

FOR SALE OR LEASE
Medical | Office | Restaurant
OLIVE CHAPEL PROFESSIONAL PARK
1400-1480 CHAPEL RIDGE RD

Apex, NC 27502

PRESENTED BY:

EMMA LANTZ
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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	±1,500-7,500 SF
ACREAGE:	±8.7 Acres
LOT SIZE:	O&I-CZ
YEAR BUILT:	2020
CAP RATE:	5-7%
SALES PRICE:	\$360.00-370.00/SF - Shell Space \$460.00/SF - Stabilized Unit(s)
LEASE RATE:	Contact broker

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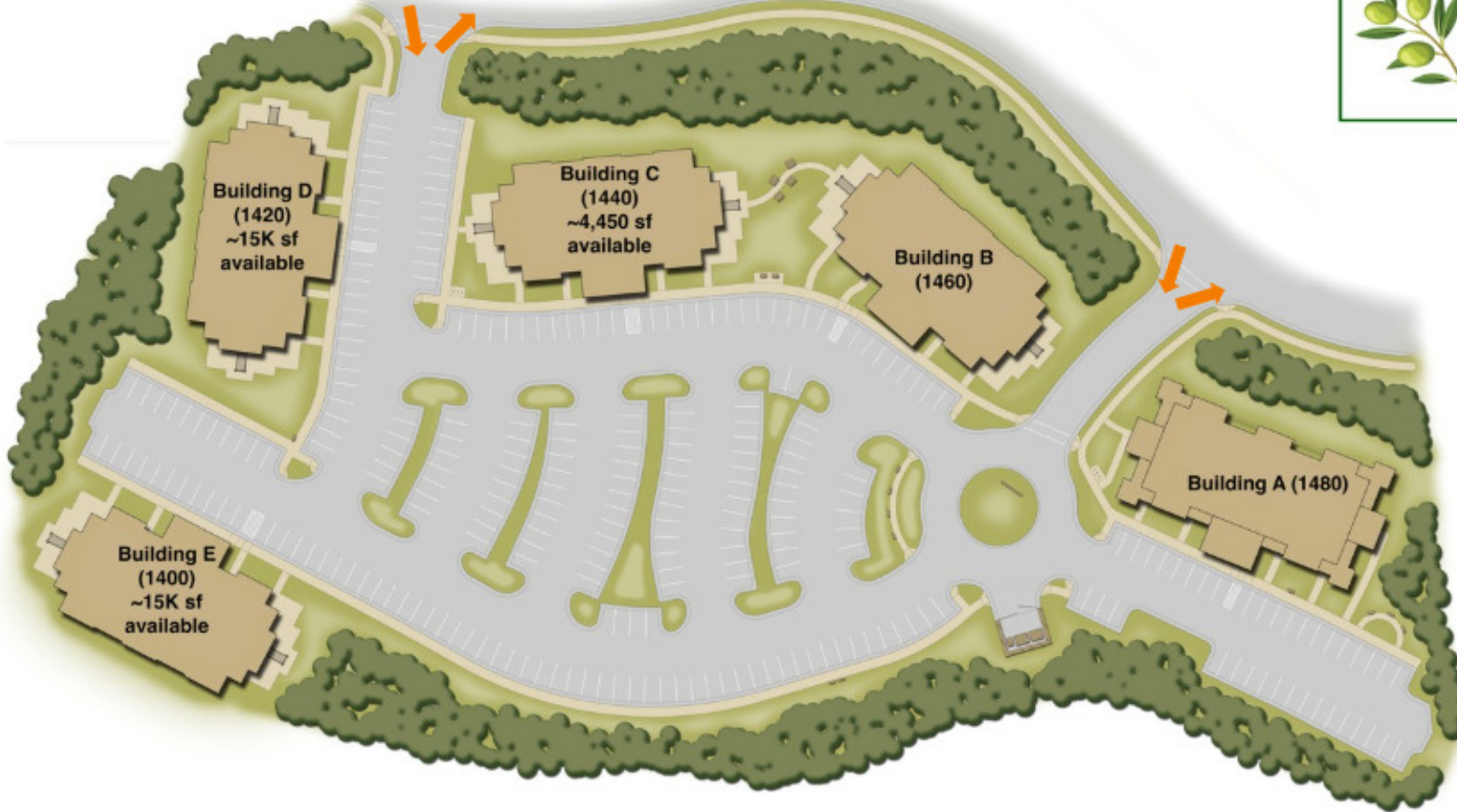
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CUSTOM HEADER

Olive Chapel Professional Park, located at 1400-1480 Chapel Ridge Rd in Apex, introduces a premier multi-phase commercial development. The park will feature five two-story mixed-use commercial buildings totaling nearly 75,000 square feet. Each building will offer full elevator access and three secondary walk-up entrances, ensuring convenience for all tenants. These premium spaces are available for lease or purchase, offering a prime opportunity to establish your business in one of Apex's most desirable locations.

SITE PLAN & PARKING



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FIRST FLOOR



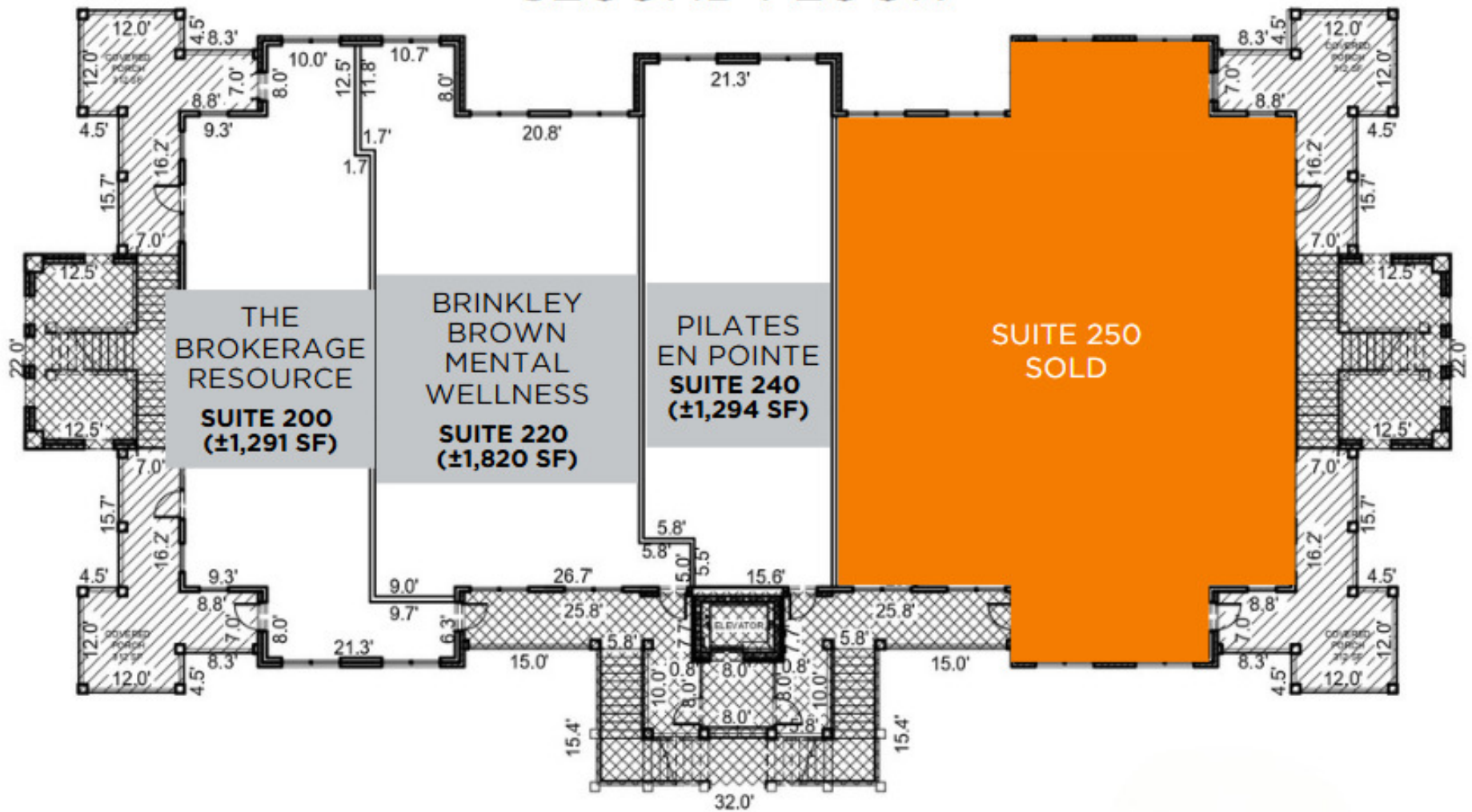
**Floorplan is not to scale and is subject to changes*

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SECOND FLOOR

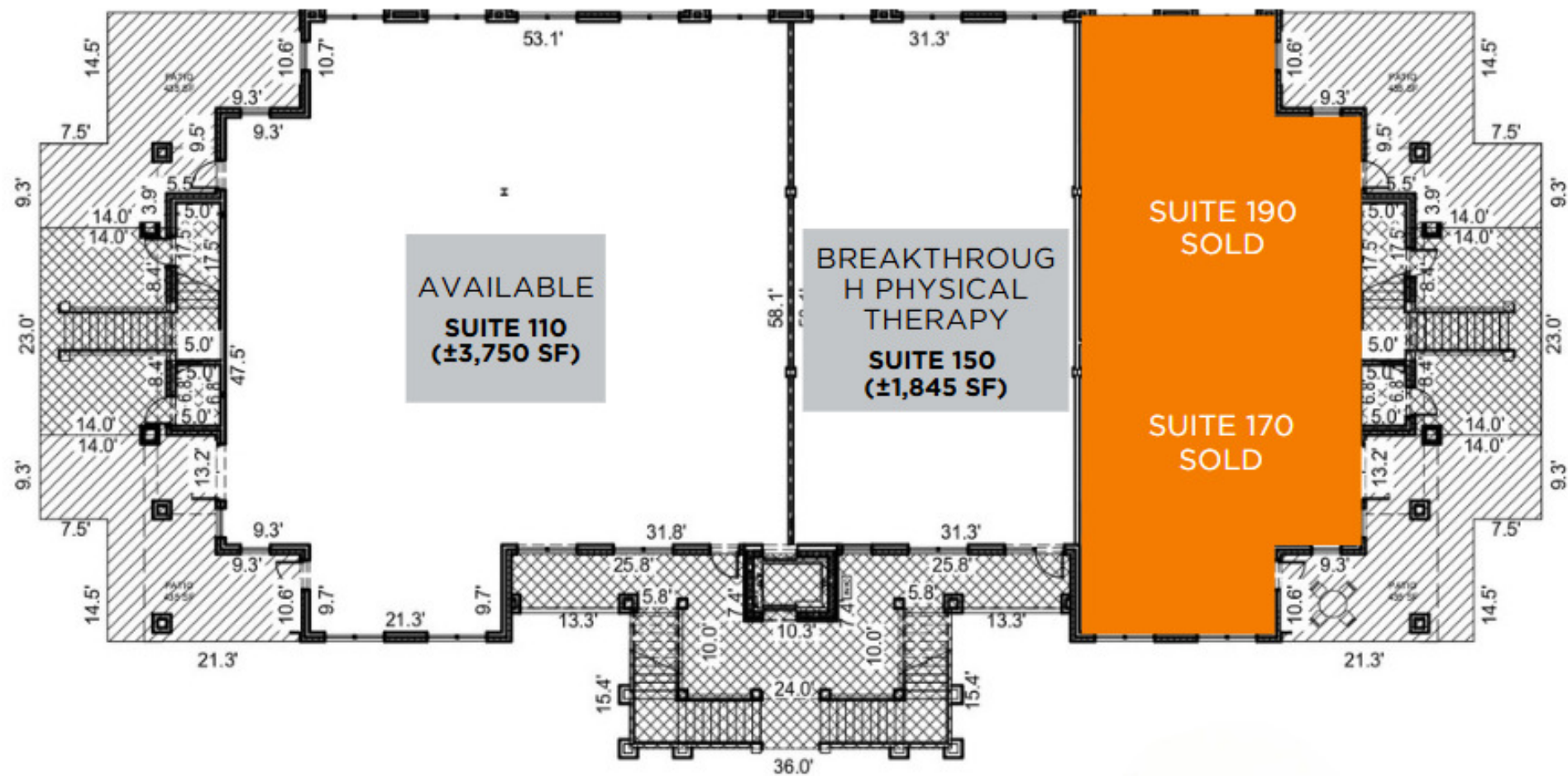


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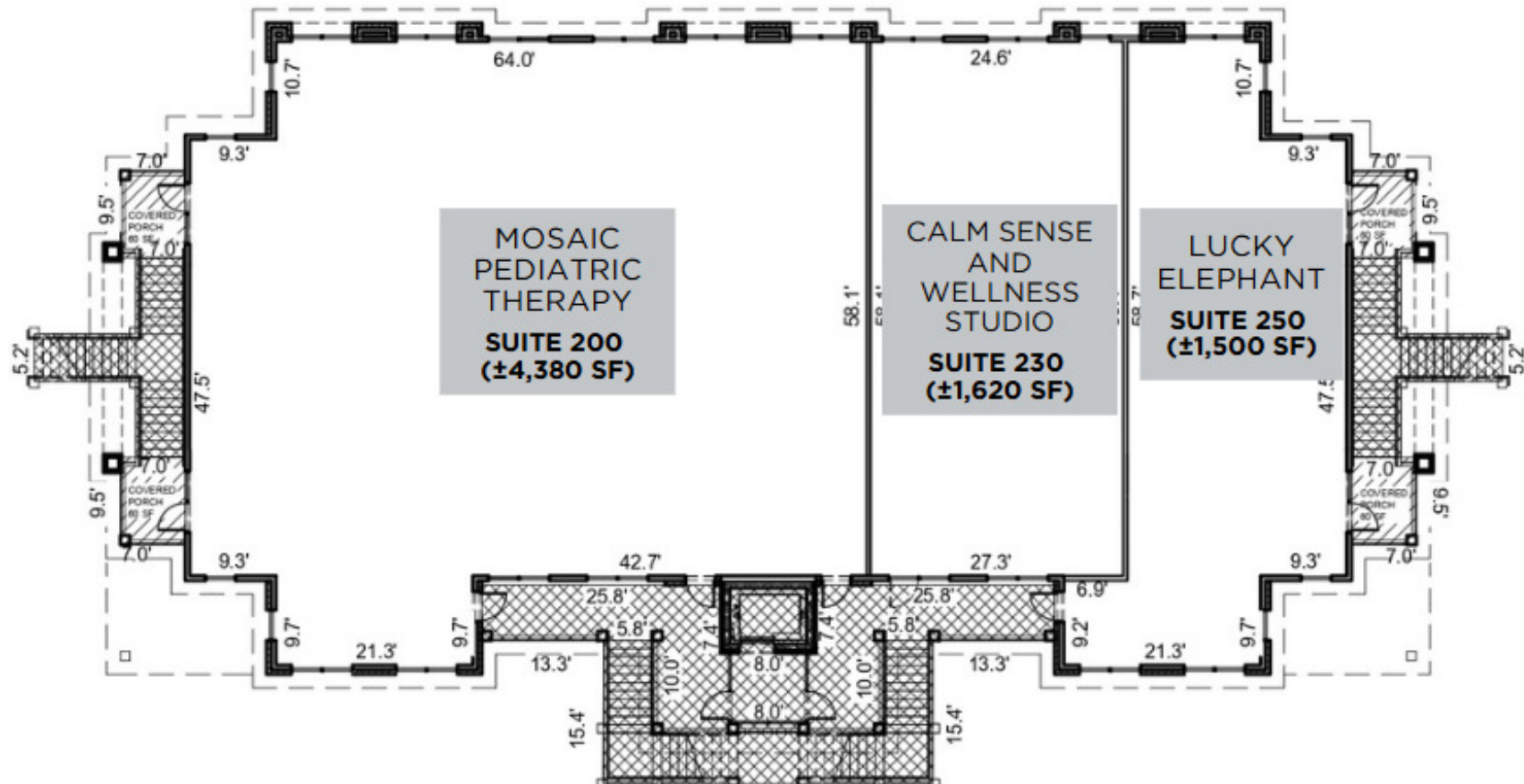
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SECOND FLOOR



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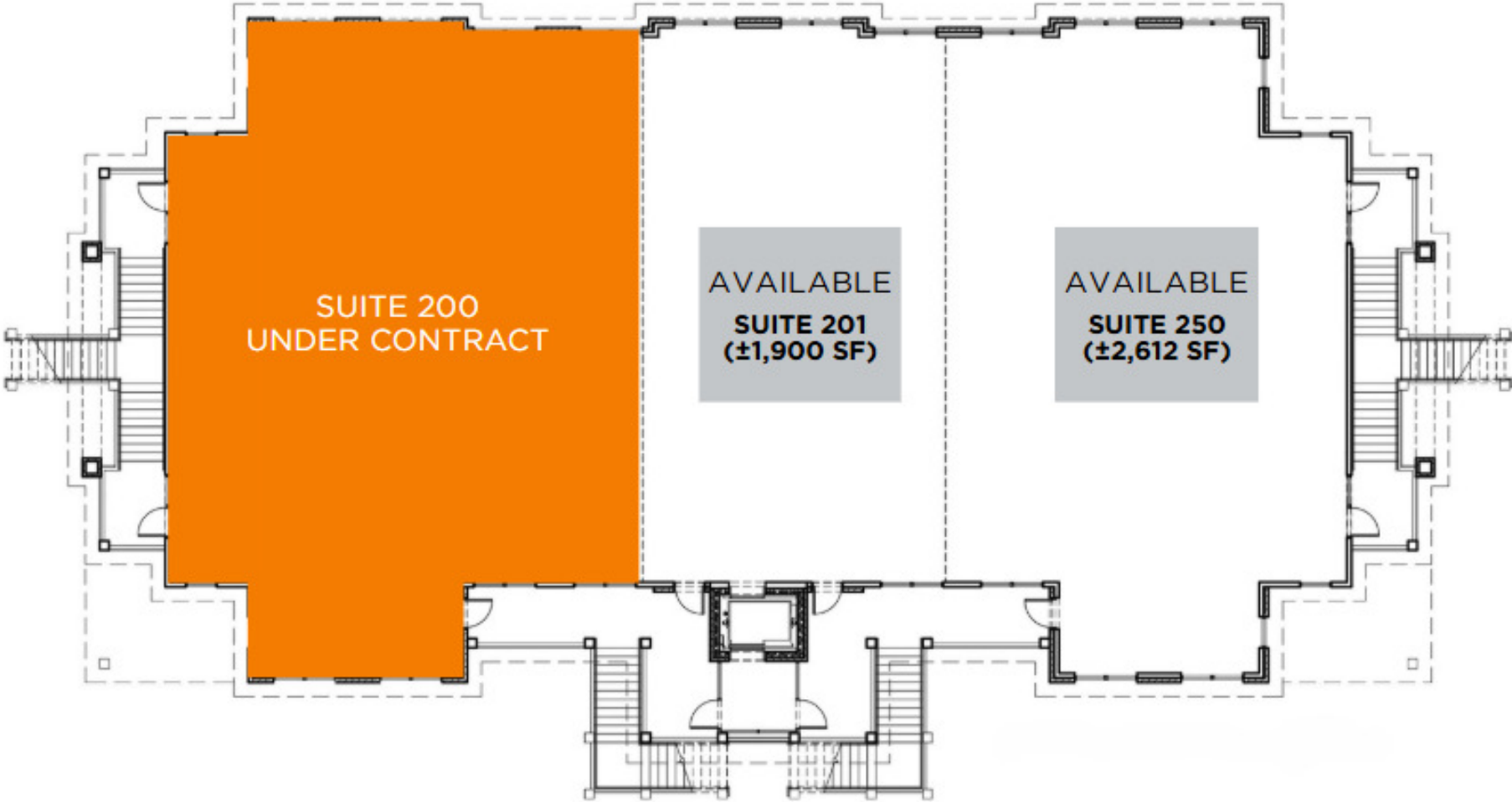
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BUILDING (C)

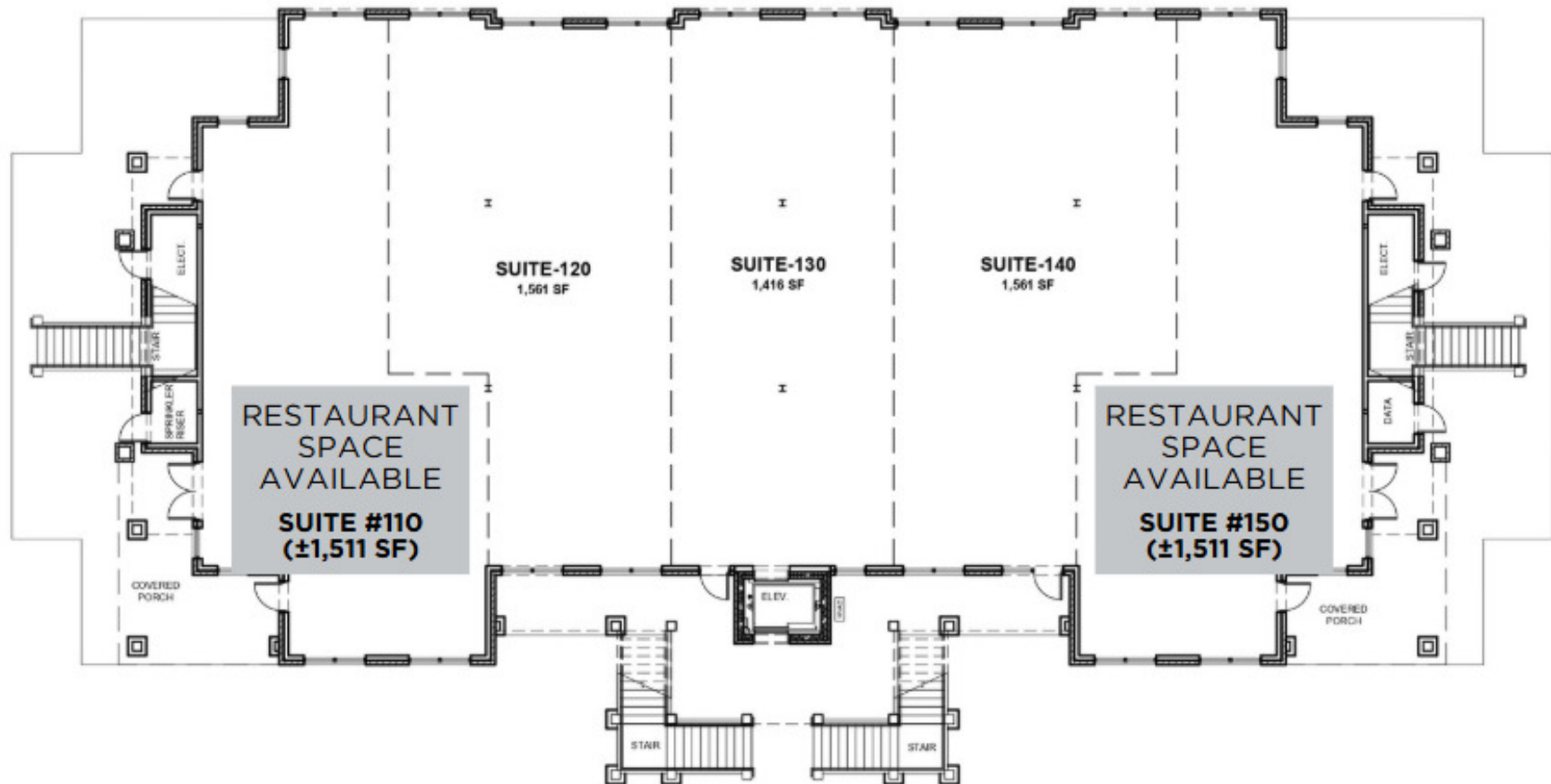
SECOND FLOOR



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BUILDING (C)

FIRST FLOOR



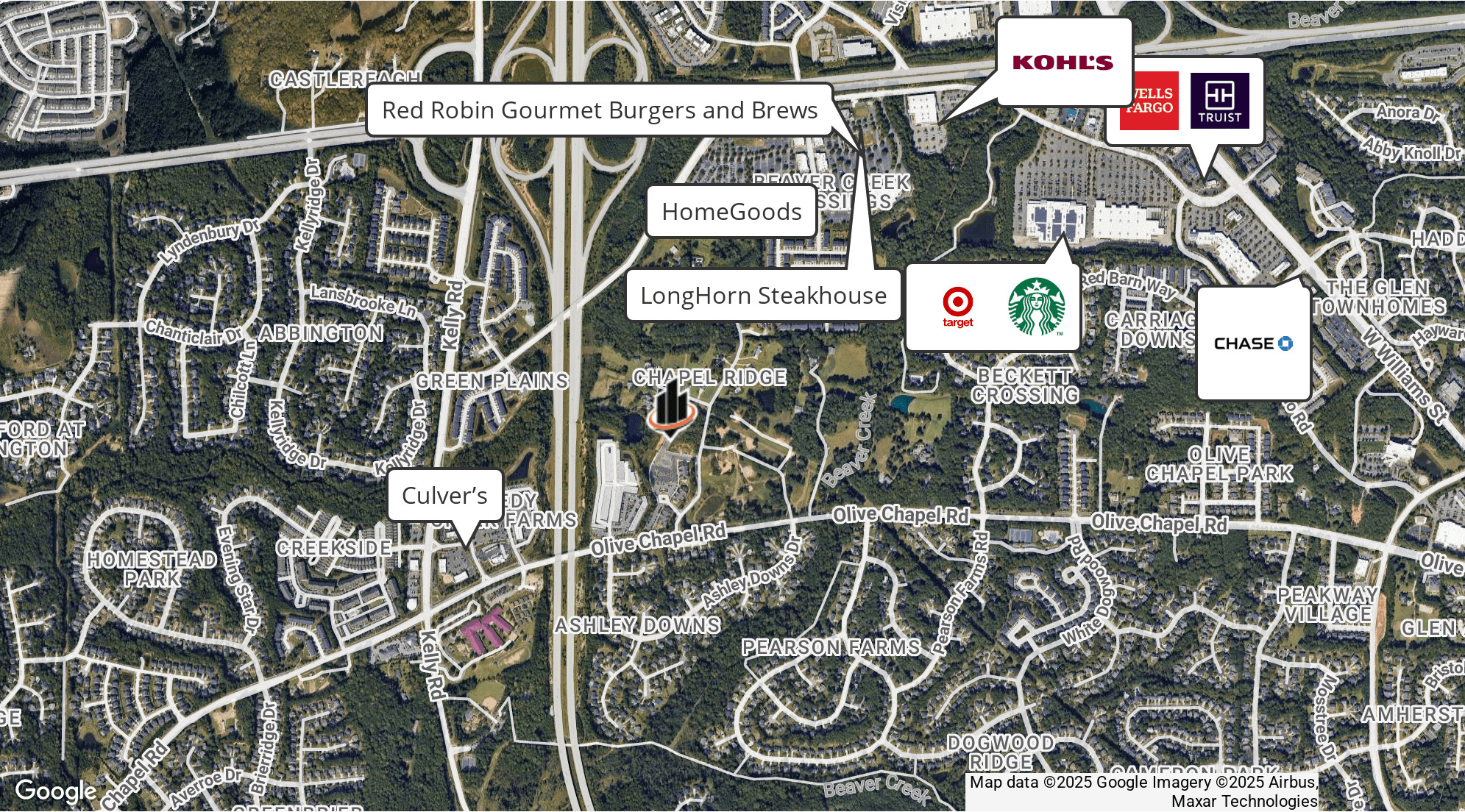
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LOCATION



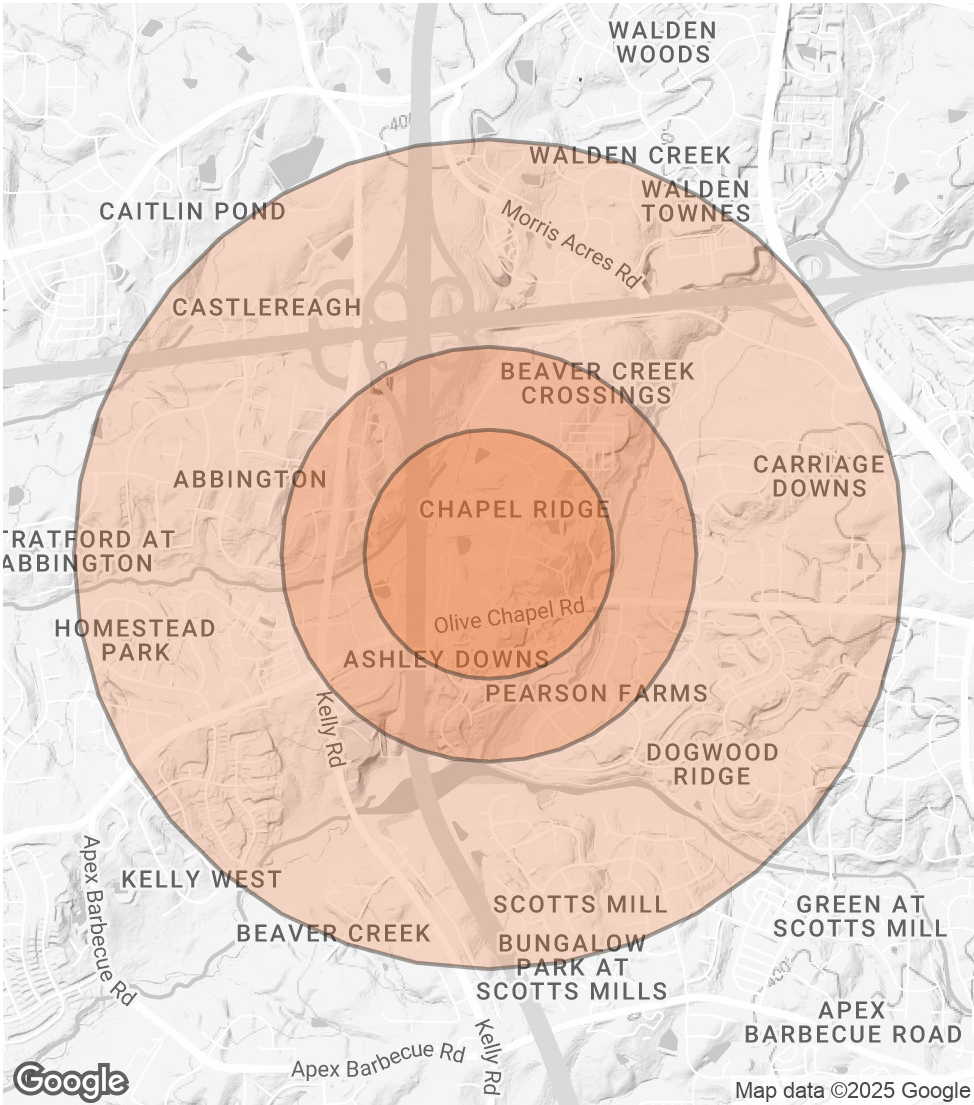
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	232	2,382	12,425
AVERAGE AGE	37	36	36
AVERAGE AGE (MALE)	36	35	35
AVERAGE AGE (FEMALE)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	85	866	4,275
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$147,524	\$155,577	\$171,337
AVERAGE HOUSE VALUE	\$484,315	\$518,926	\$547,873

Demographics data derived from AlphaMap



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