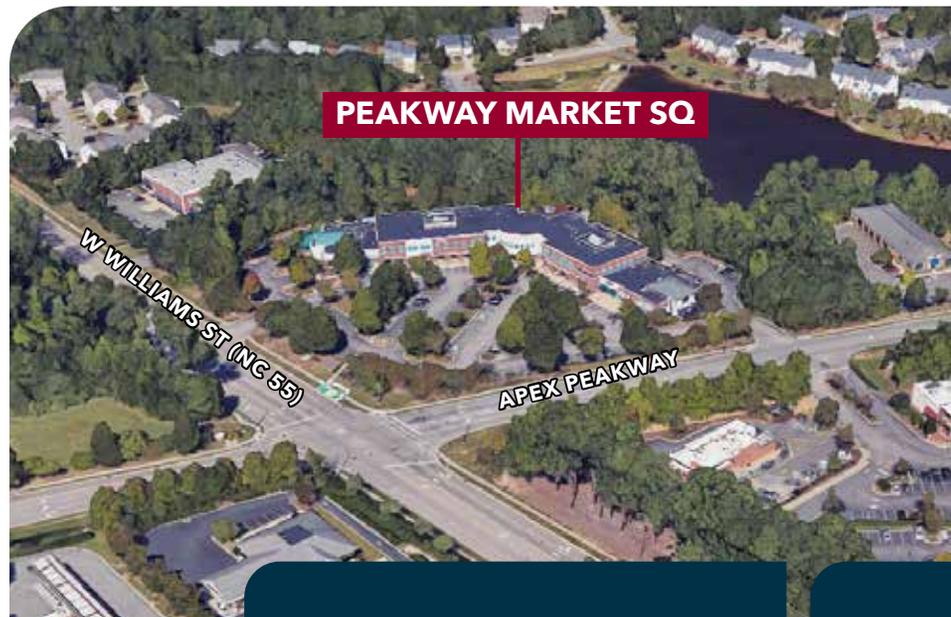
Lease rate: \$23.50/SF
TICAM: \$9.95/SF

Area Amenities



Demographics

	1 MILE	3 MILES	5 MILES
Population (2024)	10,213	74,175	155,458
Daytime Population	11,102	65,313	144,404
Median Age	38.3	38.7	39.5
Average Household Income	\$76,958	\$97,015	\$119,335
Average Home Value	\$168,748	\$171,041	\$177,691
Bachelor's Degree or Higher	70.8%	71.6%	72.0%



**#1 Best County to Live in NC
(Wake County)**
Stacker, 2024

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

**#3 Best Suburb to Raise a
Family in NC
(Apex)**
Niche, 2022