

# Pine Hill Business Center 2521 Schieffelin Road

FLEX SUITE FOR LEASE | APEX, NC

**PINE HILL BUSINESS CENTER**  
**2521 SCHIEFFELIN ROAD**

## CONTACT

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All information provided herein is from sources deemed reliable. However, all information is subject to verification.  
NAI Tri Properties does not independently verify nor warrant the accuracy of the information.

# PINE HILL BUSINESS PARK

One suite for Lease located at US 1 and Ten Ten Road exit.

ADDRESS:	2521 Schieffelin Road Suites 104 & 106 Apex, North Carolina 27502
AVAILABLE SF:	Suite 104: 2,275 SF
RATE:	\$19.75/PSF, NNN
TICAM:	TICAM includes: cold water, exterior, lighting, dumpster, \$3.25 PSF
POWER:	3-Phase 120/208 service
LOCATION:	Located 8 miles from Raleigh Located 9 miles to Research Triangle Park
DOCK DOORS:	Suite 104: 1
OFFICES	Suite 104: 3
HVAC:	100%
FEATURES:	US 1 visibility US 1 access via service road Signage allowed on building Natural gas City water & sewer Can be leased separately

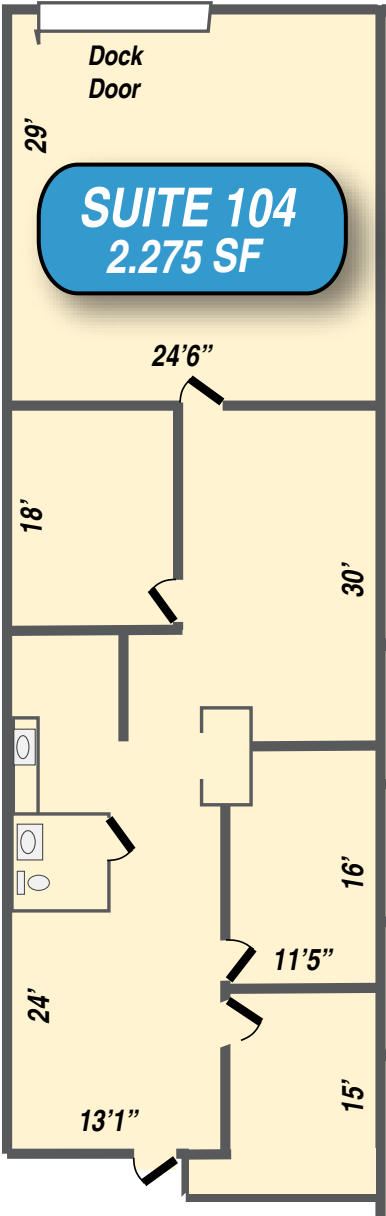
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# FLOOR PLAN

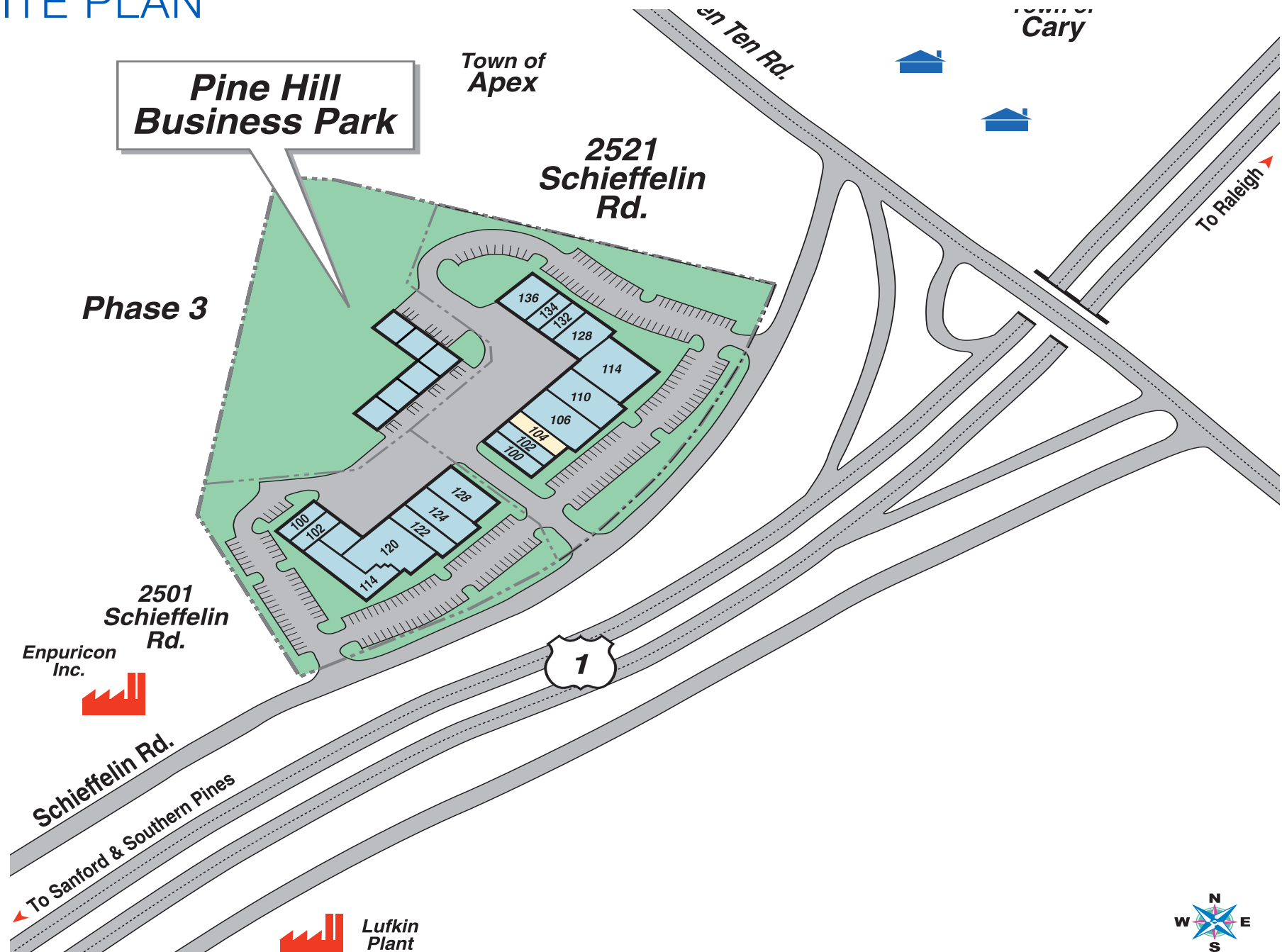


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# SITE PLAN



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# AERIAL



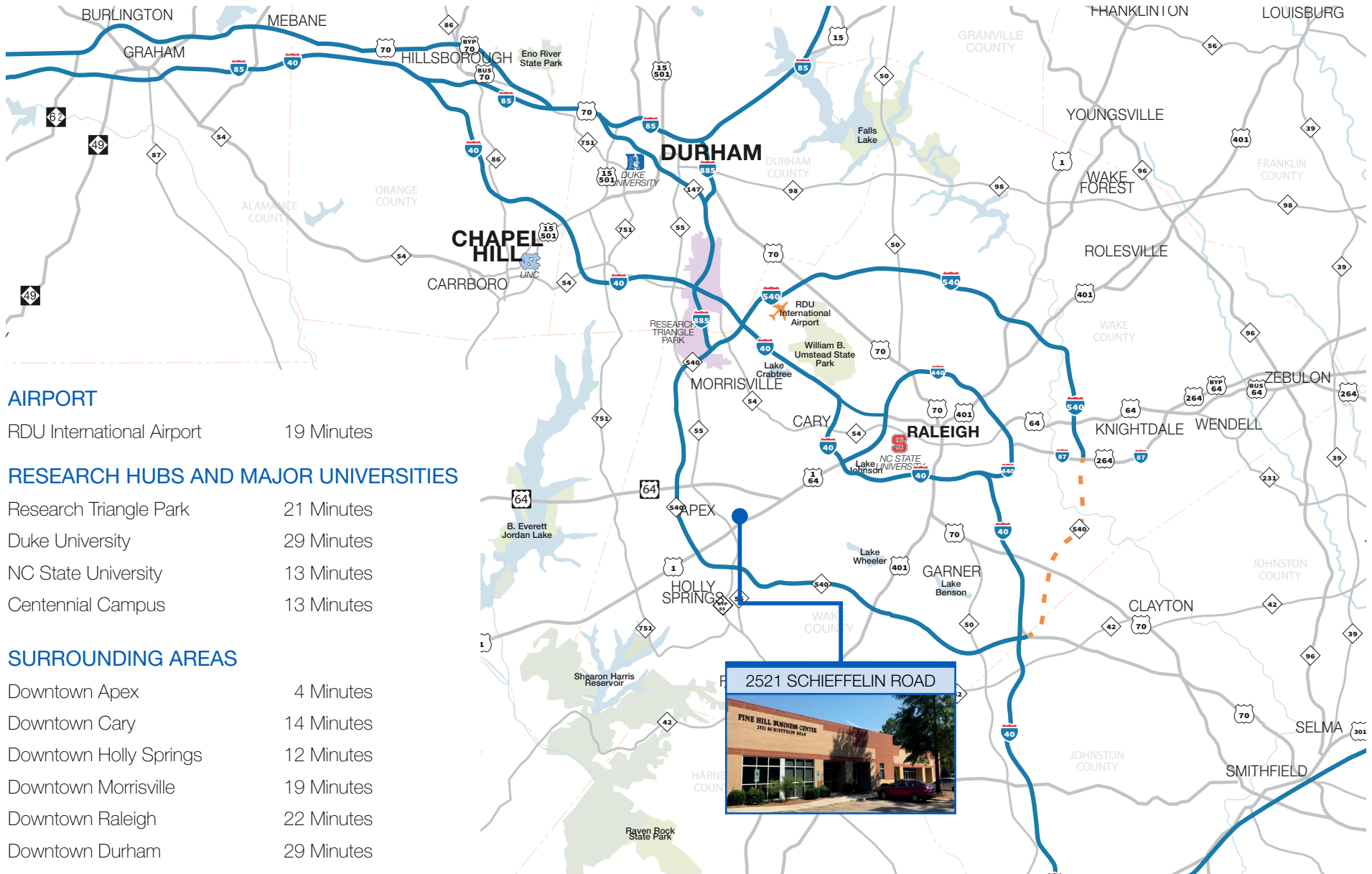
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# TRIANGLE REGION



## AIRPORT

RDU International Airport 19 Minutes

## RESEARCH HUBS AND MAJOR UNIVERSITIES

Research Triangle Park 21 Minutes

Duke University 29 Minutes

NC State University 13 Minutes

Centennial Campus 13 Minutes

## SURROUNDING AREAS

Downtown Apex 4 Minutes

Downtown Cary 14 Minutes

Downtown Holly Springs 12 Minutes

Downtown Morrisville 19 Minutes

Downtown Raleigh 22 Minutes

Downtown Durham 29 Minutes

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# DEMOGRAPHICS - 10 Miles

## KEY FACTS

413,986

Population



2.6

Average  
Household Size

36.7

Median Age

\$131,617

Median Household  
Income

## EDUCATION

3%

No High School  
Diploma



9%

High School  
Graduate



18%

Some College



69%

Bachelor's/Grad/Pr  
of Degree

## EMPLOYMENT



81.6%

White Collar



8.8%

Blue Collar



9.5%

Services

2.9%

Unemployment  
Rate

## INCOME



\$131,617

Median Household  
Income



\$63,410

Per Capita Income



\$474,858

Median Net Worth

## BUSINESS



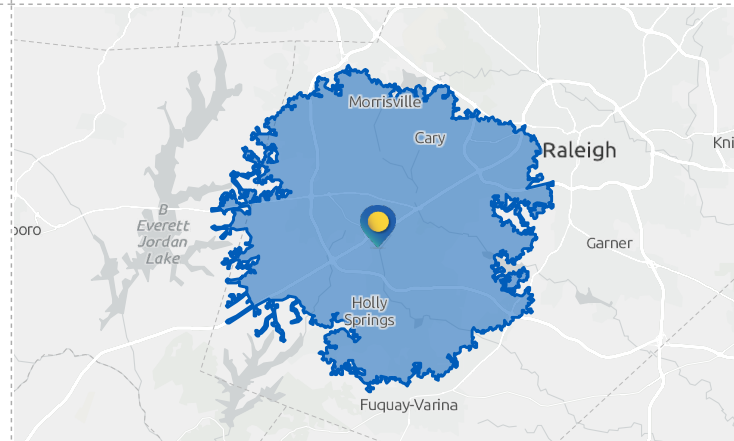
13,602

Total Businesses



137,719

Total Employees



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