



40,100 SF ON 8.2 ACRES FOR SALE

# 1600 CENTER STREET

APEX, NC 27502

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# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

Two parcels for sale on Center Street in Apex, close to the Ten-Ten Road interchange on US 1 Hwy and downtown Apex.

## HIGHLIGHTS

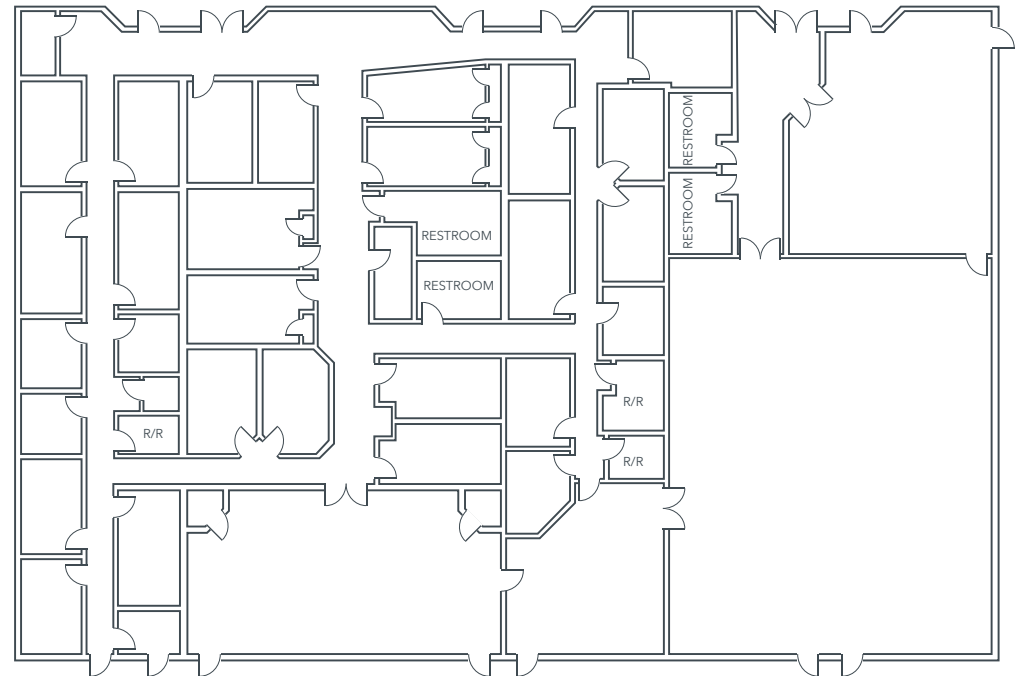
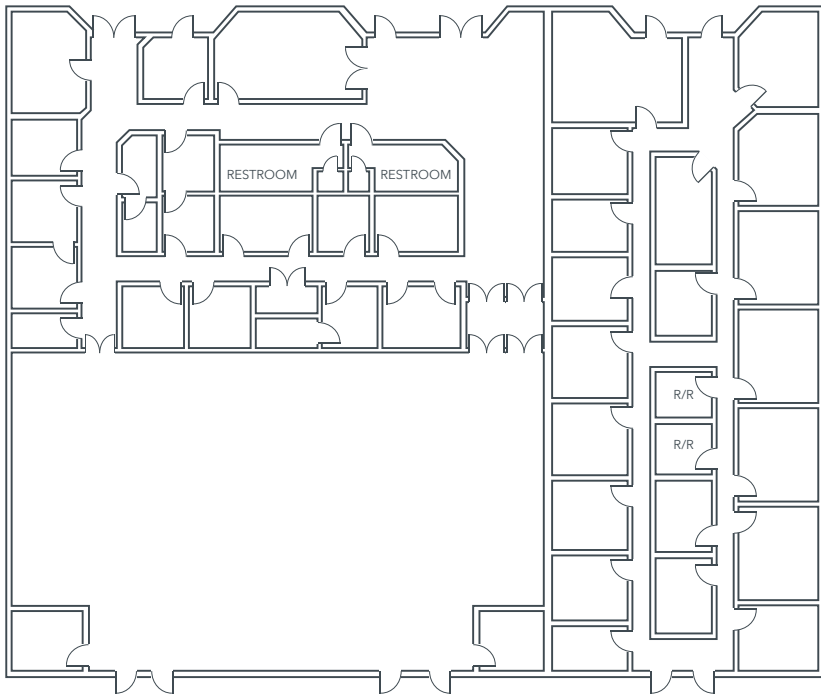
- » Up to 8.2 acres total
- » Two office/flex buildings totaling 40,100 SF, subdivision in progress
- » Building 1: 21,844 SF, \$280/SF
- » Building 2: 18,256 SF, \$300/SF
- » Buildings & parcels can be purchased individually or combined
- » O&I zoning in place
- » 21,000 vehicles per day on Center Street



## PARCEL DETAILS

ADDRESS:	0 Investment Blvd	ADDRESS:	1600 Center Street
SITE SIZE:	3.98 acres	SITE SIZE:	4.22 acres
PIN:	0751090469	BUILDING 1:	21,844 SF - \$280/SF
ZONING:	O&I - Conditional Use	BUILDING 2:	18,256 SF - \$300/SF
CURRENT USE:	Parking Lot	PIN:	0751095341
		ZONING:	O&I - Conditional Use
		CURRENT USE:	Place of Worship

# BUILDING PLANS



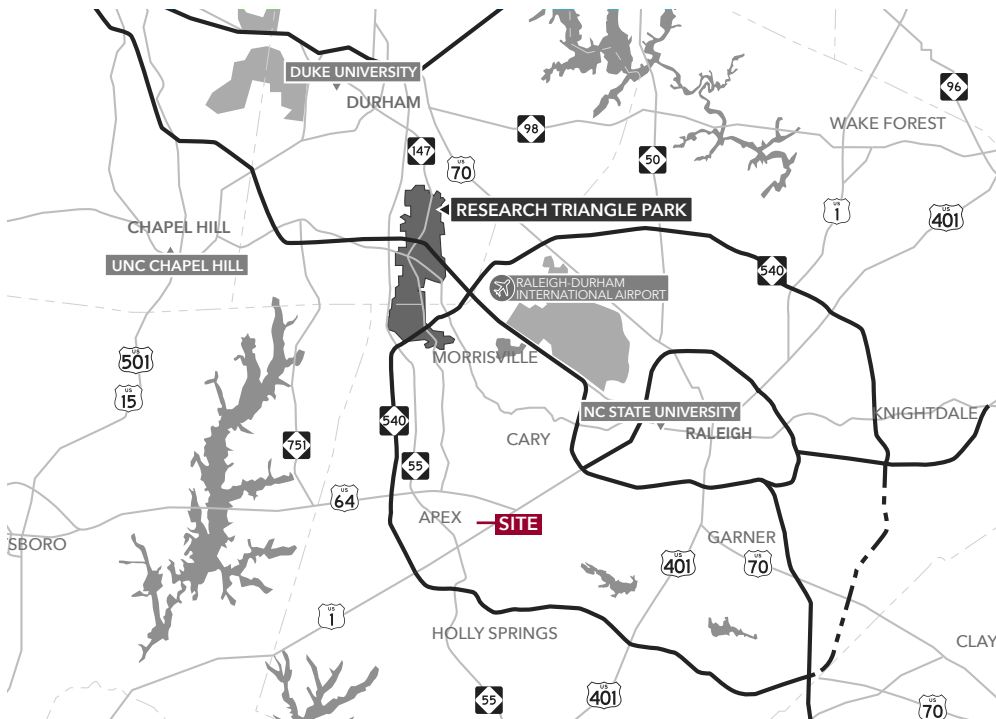
The floor plan provided is intended for illustrative purposes only and may not be entirely accurate or to scale. Variations in measurements, dimensions, and layout may exist due to limitations in data accuracy, software rendering, or other factors.

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# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,529	57,473	179,180
2030 Projected Population	8,774	60,645	191,995
Number of Households	3,569	22,020	67,830
Daytime Population	10,313	70,467	177,880
Median Age	40.1	40.0	40.1
Median Household Income	\$119,608	\$141,851	\$145,404
Average Home Value	\$591,608	\$610,603	\$625,853
Bachelor's Degree or Higher	60.1%	67.7%	71.2%



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