

APEX GATEWAY

US 64 HIGHWAY
30,000 VPD

751

US
64

INDOOR
ENTERTAINMENT
/ RECREATION

RETAIL
AVAIL.
FOR
LEASE

Sofia Suites
burn

MEDICAL /
URGENT CARE
AVAILABLE
FOR
LEASE

OUTPARCEL E
AVAILABLE FOR
SALE

1.64 AC

OUTPARCEL F
AVAILABLE FOR
SALE

1.59 AC

NATIONAL
C-STORE

PROPOSED CONNECTION

NEW HILL RD
12,000 VPD

NEW HILL OLIVE CHAPEL RD



MEDICAL / URGENT CARE FOR LEASE
INTERSECTION OF US-64 & NC-751 | APEX, NC 27502

MOSS WITHERS, SIOR, MBA
mwITHERS@lee-associates.com
O: 919.576.2501

KARAH JENNINGS MCCONNELL
kjennings@lee-associates.com
C: 919.817.0705

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

SIGNALIZED INTERSECTION AT US-64 & NC-751

±45,000 SF | MEDICAL / URGENT CARE FOR LEASE

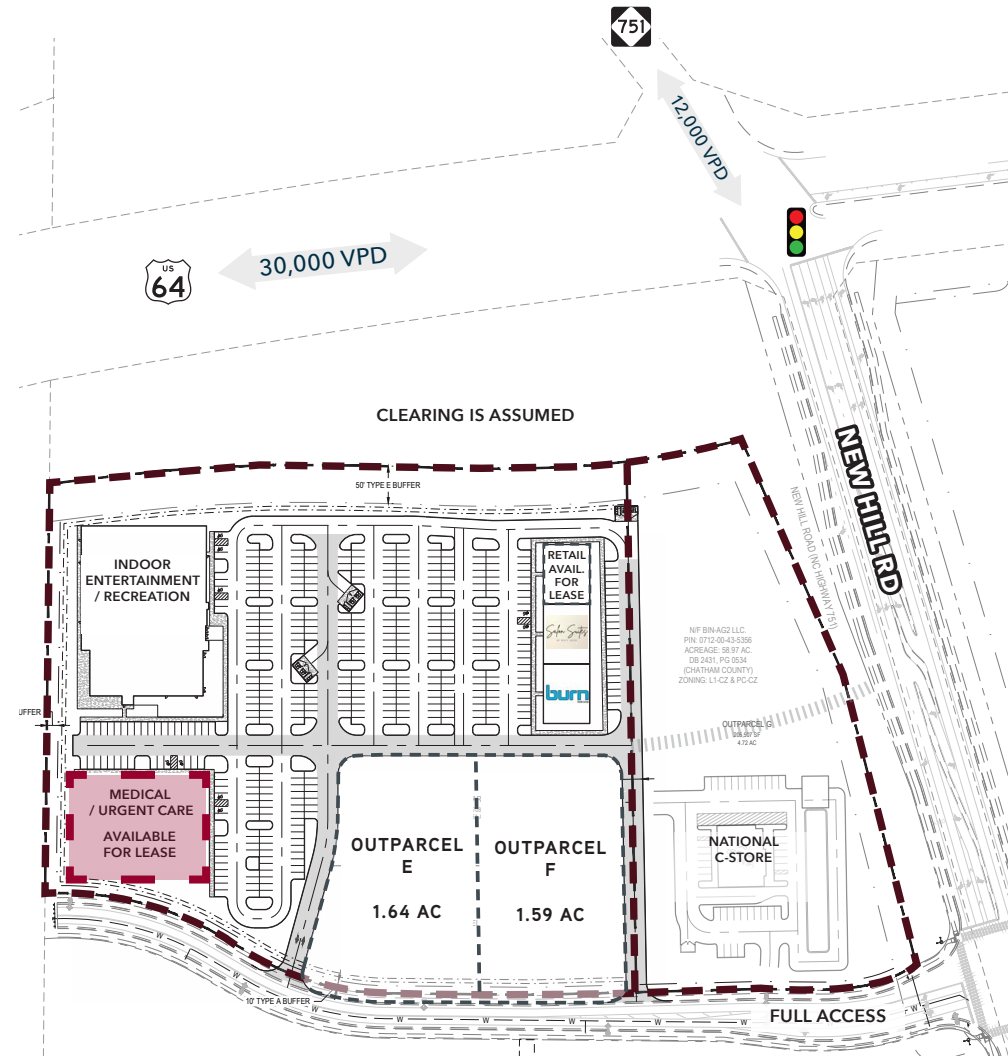
Apex Gateway Medical offers a new medical office and urgent care leasing opportunity within a ±300-acre mixed-use development planned for over 3 million square feet of retail, industrial, medical office, and residential uses.

The planned two-story medical building will contain approximately 45,000 square feet and is positioned along the project's primary frontage at 44 New Hill Road. Located at the intersection of US-64 and NC-751, the property benefits from excellent visibility, accessibility, and proximity to a growing residential population throughout Apex and western Wake County.

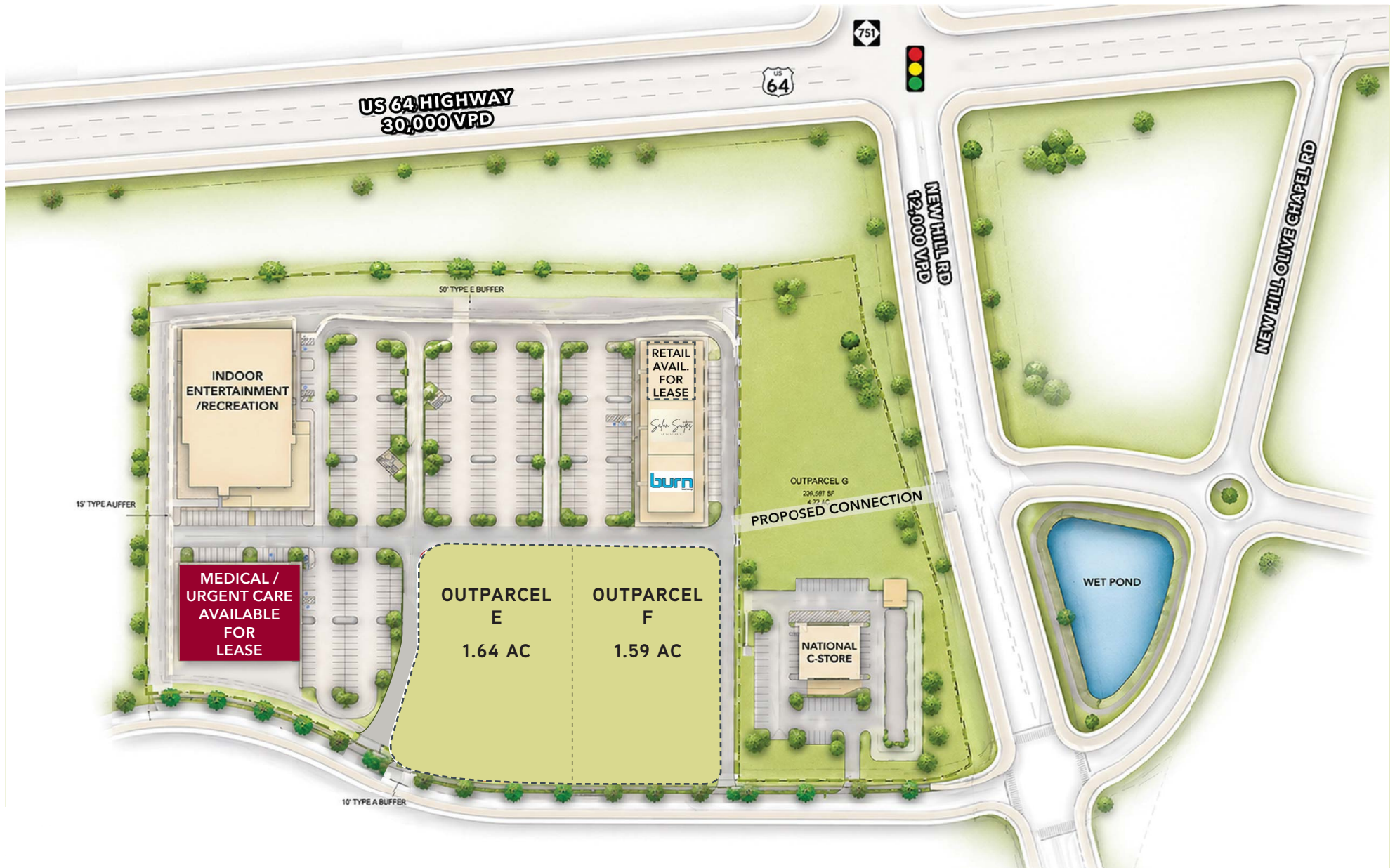
Surrounded by planned retail, hospitality, entertainment, and service uses, Apex Gateway Medical is designed to serve as a convenient healthcare destination for the expanding trade area.

MEDICAL OPPORTUNITY HIGHLIGHTS

- » Up to ±45,000 SF available for lease (Approx. 22,500 SF per floor)
- » Planned two-story medical / urgent care building
- » Located within a ±300-acre mixed-use development
- » Approximately 30,000 VPD along US-64 | 12,000 VPD along NC-751
- » Ample on-site parking: 4.35/1,000 SF
- » Planned regional entertainment and recreation anchor
- » Adjacent to planned retail, hotel, and service uses
- » Strong residential growth throughout Apex and western Wake County
- » Excellent visibility and access from US-64 and NC-751
- » Across from The Math & Science Academy (TMSA) Charter School
- » 3.5 miles to I-540 interchange | 5 miles to Beaver Creek retail corridor
- » Ideal for urgent care, primary care, specialty medical, dental, imaging, physical therapy, and wellness user
- » LEASING DETAILS AVAILABLE UPON REQUEST

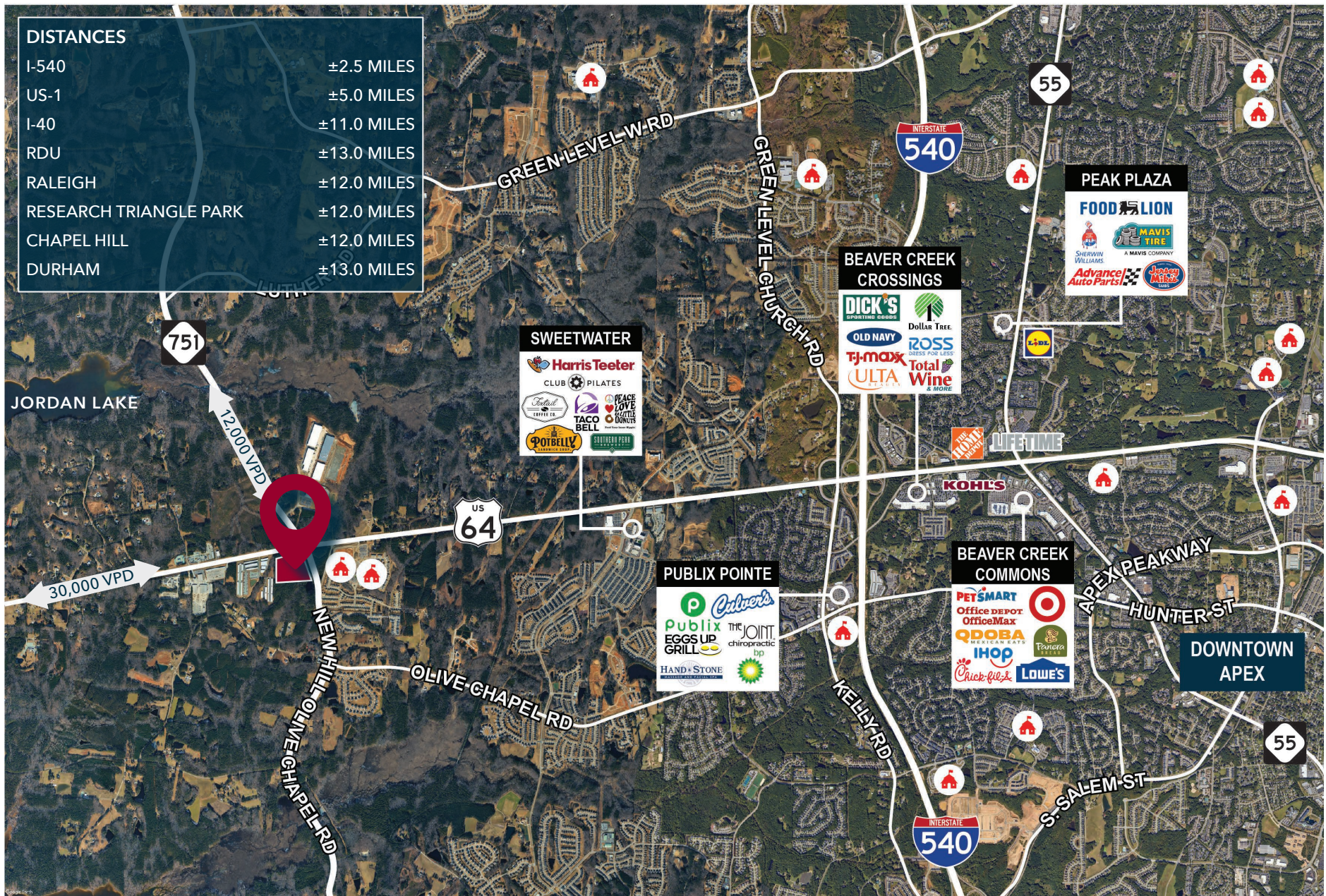


CONCEPTUAL SITE PLAN



APEX GATEWAY MEDICAL FOR LEASE | APEX, NORTH CAROLINA

AREA OVERVIEW



APEX GATEWAY MEDICAL FOR LEASE | APEX, NORTH CAROLINA

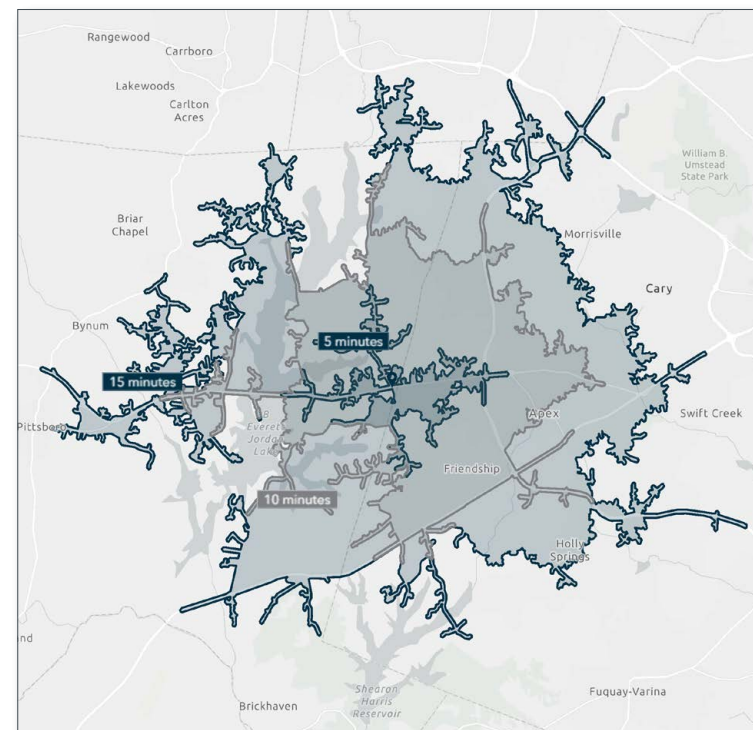
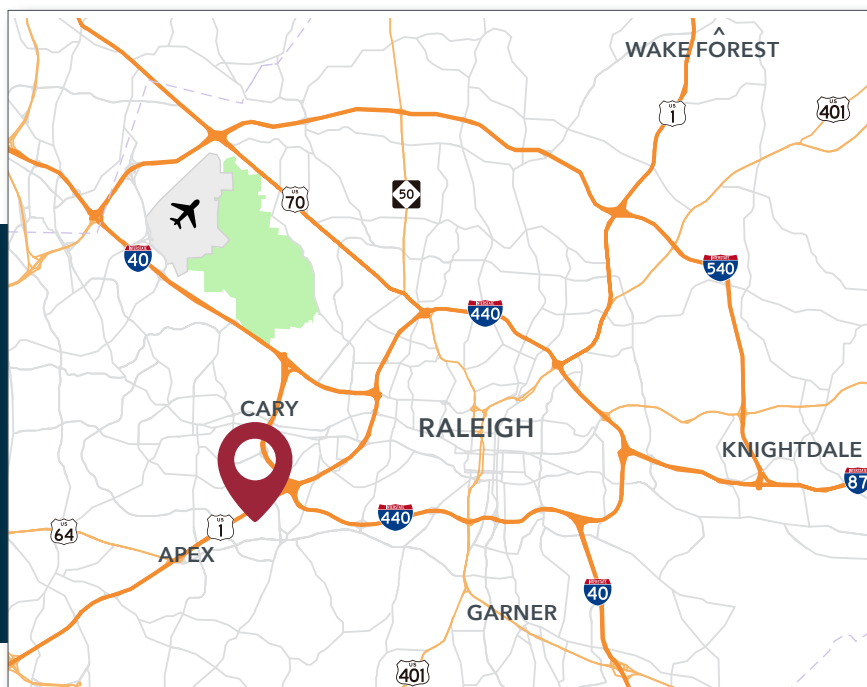
REGIONAL OVERVIEW



APEX GATEWAY MEDICAL FOR LEASE | APEX, NORTH CAROLINA

DEMOGRAPHICS

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
2025 Population	7,649	79,728	212,700
Total Businesses	91	1,777	5,751
2030 Projected Population	9,464	89,289	229,927
Daytime Population	5,195	63,873	191,300
Bachelor's Degree or Higher	74.5%	72.8%	74.3%
Median Age	37.3	37.9	39.0
Average Household Income	\$226,916	\$202,014	\$194,283
Average Home Value	\$732,754	\$674,875	\$680,607



ABOUT APEX, NORTH CAROLINA

Apex, NC is one of the fastest-growing communities in Wake County, located approximately 15 miles southwest of downtown Raleigh. Known as the "Peak of Good Living," Apex has experienced significant population growth over the past decade, driven by its strong quality of life, top-rated schools, and proximity to Research Triangle Park. The town continues to attract both residential and commercial development, supported by a highly educated workforce and convenient access to major transportation corridors including US-1 and NC-540.

MOSS WITHERS, SIOR, MBA
CEO & Principal
mwithers@lee-associates.com
O: 919.576.2501

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Executive Vice President, Principal
kjennings@lee-associates.com
O: 919.576.2502
C: 919.817.0705