

## OFFICE FOR LEASE

# 1500 TOWN SIDE DR, STE 301

1500 Town Side Dr, STE 301, Apex, NC 27502



### OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Building Size:	34,435 SF
Available SF:	2,038 SF
Lot Size:	0.38 Acres
Year Built:	2005
Zoning:	TND-CU
Market:	Raleigh/Durham
Submarket:	Southwest Wake County

### PROPERTY OVERVIEW

Situated at 1500 Town Side Dr, Apex, NC 27502, this property offers approximately 2097 sq.ft at \$24.00/sq.ft, including TICAM, totaling \$4194/mo.

Additionally, The Homeowners Association (HOA) fee for last year amounted to \$2392.47, for six months at \$398.74 per month.

A bonus is the included reserved parking at the back of the building, enhancing the property's appeal and convenience.

### PROPERTY HIGHLIGHTS

- Prime Location
- Cost-Effective Space
- Market Advantage
- Transparent Fees
- Added Convenience

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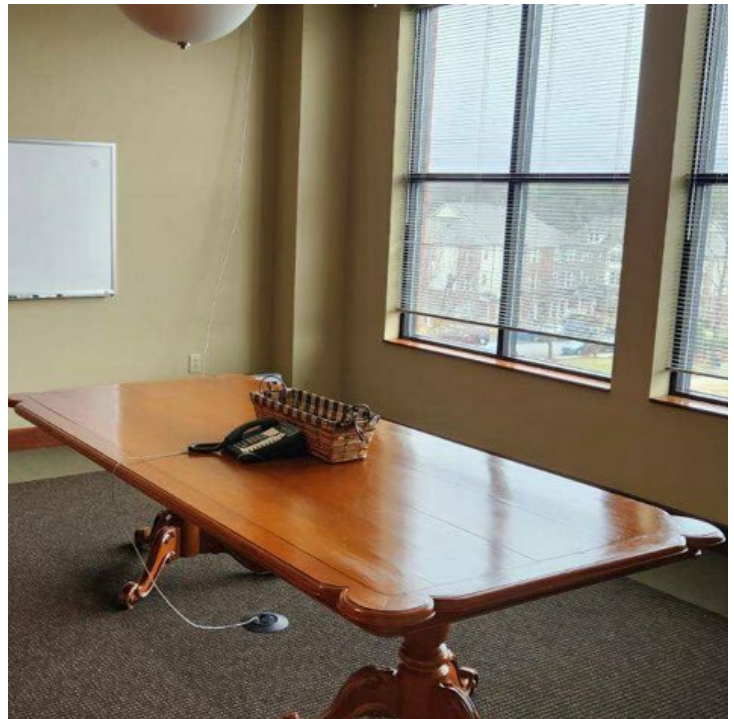
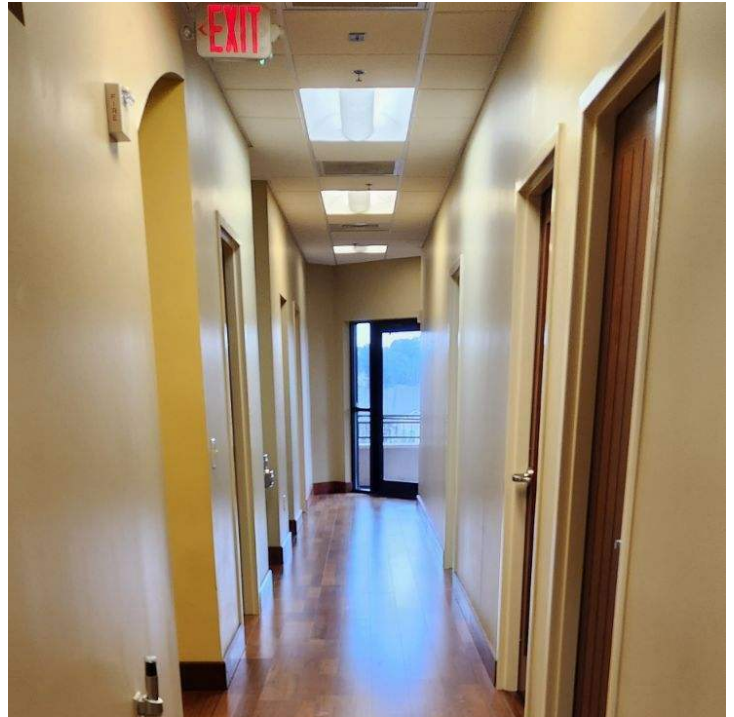
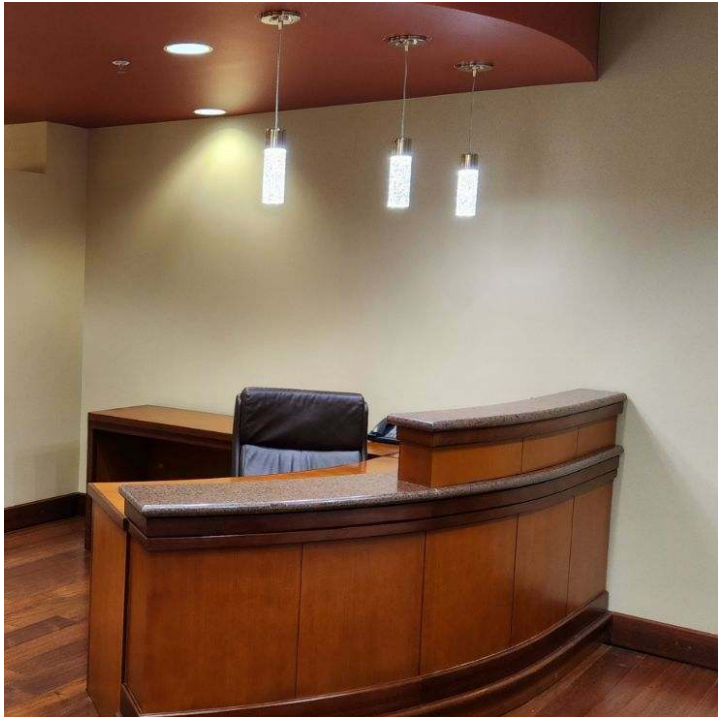
Each Office Independently Owned and Operated



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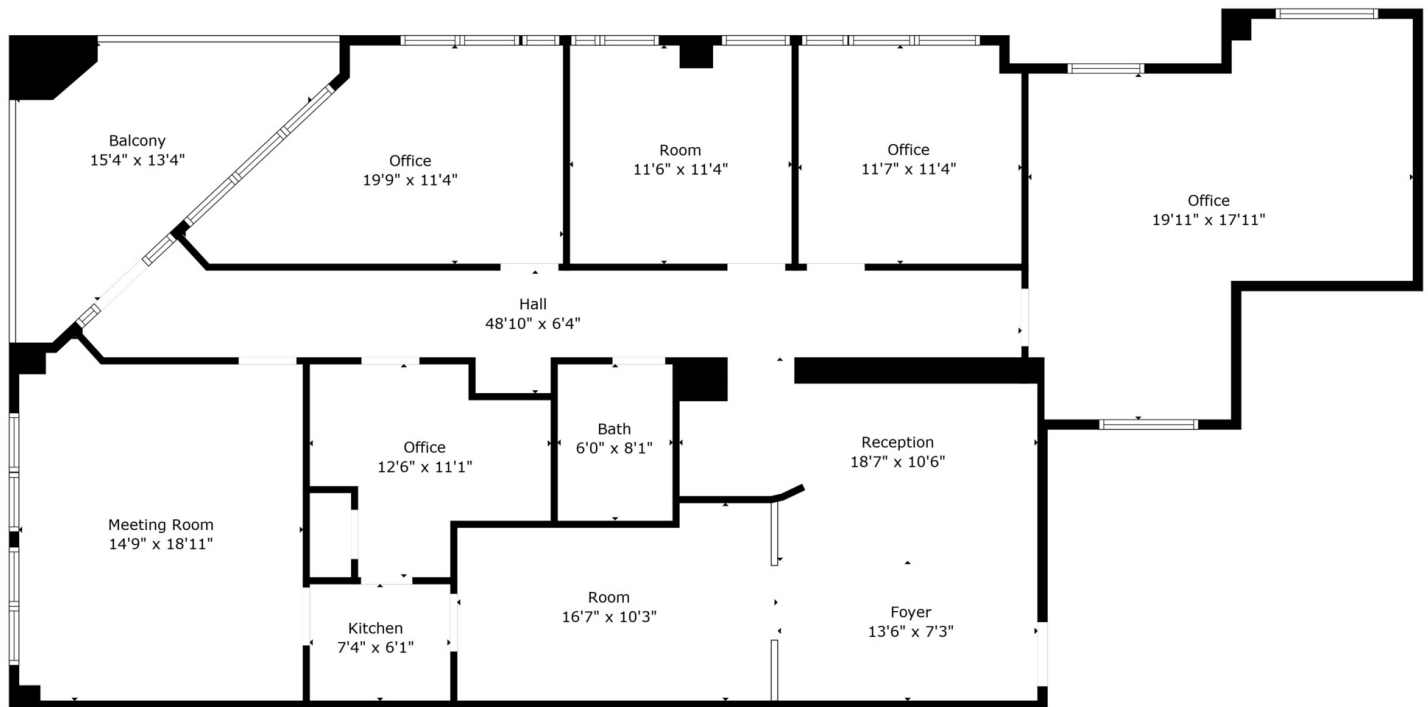
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### Estimated areas

GLA FLOOR 1: 2038 sq. ft, excluded 147 sq. ft  
Total GLA 2038 sq. ft, total scanned area 2185 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.

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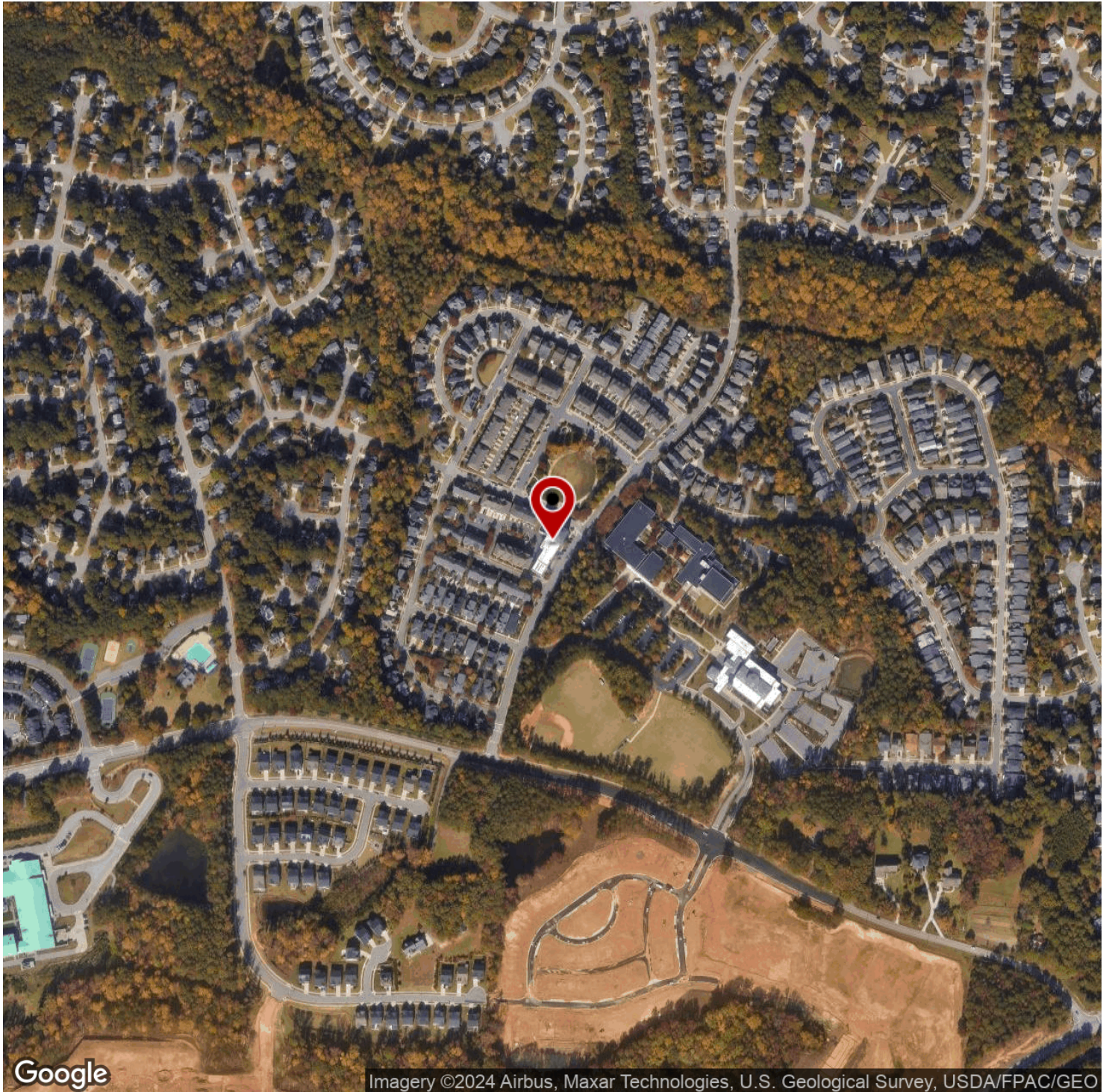
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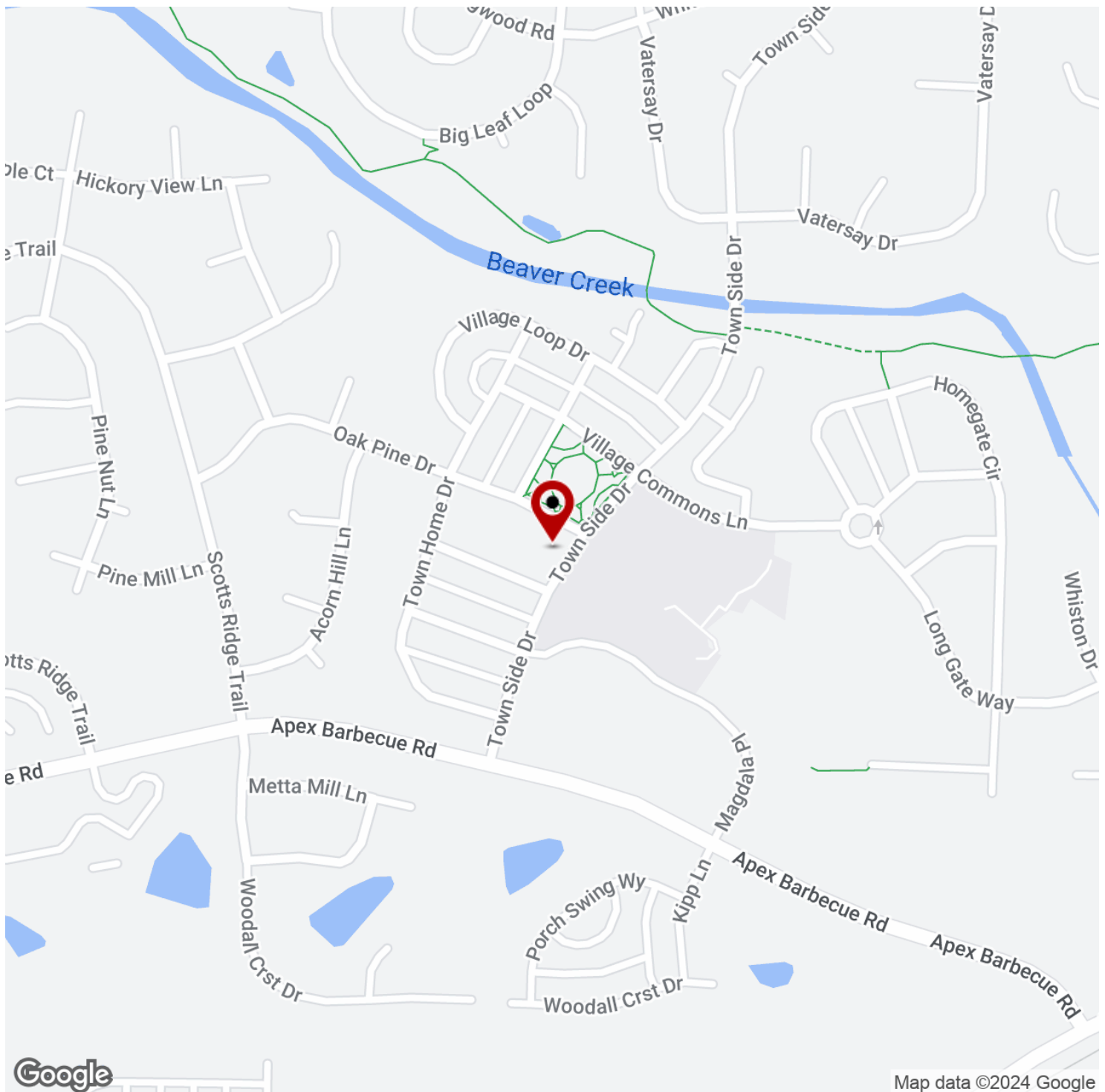
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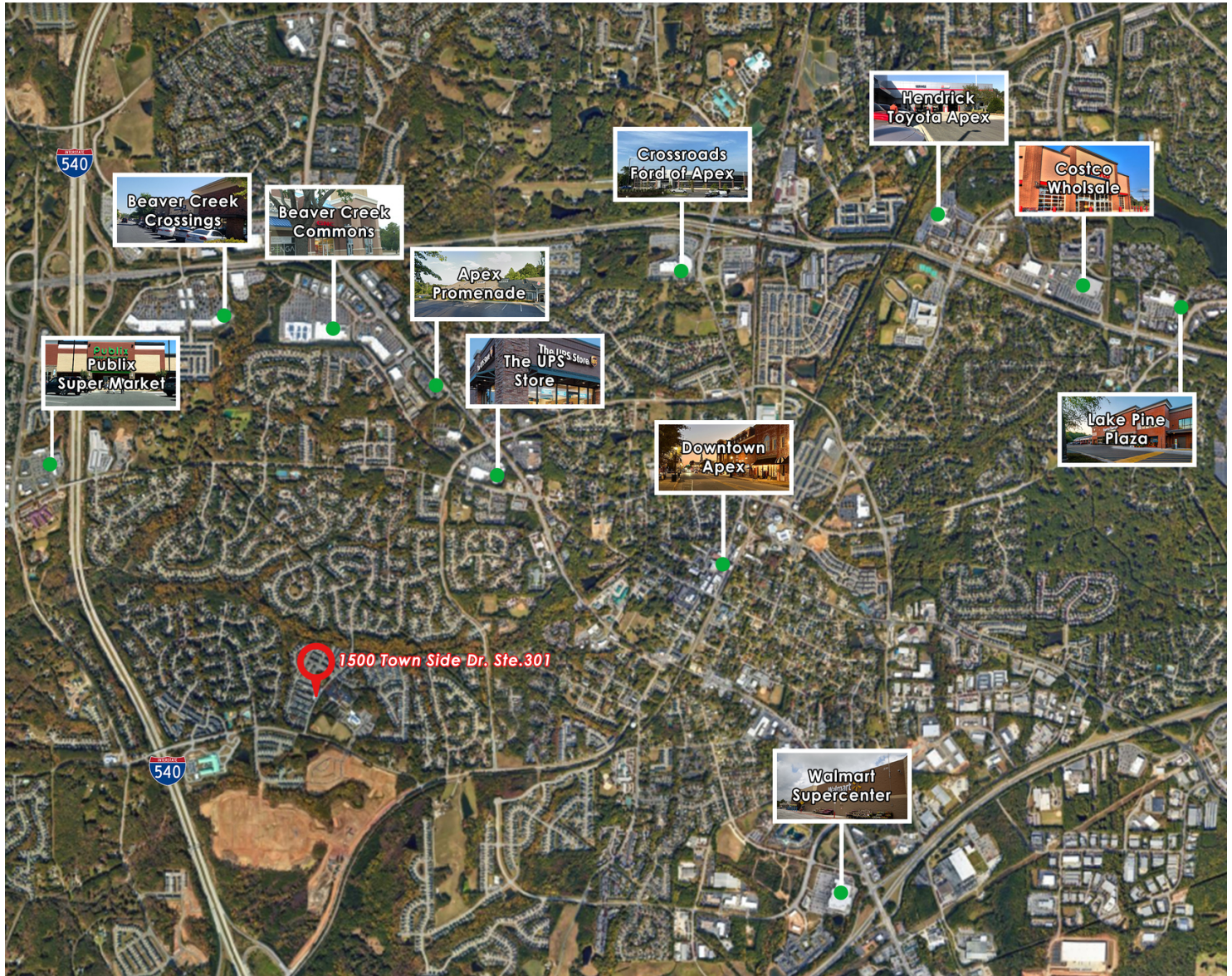
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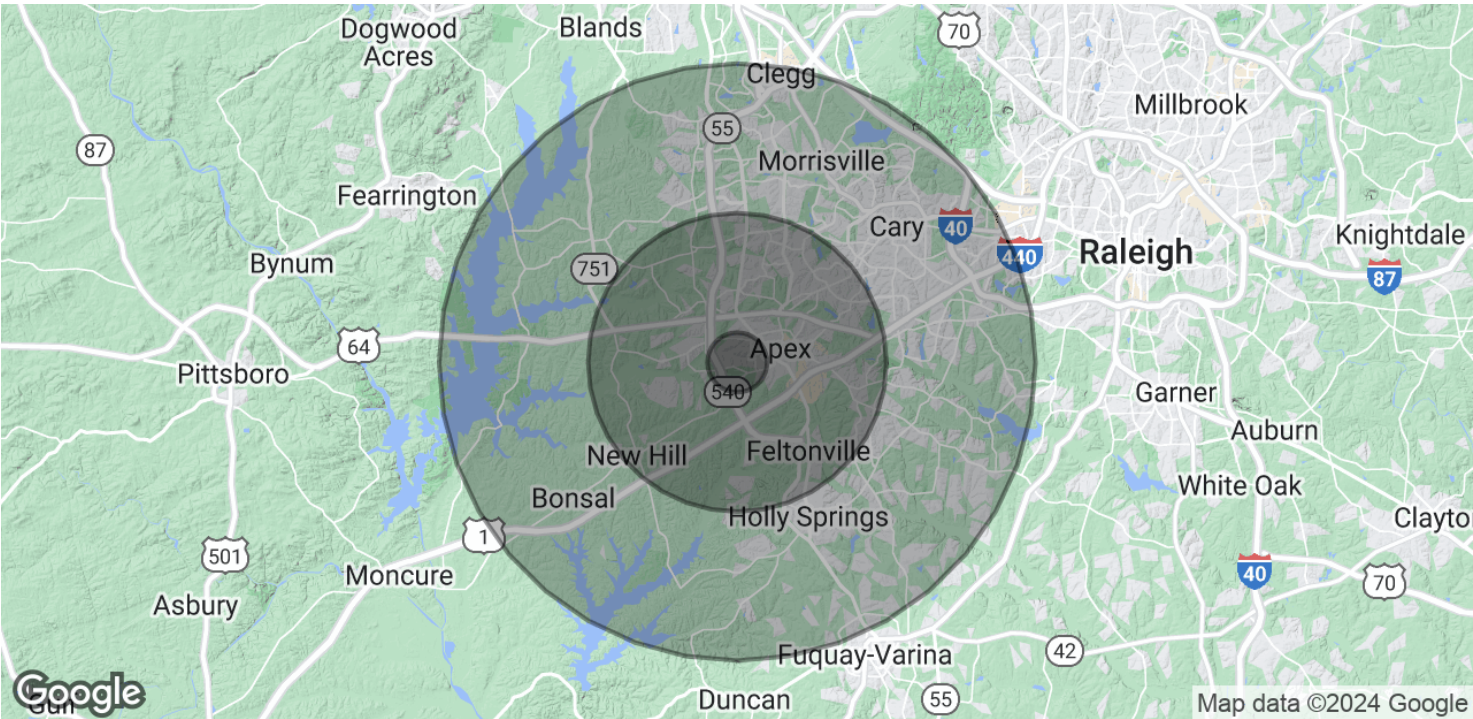
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,695	113,651	358,824
Average Age	36.4	40.6	39.4
Average Age (Male)	36.5	39.8	39.1
Average Age (Female)	35.4	41.1	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,930	41,224	140,314
# of Persons per HH	3.0	2.8	2.6
Average HH Income	\$120,091	\$130,571	\$121,300
Average House Value	\$350,987	\$365,749	\$348,201

\* Demographic data derived from 2020 ACS - US Census

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