

# LAND FOR SALE



## COMMERCIAL ZONED LAND FOR SALE 0 Jenks Road Apex, NC 27523

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Apex, NC 27523

## PROPERTY OVERVIEW

5.59-acre commercial site is located in the established Peak Plaza shopping center in Apex, at the intersection of NC 55 Hwy and Jenks Road. Zoned PC-CU and adjacent to a high-traffic retailers, the property is a prime location with development potential for retail, daycare, medical, or service uses.

## PROPERTY HIGHLIGHTS

- » 5.59 acres for sale within Peak Plaza shopping center
- » Prime location at the signalized intersection of Jenks Road and NC 55 Hwy
- » 30,000+ VPD on NC 55 Hwy
- » Adjacent to Food Lion and surrounded by strong residential demographics
- » Zoned PC-CU (Planned Commercial - Conditional Use) - wide range of allowable uses
- » Ideal for retail, daycare, QSR, medical, or service uses
- » Minutes from downtown Apex, US 64 Hwy, and NC 540 Hwy
- » Sale Price: \$1,500,000

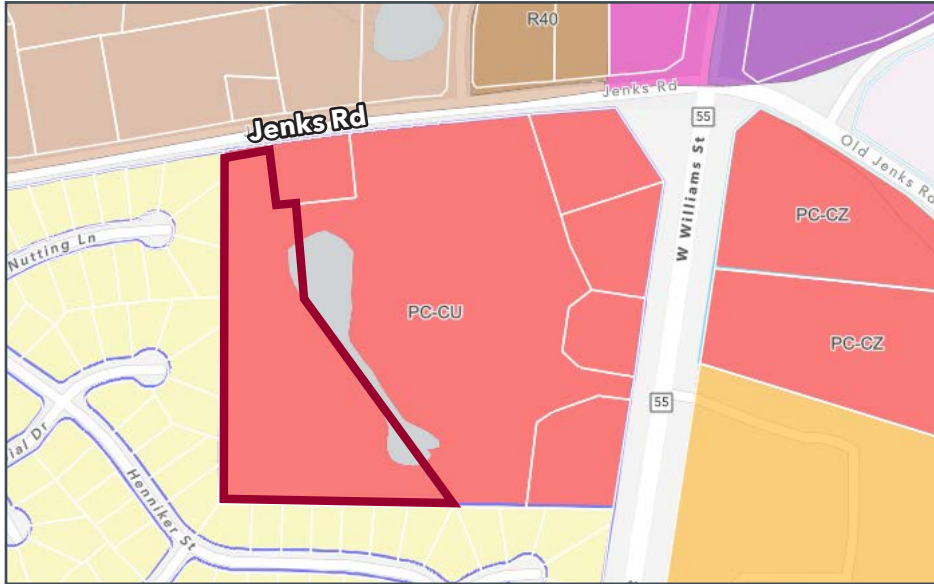


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## Zoning



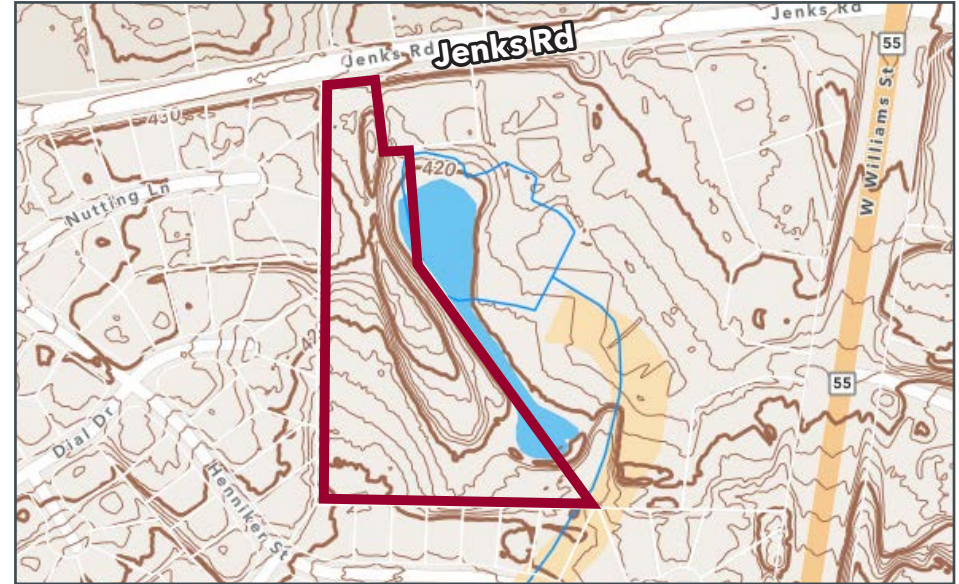
### PLANNED COMMERCIAL-CONDITIONAL USE (PC-CU)

1. PC - Allows a mix of commercial uses, potentially including retail, office, services, and restaurants. Development must be integrated and follow a site-specific plan, promoting high-quality design and coordination of uses.
2. CU - Development is subject to conditions approved by the local governing body.
3. IMPLICATIONS - The PC-CU zoning supports commercial development but with site-specific restrictions and possibly community or environmental considerations.

### ZONING CONDITIONS

<https://www.apexnc.org/DocumentCenter/View/5068/95CU13?bidId=>

## Topography



### APPLICABLE USES

- » Retail
- » Restaurant
- » Daycare
- » Medical Office
- » Business or Professional Office
- » Veterinary Clinic
- » Fitness Center
- » Automotive Service & Repair
- » Indoor Entertainment
- » Convenience Store with Gas Sales
- » Other uses also permitted

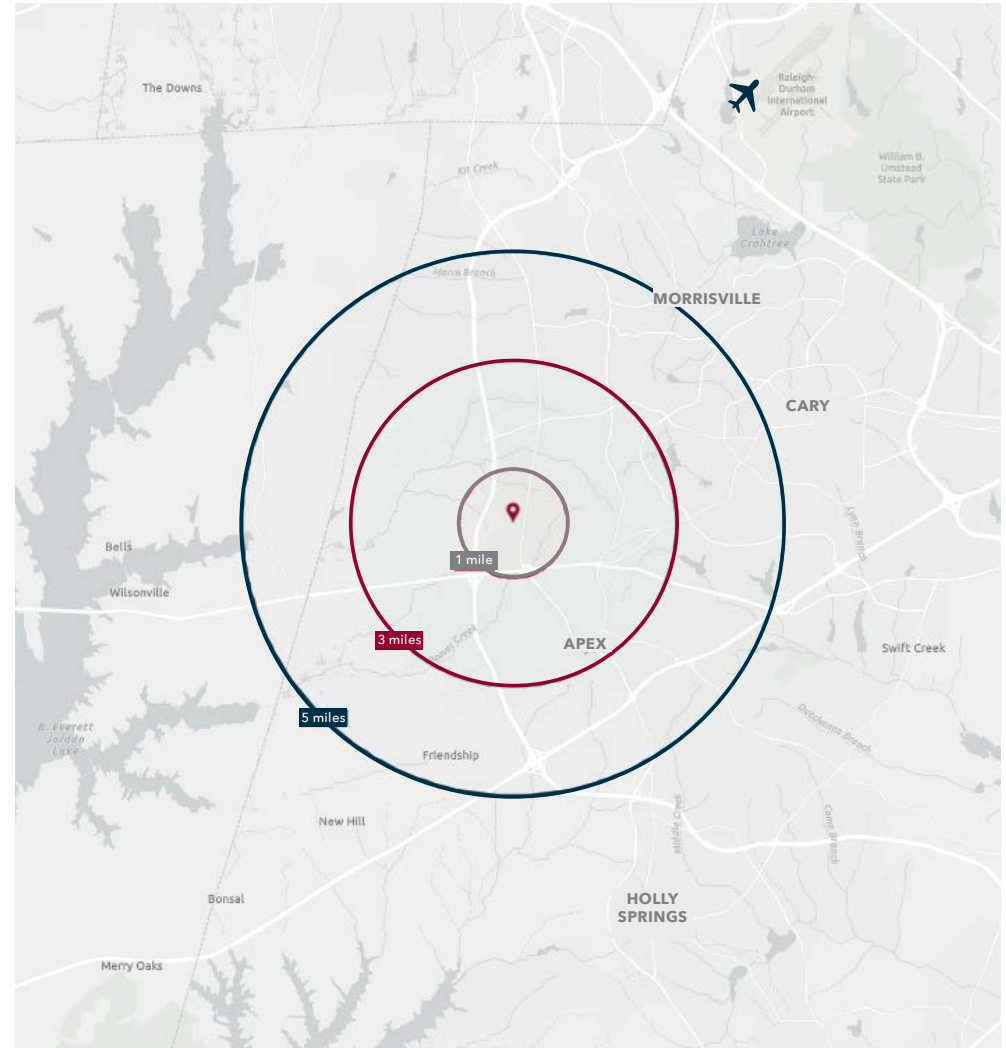
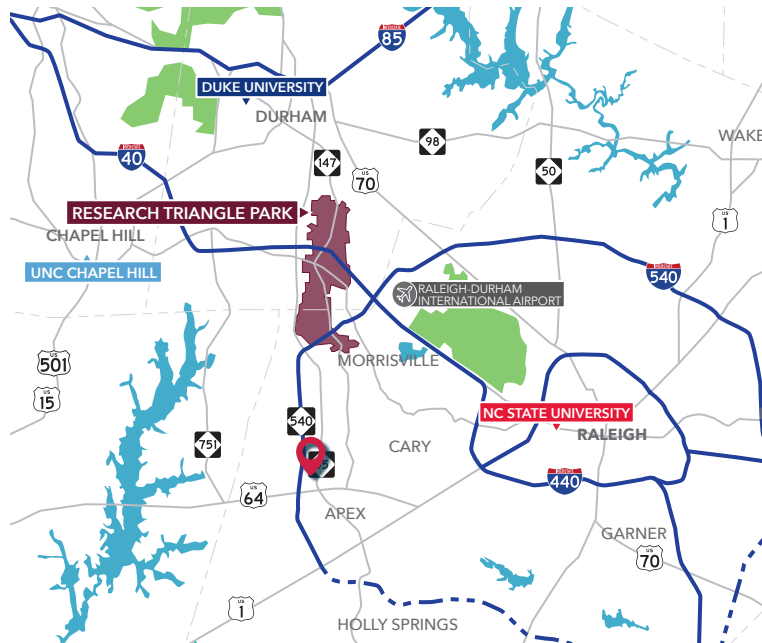
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	1 MILE	3 MILES	5 MILES
2024 Population	8,366	74,974	170,905
Daytime Population	6,278	61,308	146,772
Median Age	37.9	39.0	39.2
Average Household Income	\$179,162	\$181,371	\$183,232
Average Home Value	\$547,599	\$605,800	\$622,589
Bachelor's Degree or Higher	73.4%	74.9%	74.3%



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