



# BEAVER CREEK COMMONS

1045 Beaver Creek Commons Dr, Apex, NC 27502

**AVAILABLE: 11,247 SF**



Apex is the fastest growing suburb in the United States and Beaver Creek Commons is the dominant center in the market

There are over 3.7 million annual visitors to the shopping center which is the most in a 5 mile radius of this location. This ranks Beaver Creek Commons in the 96th percentile for most visited shopping centers in the US.

High traffic volume intersection with 28,500 cars per day on Highway 55 and 38,000 cars per day on Highway 64

Over 9,000 new residences under construction in the trade area.

High income demographic (over \$132,000 household income in 5 mile radius)

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

11,247 SF of inline shop space is available.

Great visibility and multiple points of access to the property.

**WES THURMOND**

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**SPENCER BROWN**

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PARTNER **XTEAM**



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## DEMOGRAPHICS (2021)

	1 MILE	3 MILE	5 MILE
POPULATION	4,279	26,754	53,542
AVERAGE HH INCOME	\$113,375	\$122,397	\$132,059
MEDIAN HH INCOME	\$116,780	\$120,359	\$123,316
BUSINESS ESTABLISHMENTS	507	2,270	5,121
DAYTIME EMPLOYMENT	3,767	14,913	40,243

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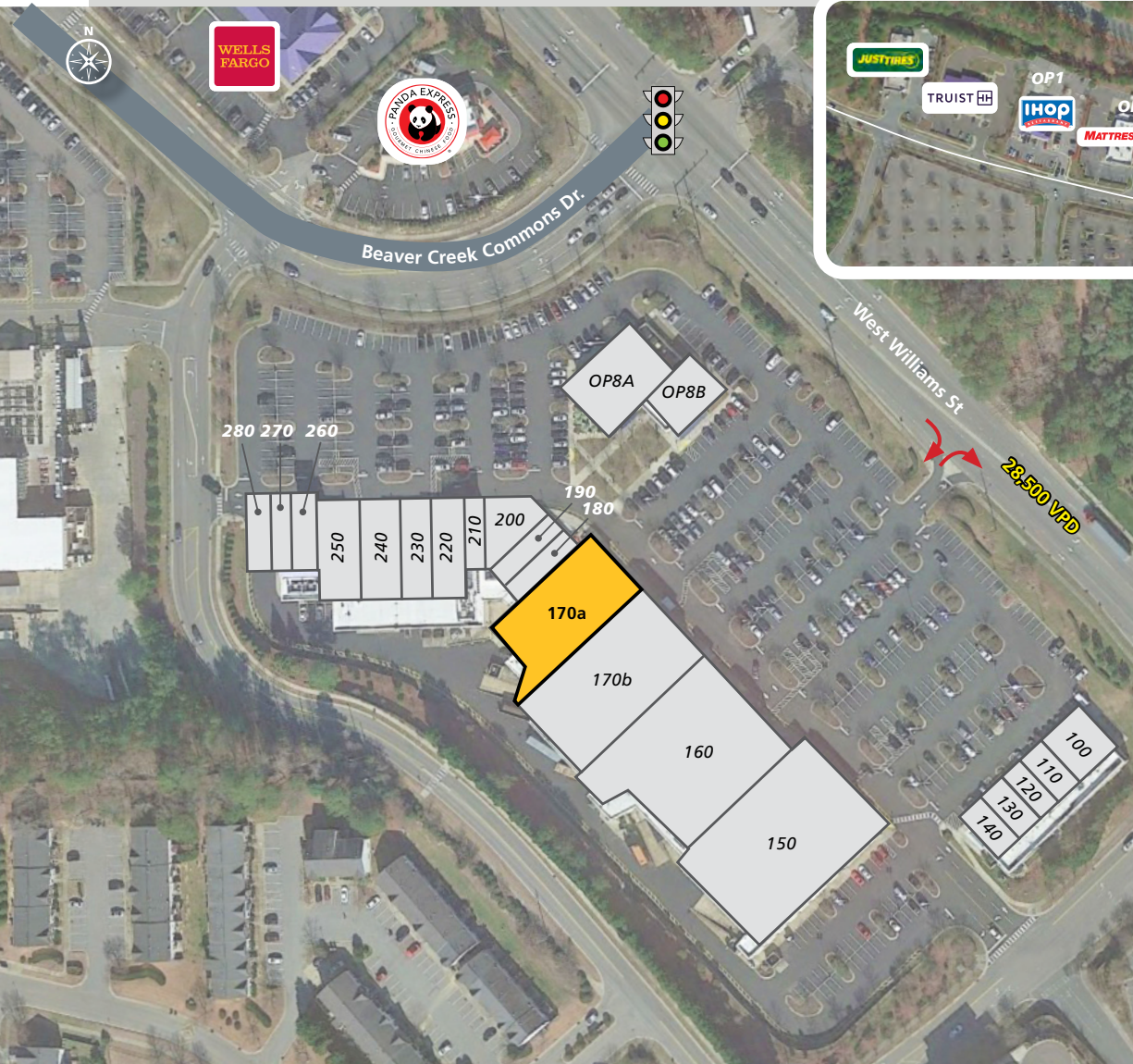




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OP8A	Panera Bread	4,600 SF
OP8B	Qdoba	2,400 SF
280	Gamestop	1,620 SF
270	The Guy's Place	1,620 SF
260	GNC	1,550 SF
250	Spenga Fitness	4,002 SF
240	Hallmark	3,957 SF
230	UNC Rex Health	2,996 SF
220	Noodles & Co.	3,047 SF
210	Clarity & Vision	1,457 SF
200	Clarity & Vision	2,823 SF
190	Firehouse Subs	1,749 SF
180	Luxor Nails	1,843 SF
<b>170a</b>	<b>Available</b>	<b>11,247 SF</b>
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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