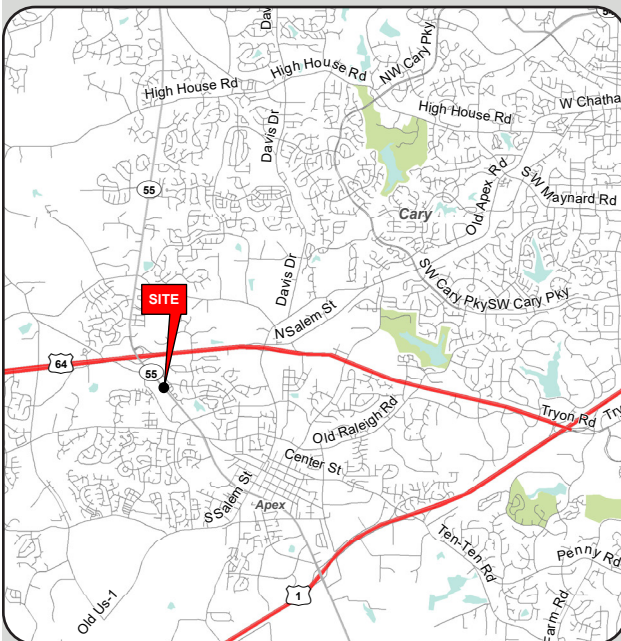




# BEAVER CREEK COMMONS

1045 Beaver Creek Commons Dr, Apex, NC 27502

4,000 SF Available



Apex was the 10th fastest growing city in the United States from 2021 - 2022 and Beaver Creek Commons is the dominant center in the market

High traffic volume intersection with 30,000 cars per day on Highway 55 and 46,500 cars per day on Highway 64

Over 3,600 new residences under construction in the trade area.

High income demographic (over \$175,000 average-household income in 5 mile radius)

125,445 SF shopping center shadow anchored by Target and Lowe's Home Improvement.

The center is currently 100% leased.

Great visibility and multiple points of access to the property.

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PARTNER **XTEAM**



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## DEMOGRAPHICS (2023)

	1 MILE	3 MILE	5 MILE
POPULATION	12,502	72,785	144,345
AVERAGE HH INCOME	\$174,609	\$162,741	\$175,372
MEDIAN HH INCOME	\$132,627	\$135,884	\$143,008
BUSINESS ESTABLISHMENTS	568	2,453	5,500
DAYTIME EMPLOYMENT	3,580	14,412	38,808

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OP8A	Panera Bread	4,600 SF
OP8B	Qdoba	2,400 SF
280	Gamestop	1,620 SF
270	The Guy's Place	1,620 SF
260	GNC	1,550 SF
250	Coming Available	4,002 SF
240	Hallmark	3,957 SF
230	UNC Rex Health	2,996 SF
220	Noodles & Co.	3,047 SF
210	Clarity & Vision	1,457 SF
200	Clarity & Vision	2,823 SF
190	Firehouse Subs	1,749 SF
180	Luxor Nails	1,843 SF
170a	Big Blue Swim	11,247 SF
170b	Popshelf	12,961 SF
160	Petsmart	19,107 SF
150	Officemax	20,100 SF
140	T-Mobile	2,000 SF
130	Supercuts	1,200 SF
120	Sip Cha	1,141 SF
110	Massage Luxe	1,972 SF
100	Chase Bank	3,500 SF
OP1	IHop	6,189 SF
OP2	Mattress Firm	6,689 SF
OP5	Chili's	4,549 SF

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