



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

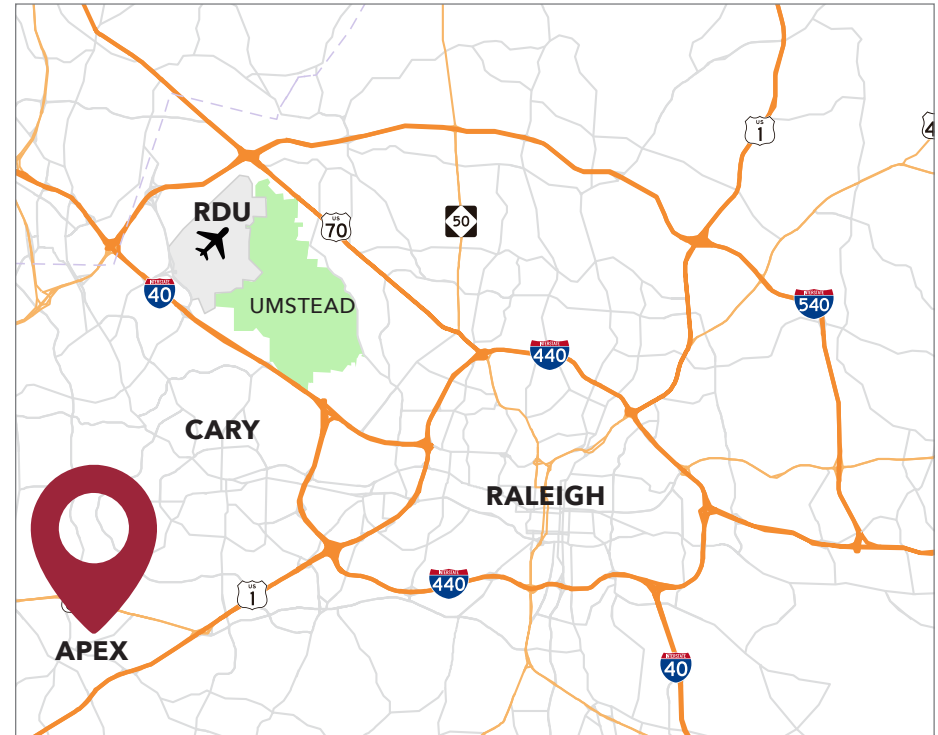
OFFICE AVAILABILITY

- **Suite 207: 1,400 SF**
- **Lease rate: \$23.50/SF**
- **TICAM: \$10.25/SF**

- **Suite 231-K: 160 RSF**
- **Lease rate: \$675.00/month**

TRAFFIC COUNTS

- **29,000 VPD:** West Williams Street (NC 55)
- **9,500 VPD:** Apex Peakway



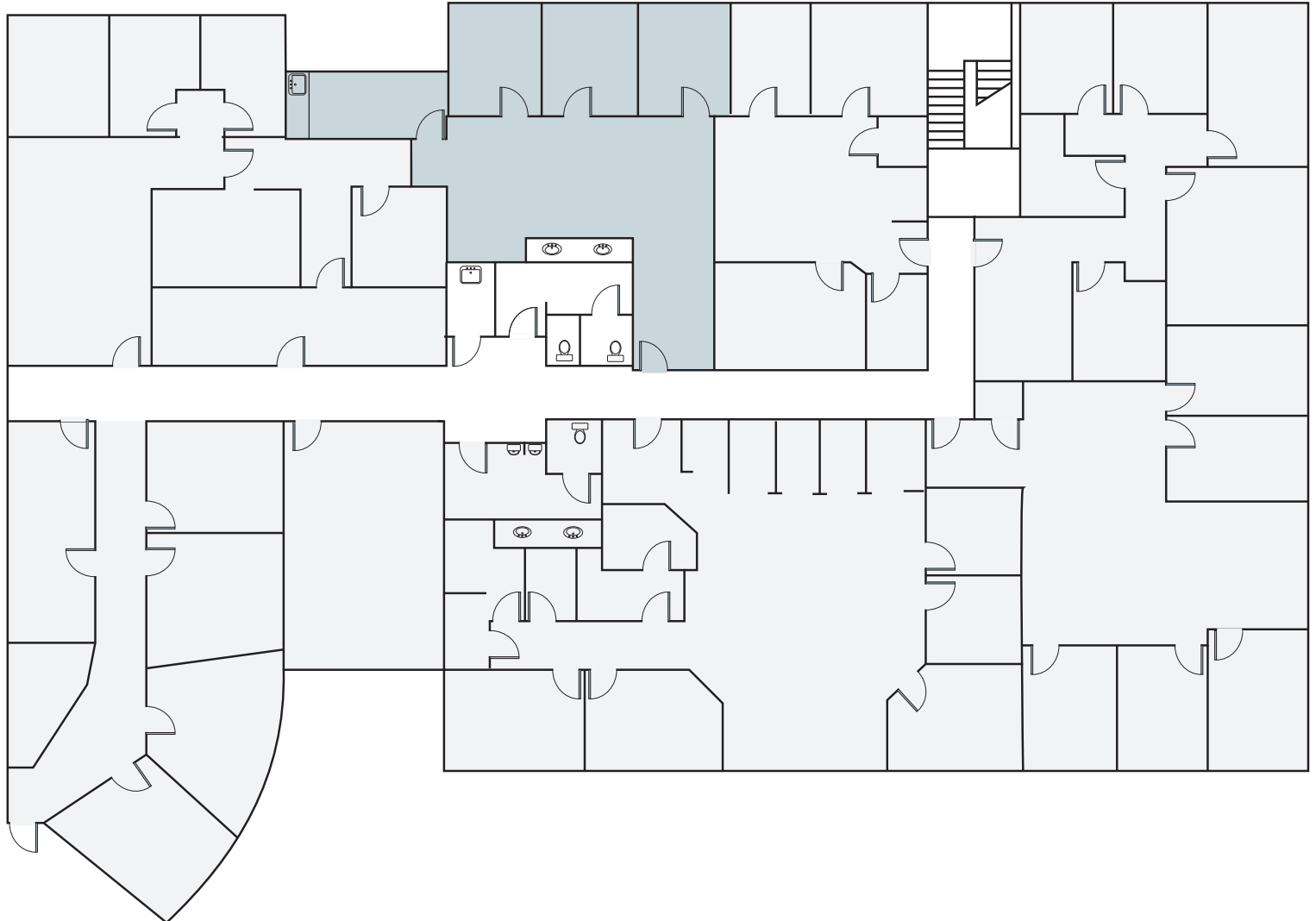
Floor Plan

SECOND FLOOR OFFICE - RIGHT WING

SUITE 207
1,400 RSF

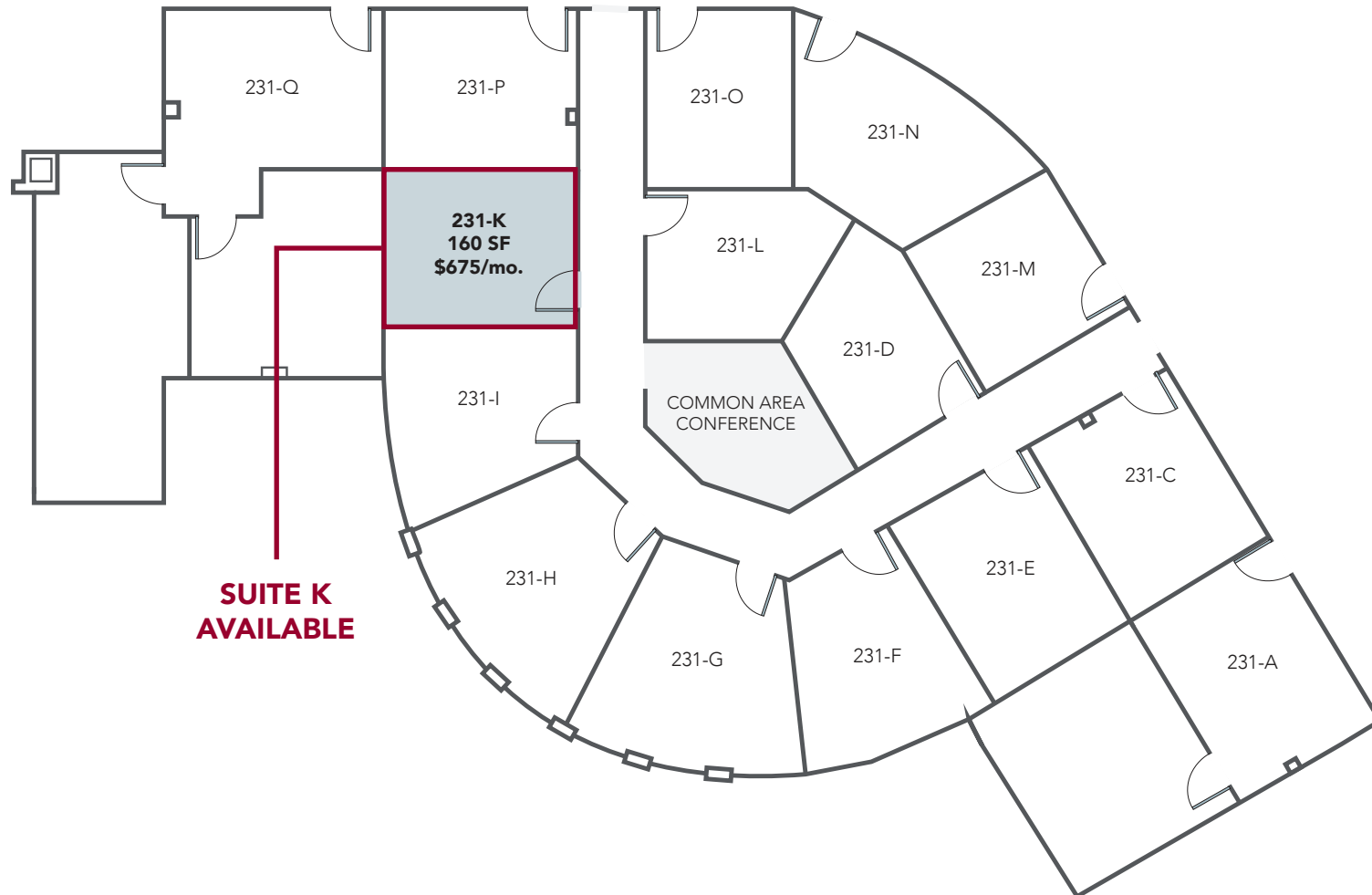
Lease rate: \$23.50/SF
TICAM: \$9.95/SF

SUITE 207

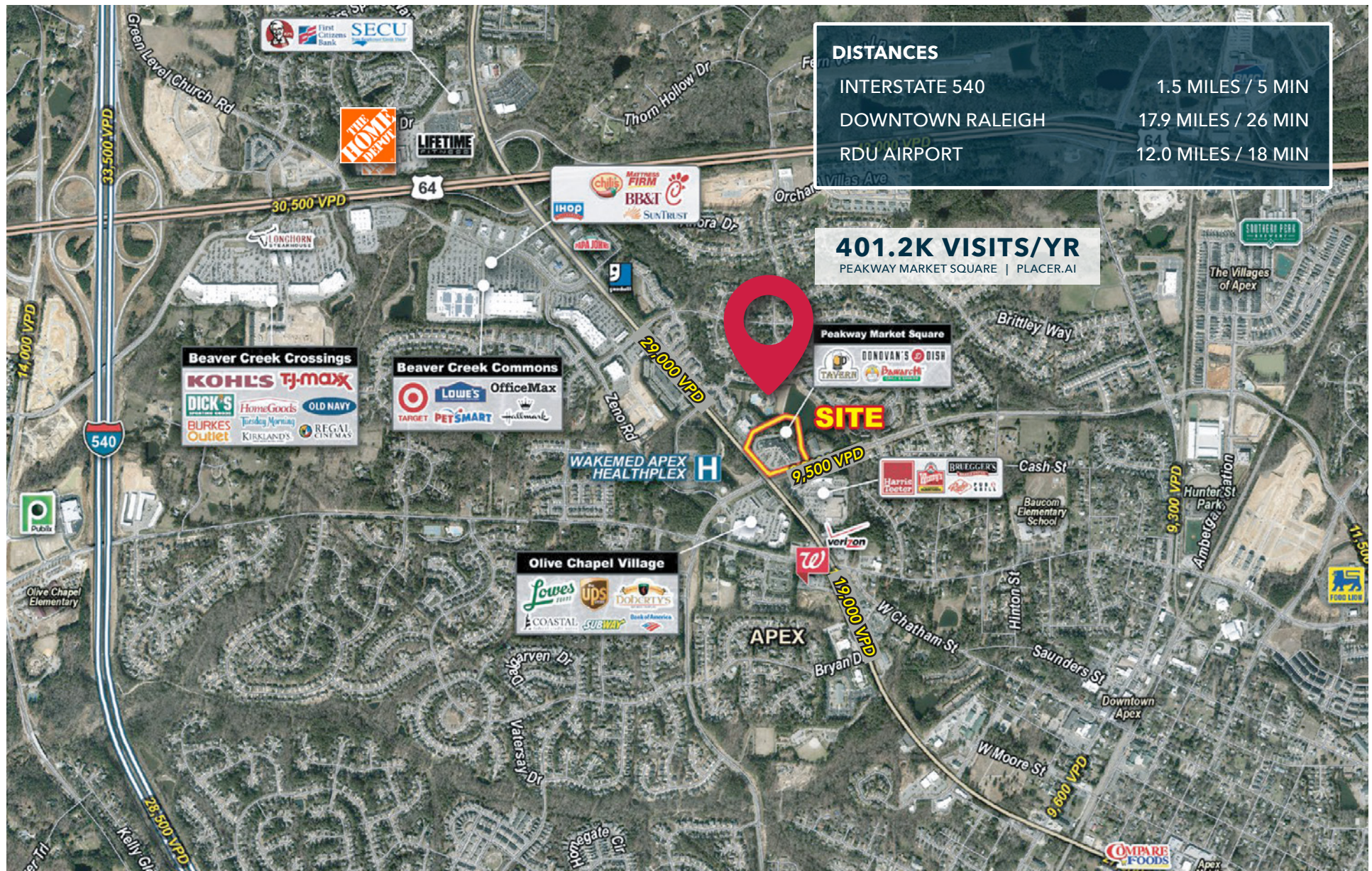


Floor Plan

SECOND FLOOR OFFICE - CENTER WING EXECUTIVE SUITES



Area Amenities



Demographics

	1 MILE	3 MILES	5 MILES
Population (2025)	7,963	54,787	166,126
Daytime Population	11,558	61,236	167,622
Median Age	38.6	38.7	39.7
Median Household Income	\$108,618	\$141,052	\$150,538
Median Home Value	\$485,083	\$559,885	\$589,796
Bachelor's Degree or Higher	57.7%	67.6%	71.6%



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

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

**#1 Boomtown in NC
(Apex)**
News & Observer, 2024