

OFFICE FOR LEASE

OLIVE CHAPEL PROFESSIONAL PARK

1409 - 1480 Chapel Ridge Road, Apex, NC 27502



LEASE RATE:	\$22.00 - 26.00 SF/Yr (NNN)
LOT SIZE:	8.7 Acres
BUILDING SIZE:	30,000 SF
YEAR BUILT:	2018
ZONING:	O&I-CZ
MARKET:	Apex
CROSS STREETS:	Olive Chapel Road
WEBSITE	Http://Bit.Ly/Olivechapel

PROPERTY OVERVIEW

Highly attractive professional park being built in two phases, with a total of five, mixed commercial use, two story buildings totaling nearly 75,000 SF. All buildings will have full elevator access with three secondary walk up entrances available.

Ground floor is available for retail, restaurant, personal services, athletic concepts, general and medical office uses. Upper level is designated for medical and general office use.

Visit <http://bit.ly/ocppinfo> for more details!

PROPERTY FEATURES

- Rate: \$22 - \$26 PSF
- TICAM: \$3.17 PSF
- Term: 5+ year minimum
- Sizes: From 950 SF (first floor only) to approximately 7,500 SF (second floor)
- TIA: Available for creditworthy tenants

KW COMMERCIAL
919.675.2750
4700 Homewood Court ,
Suite 200
Raleigh, NC 27609

DIEGO MUNOZ
Commercial Realtor
O: 919.675.2750
C: 919.413.5131
diegom@kw.com
NC #273250

EMMA LANTZ
Agent
O: 252.292.9242
elantz@kw.com

Outside Broker Address: 4700 Homewood Court, Suite #200, Raleigh, NC 27609

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BUILDING ONE COMPLETE

1,992 SF remain available

BUILDING TWO LEASING

Floor 1 - 950 SF to 7,500 SF

Floor 2 - 1,000 SF to 7,500 SF

Ground floor is available for retail, restaurant, personal services, athletic concepts, general and medical office uses.

Upper level is designated for medical and general office use.

Visit <http://bit.ly/olivechapel> for more details!

LOCATION OVERVIEW

Olive Chapel Park is located on 8.7 acres at the corner of Olive Chapel and Chapel Ridge Road and highly convenient to Beaver Creek Commons, I-540, Rte 55, Rte 64 and Apex Peakway. It is a short walk to the Publix Pointe Shopping Center with multiple retail and restaurant options

The commercial office/medical professional center is also surrounded by some of Apex's favored residential communities: Dogwood Ridge, Ashley Downs, Greenbrier, Abington, Scotts Mill, Beaver Creek, Woodridge and Holland Crossings with homes valued from \$400K to nearly \$1M, and average family incomes over \$100K. The professional park falls conveniently between Rte 1 and Jordan Lake with quick access to both Rte 64. RTP and RDU, along with WakeMed locations in Cary and Apex are within 15 minutes.

SPACE OPTIONS

Lease space options will range from minimum of 950 SF on ground level to nearly 7,500 SF on the upper level. Municipal zoning restrictions on maximum SF for restaurants and some other uses, contact listing agent for details

ALLOWANCE

Tenant improvement allowance is available for creditworthy

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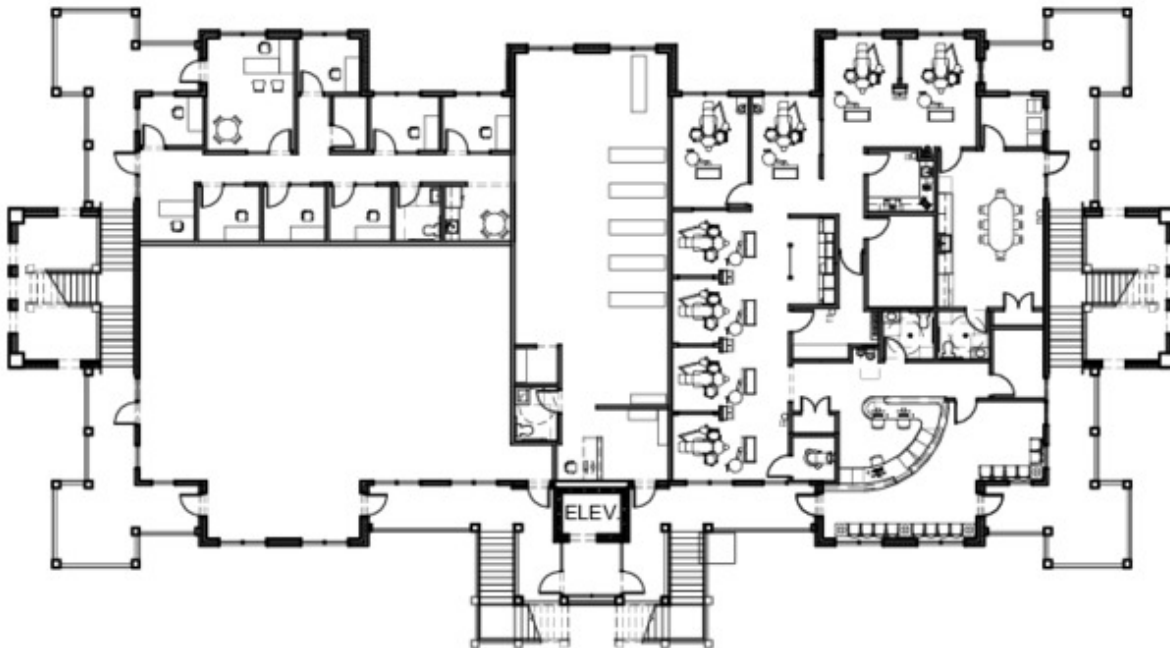


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**THE
BROKERAGE
RESOURCE**
SUITE 200
1,291 SF

**VACANT
SPACE**
SUITE 201
1,992 SF

**PILATES
EN POINTE**
SUITE 202

**CARDINAL
FAMILY
DENTISTRY**
SUITE 250

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1480-100	Office Building	-	NNN	2,000 SF	Leased
Suite 201	Office Building	\$21.00 SF/YR	NNN	1,820 SF	Leased
Suite 200	Office Building	-	NNN	1,291 SF	Leased
1480-202	Office Building	-	NNN	1,088 SF	Leased
1460-100	Restaurant	\$22.00 - 26.00 SF/YR	NNN	948 - 1,500 SF	Leased
1460-110	Restaurant	\$22.00 - 26.00 SF/YR	NNN	957 - 1,500 SF	Leased
1460-130	Athletic Concept/Personal Services	\$22.00 - 26.00 SF/YR	NNN	1,845 - 3,690 SF	Leased
1460-150	Athletic Concept/Personal Services	\$22.00 - 26.00 SF/YR	NNN	1,845 - 3,690 SF	Leased

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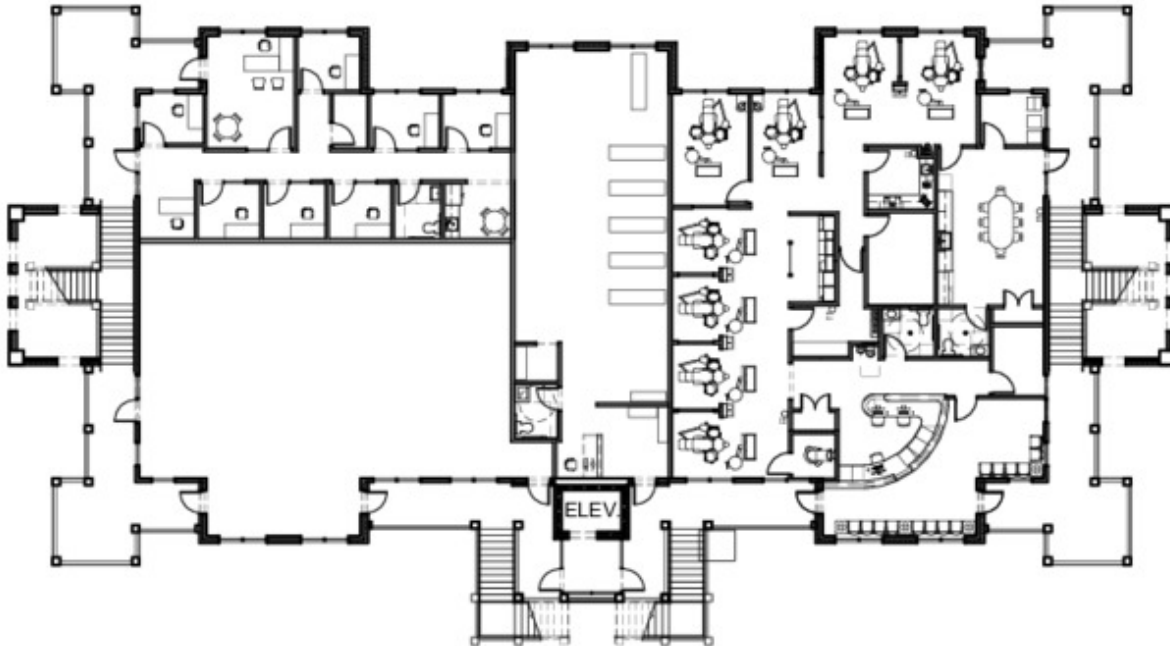


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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
1460-170	Office/Medical	\$22.00 - 26.00 SF/YR	NNN	948 - 3,750 SF	Leased
1460-180	Office/Medical	\$22.00 - 26.00 SF/YR	NNN	948 - 3,750 SF	Leased

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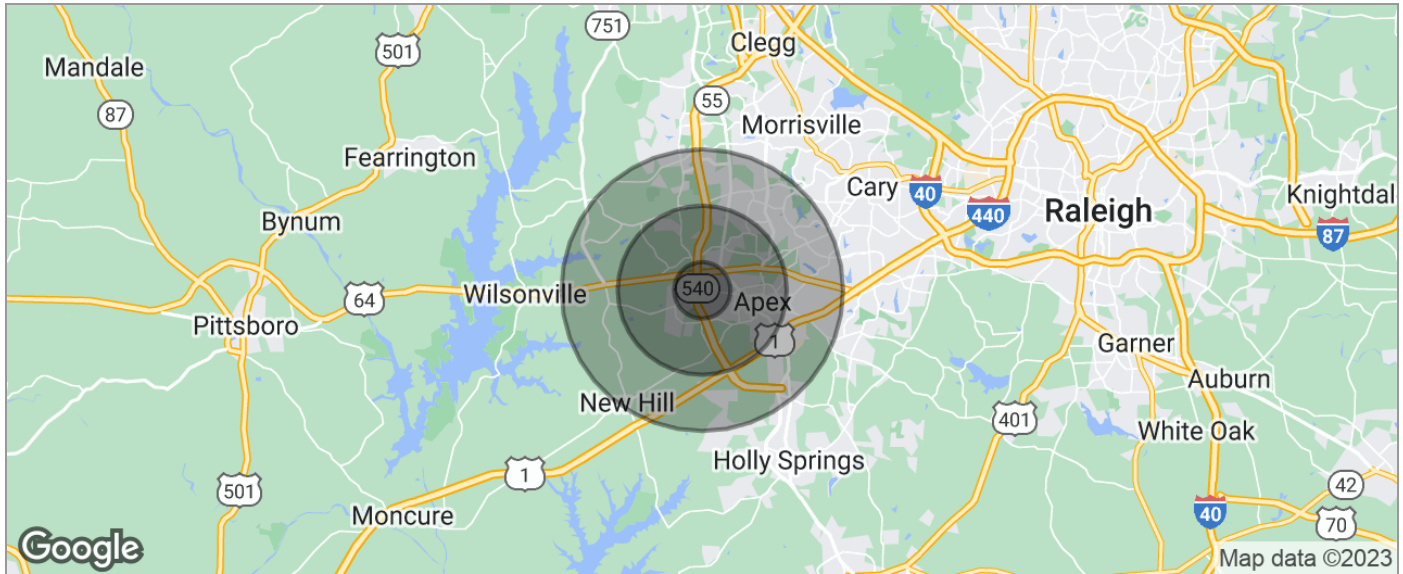
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,724	31,573	80,414
MEDIAN AGE	33.2	34.4	35.2
MEDIAN AGE (MALE)	32.9	33.6	34.8
MEDIAN AGE (FEMALE)	33.7	35.1	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,813	10,490	27,053
# OF PERSONS PER HH	3.2	3.0	3.0
AVERAGE HH INCOME	\$99,010	\$95,978	\$105,721
AVERAGE HOUSE VALUE	\$264,337	\$294,187	\$318,568
RACE	1 MILE	3 MILES	5 MILES
% WHITE	74.3%	75.7%	76.0%
% BLACK	6.8%	7.3%	7.0%
% ASIAN	9.4%	9.5%	11.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	3.2%	2.9%	3.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.5%	5.7%	6.3%

* Demographic data derived from 2020 ACS - US Census

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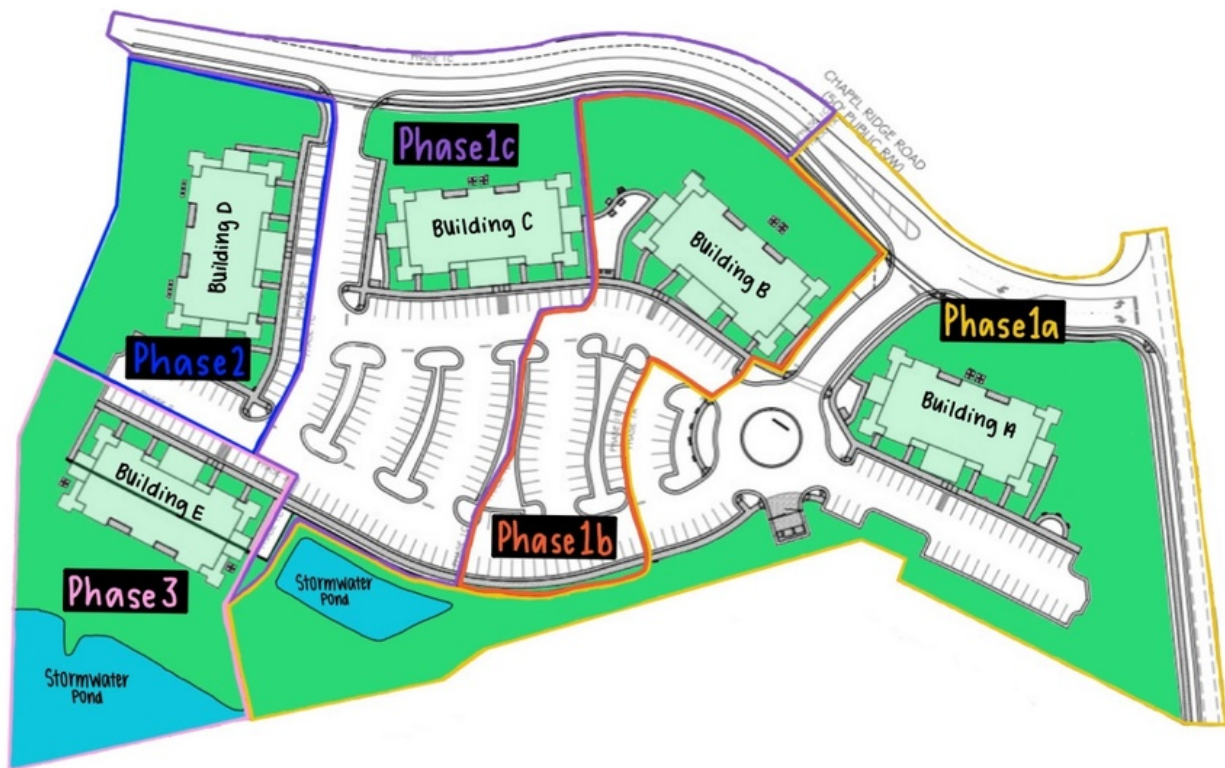
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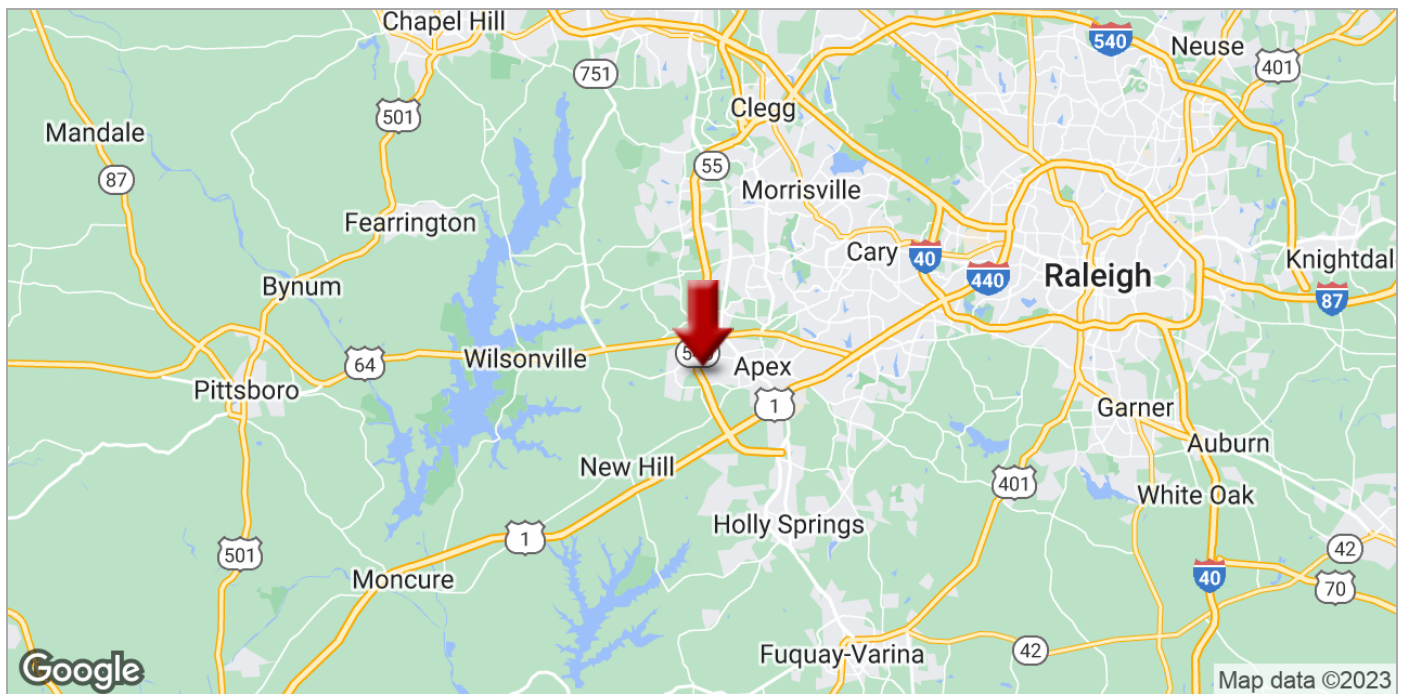
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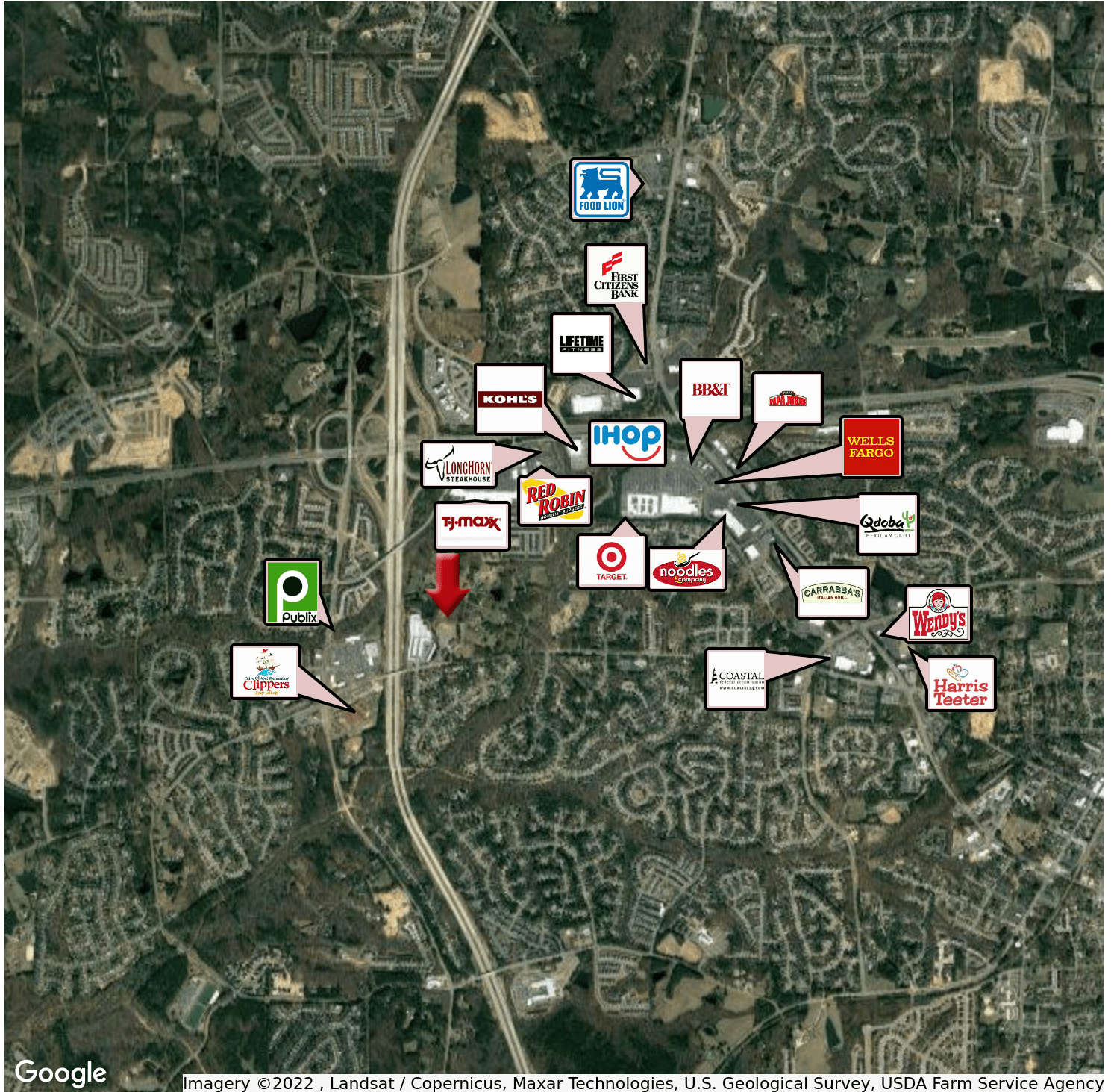
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