

MERIDIAN POINT SHOPS

APEX, NC



US HWY 1 AND TEN-TEN ROAD INTERCHANGE

±6,750sf Multi-Tenant Retail Building

with Drive-Through

Apex, NC

NATE BUHLER
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**CAMBRIDGE
PROPERTIES**

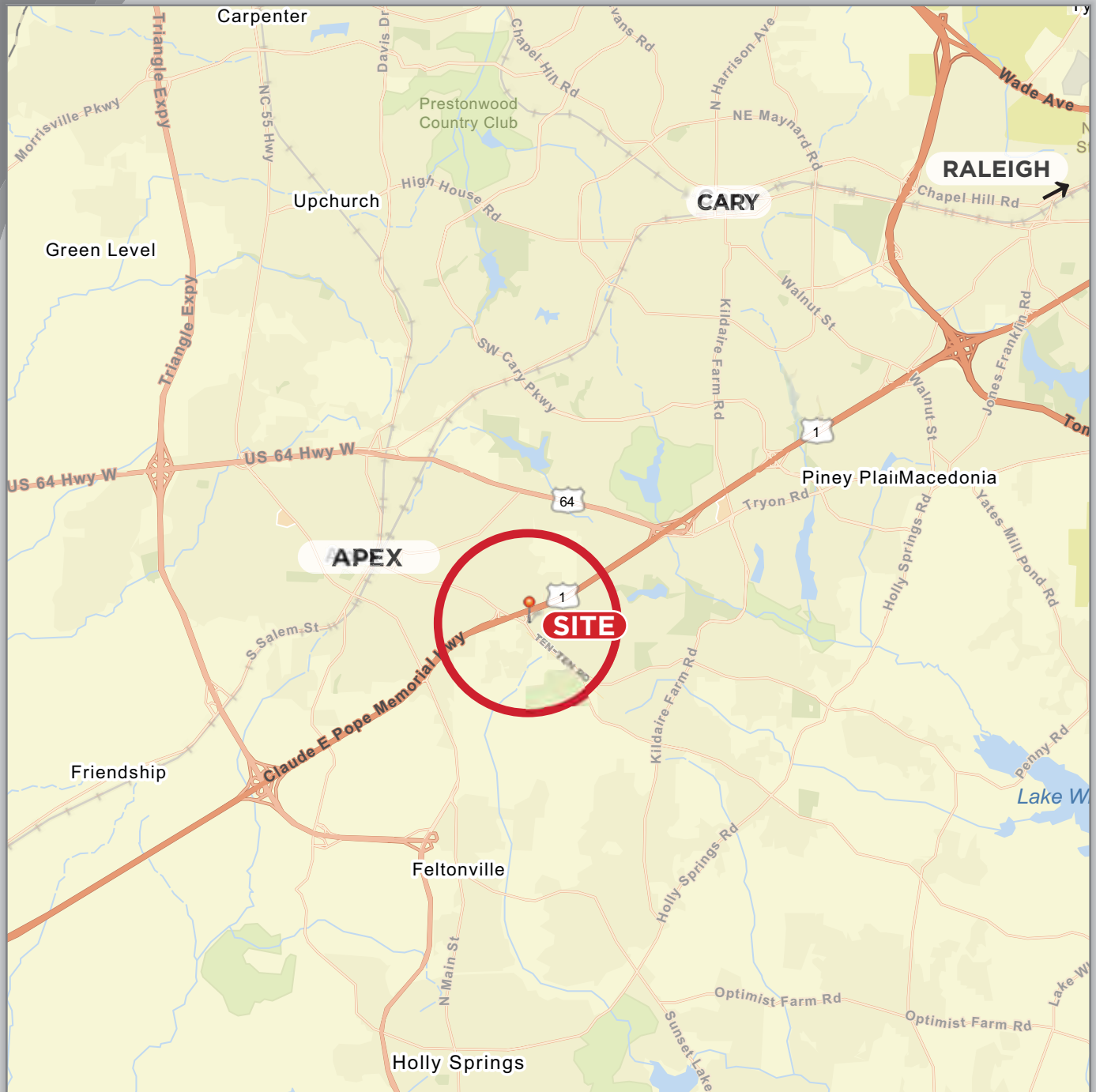
831 E. Morehead St., Ste. 245
Charlotte, NC 28202

cambridgeprop.com



MERIDIAN POINT SHOPS

LOCATION MAP





MERIDIAN POINT SHOPS

MARKET SUMMARY



The **Meridian Point Shops** are planned for ±6,750 square feet of retail/service shop space with a drive-through available, and located at the high traffic interchange of US-1 (77,000 VPD) and Ten-Ten Road (36,000 VPD) in Apex, NC. The immediate two mile area surrounding the site boasts strong income and population demographics, with over 25,000 people and median household income in excess of \$110,000.

Access to **Meridian Point Shops** includes right-in, right-out from Ten-Ten Road via Meridian Point Drive and connection to Reliance Avenue which has full movement, signalized access to Ten-Ten Road.

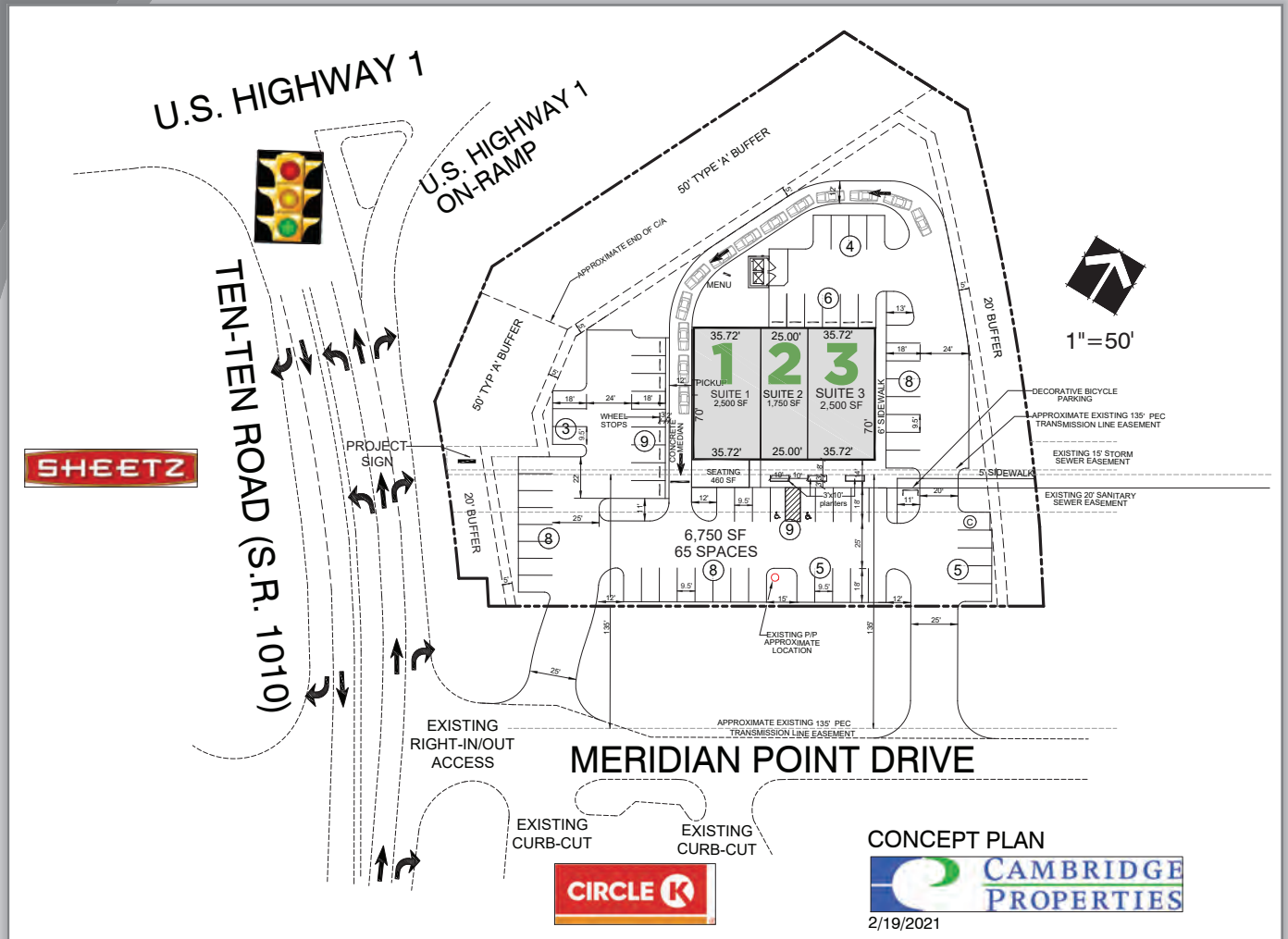
Meridian Point Shops will include walkable interconnectivity to Meridian at Ten Ten, a 250-unit luxury multifamily development completed in 2020.





MERIDIAN POINT SHOPS

PROPOSED SITE PLAN



AVAILABLE SUITES

Suite 1	±2,500sf	35.72' x 70'
	WITH DRIVE-THROUGH	
Suite 2	±1,750sf	25' x 70'
Suite 3	±2,500sf	35.72' x 70'

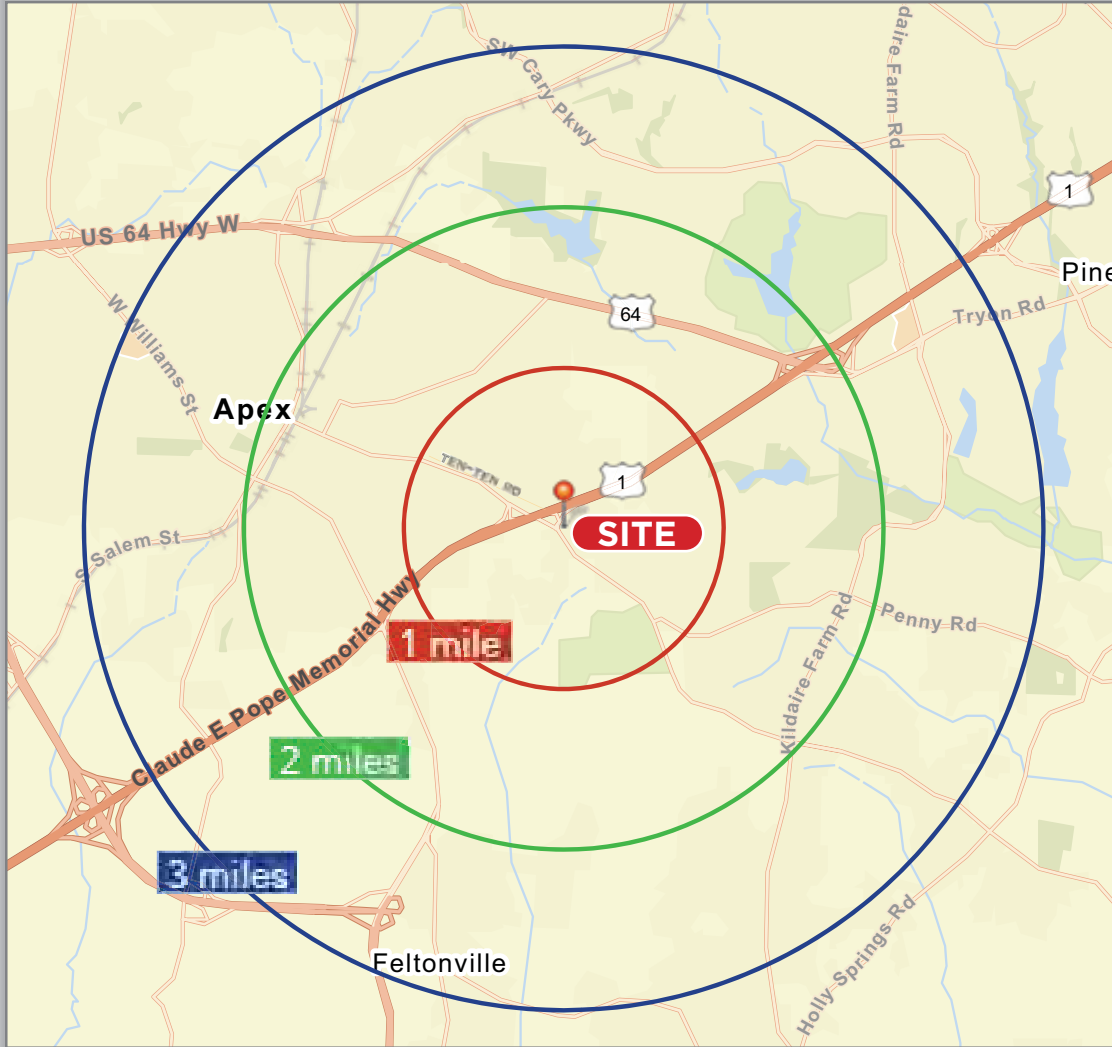
65 Parking Spaces, 9.63 parks/1,000sf

NOTE: Suite configuration and combinations are currently flexible



MERIDIAN POINT SHOPS

DEMOGRAPHIC PROFILE



STUDY AREA: Radii	1 Mile	2 Miles	3 Miles
Population 2025 Forecast	6,081	25,931	61,153
Population 2020 Projection	5,188	22,611	54,788
2020-2025 Annual Rate of Change	+3.23%	+2.78%	+2.22%
Median HH Income 2025 Forecast	\$134,72	\$112,331	\$113,841
Median HH Income 2020 Projection	\$126,560	\$107,448	\$107,949

POPULATION SOURCE: US Census Bureau, Census 2010 Summary 1. ESRI forecasts 2020 and 2025

Prepared 10/21/2020





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TRAFFIC PLAN



TRAFFIC COUNTS

Ten-Ten Road (at Site)	29,500 AADT
Ten-Ten Road (0.45 miles NW of Site)	22,500 AADT
US Hwy 1 (0.8 NE of Site)	77,000 AADT

SOURCE: NC DOT Traffic Survey Group staff collected, analyzed, processed and reported this data for calendar year 2019

MERIDIAN POINT SHOPS

DEVELOPMENT TEAM

Cambridge Properties, Inc. is involved in all aspects of development, leasing and property management. We focus on commercial real estate development with primary emphasis on grocery and major retail anchored shopping centers, single tenant build-to-suit and multi-use development combining retail, office and residential communities.



John 'Jay' Priester, Jr.

Executive Vice President. As EVP Jay's role is to identify new development opportunities and complete project oversight. Jay's sole focus while at Cambridge for the past 12 years has been sourcing and developing commercial real estate. Such expertise is essential in negotiating purchase contracts, navigating the entitlement process, horizontal and vertical construction and ultimately project stabilization.

Jay also leads the Cambridge Leasing Team, while focusing his efforts on all anchor tenant and build-to-suit leases.



Nate Buhler

Development Associate. Nate is responsible for sourcing new development opportunities and providing full support in the implementation of Cambridge Properties projects for both retail and land development.

His responsibilities include market research, site identification, contract negotiation, due diligence, financial budgeting, pro-forma analysis, construction monitoring, and leasing.