

OLIVE CHAPEL PROFESSIONAL PARK

1409-1429 Chapel Ridge Road, Apex, NC 27502



LEASE RATE:	Contact Listing Agent
LOT SIZE:	8.7 Acres
BUILDING SIZE:	15,000 SF
YEAR BUILT:	2018
ZONING:	O&I-CZ
MARKET:	Apex
CROSS STREETS:	Olive Chapel Road

PROPERTY OVERVIEW

Highly attractive professional park being built in two phases, with a total of five, mixed commercial use, two story buildings totalling nearly 75,000SF. 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/olivechapel> for more details!

PROPERTY FEATURES

- Rate: Contact Listing Agent
- Lease Type: Modified Gross
- Term: 5+ year minimum
- Sizes: From 950SF (first floor only) to approximately 7500SF (second floor)
- TIA: Available for creditworthy tenants
- Use: Zoning restrictions may apply

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

DIEGO MUNOZ
Agent
919.413.5131
diegom@kw.com
NC #273250

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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 will also be a close neighbor to the new Publix Pointe.

The commercial office and retail center is also surrounded by some of Apex's favored residential communities: Dogwood Ridge, Ashley Downs, Greenbrier, Abbingdon, Scotts Mill, Beaver Creek, Woodridge and Holland Crossings. It 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 7500 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 tenants pursuing long term leases of value.

ESTIMATED DELIVERY TIMETABLE

The project is expected to break ground late Spring/Summer 2017 with delivery of space in 2Q of 2018.

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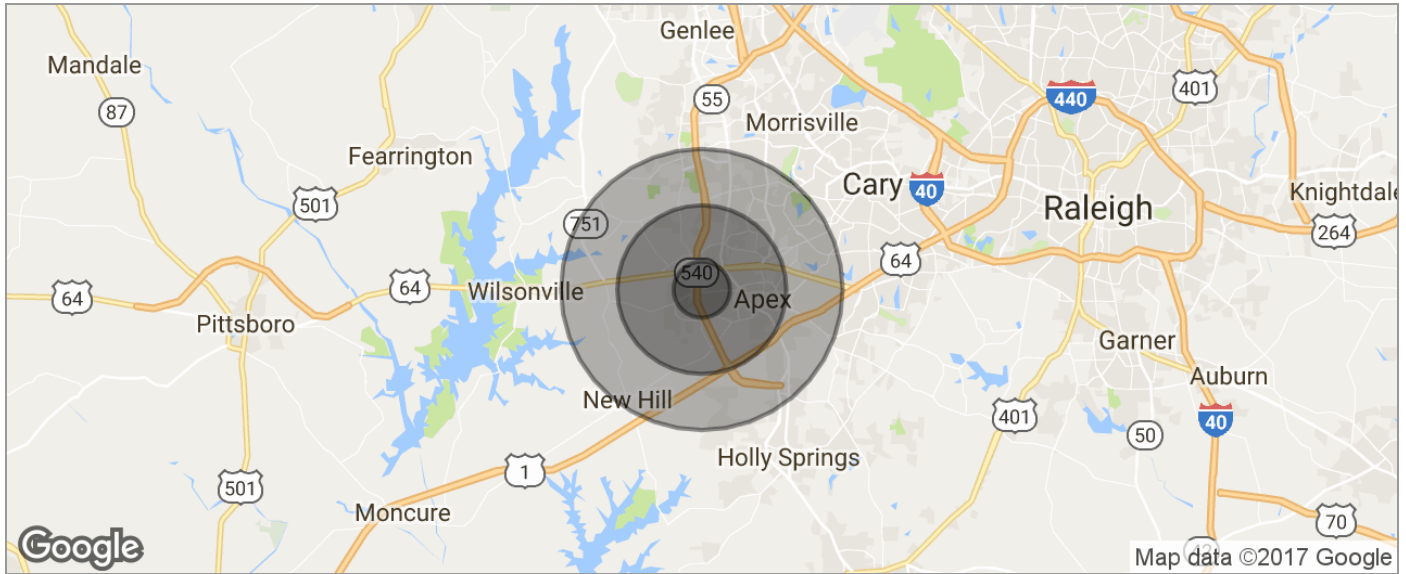
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,724	31,573	80,414
MEDIAN AGE	33.2	34.4	35.2
MEDIAN AGE (MALE)	32.9	33.6	34.8
MEDIAN AGE (FEMALE)	33.7	35.1	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,813	10,490	27,053
# OF 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 2010 US Census

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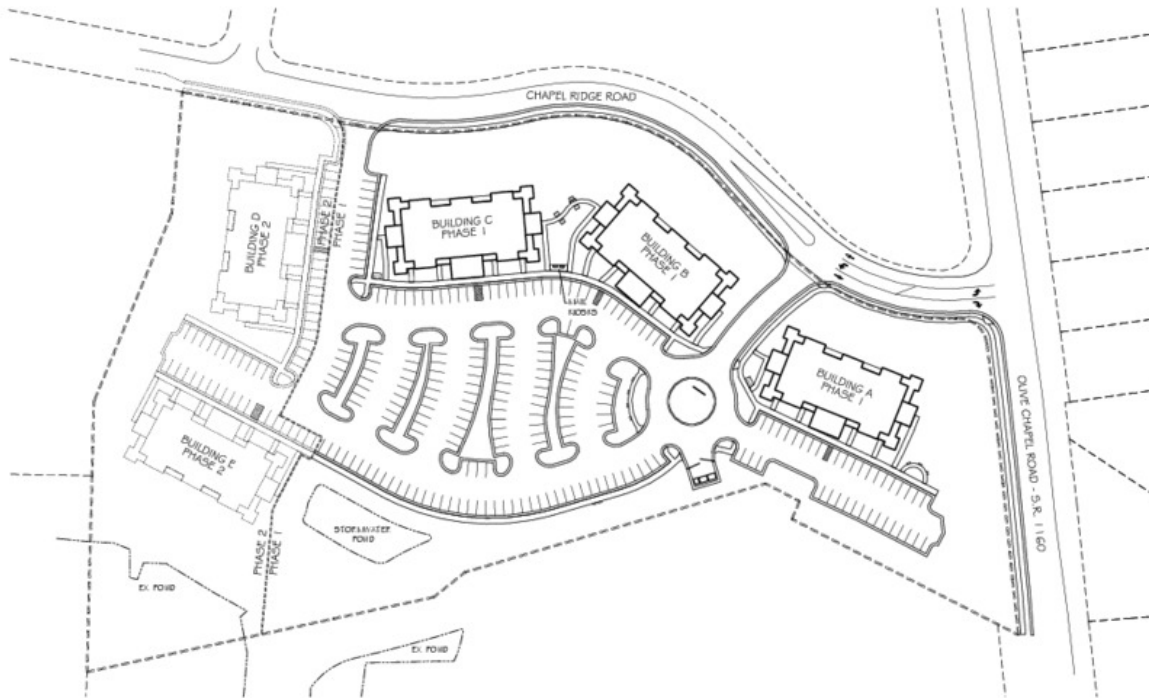
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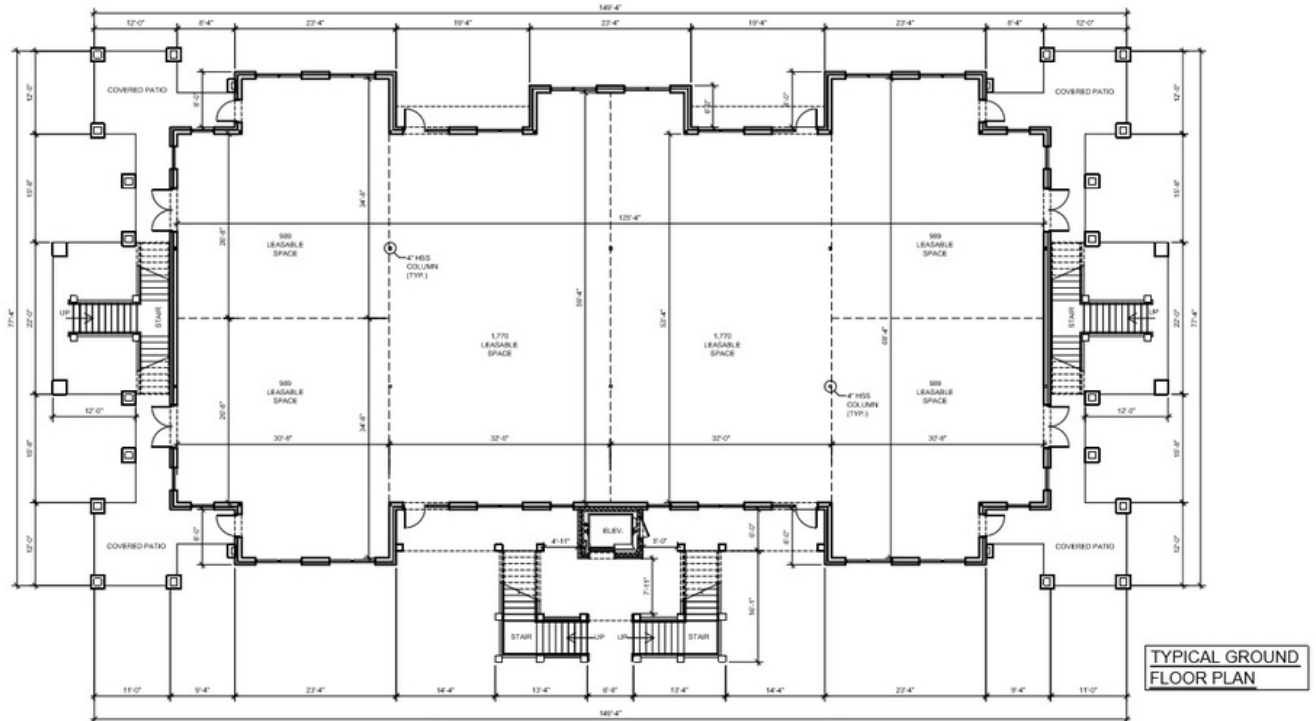
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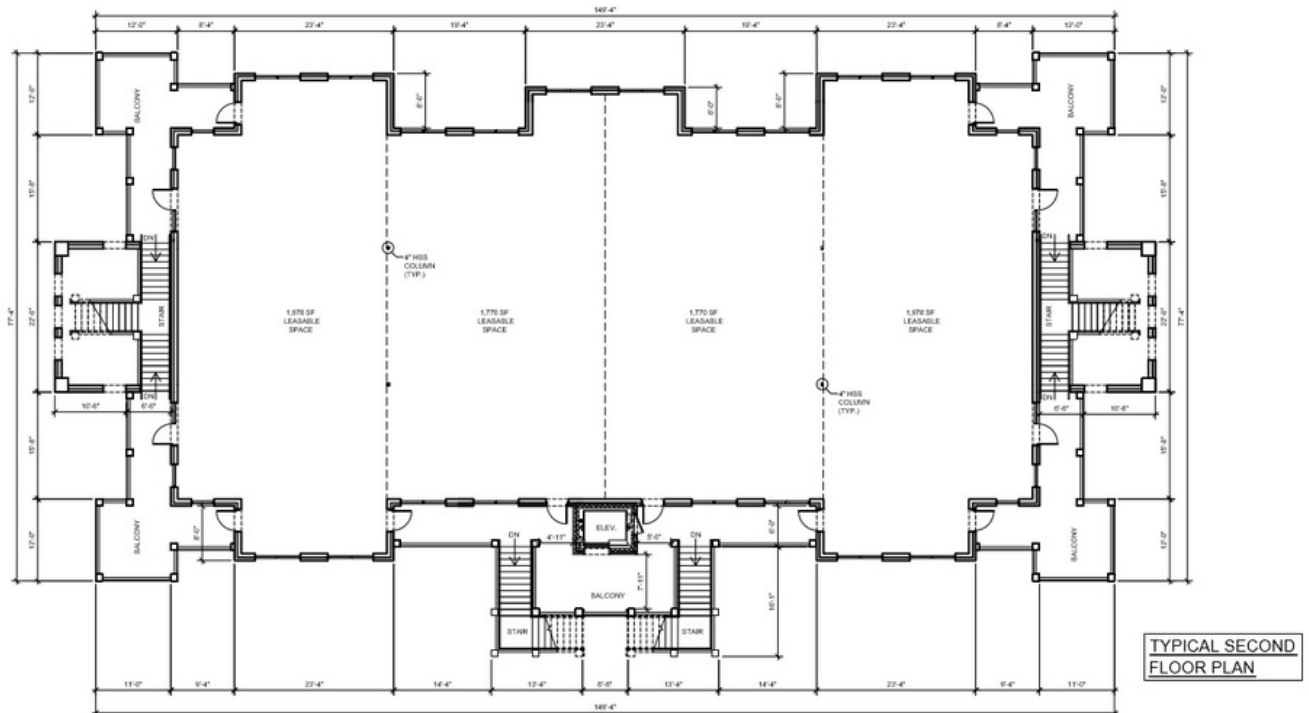
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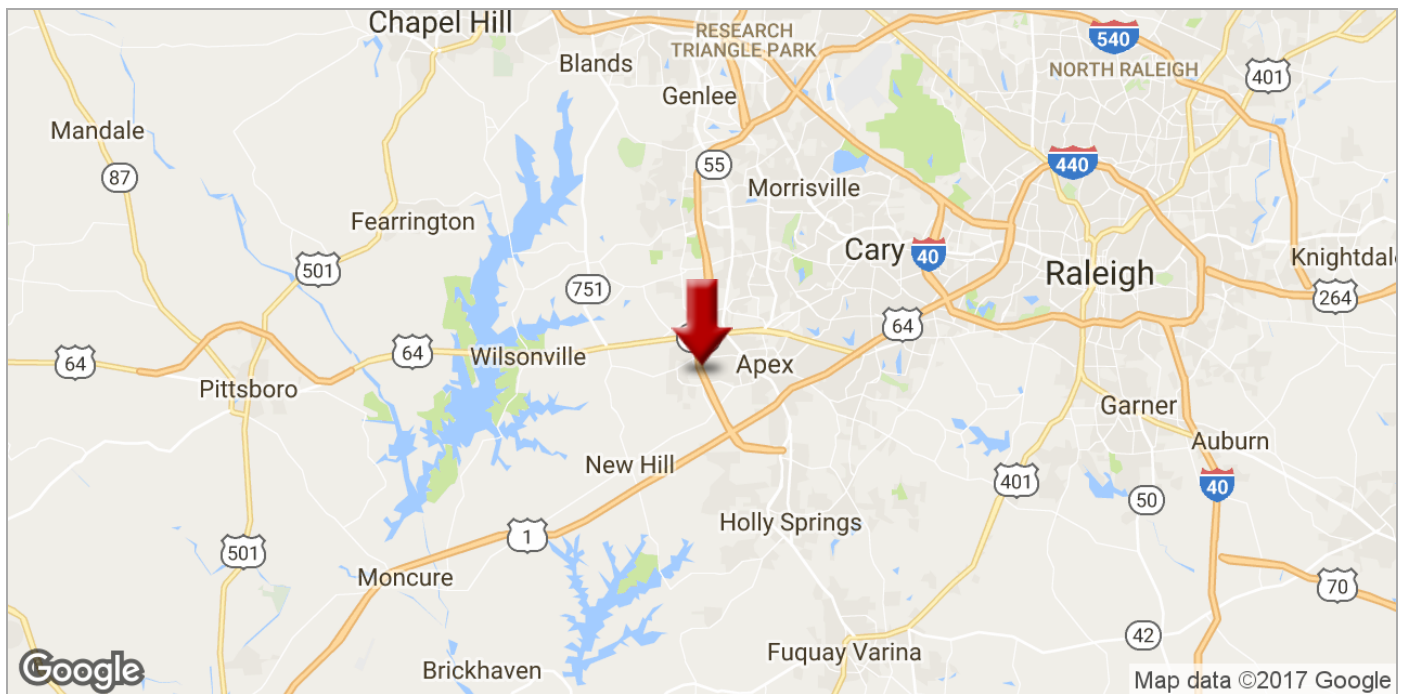
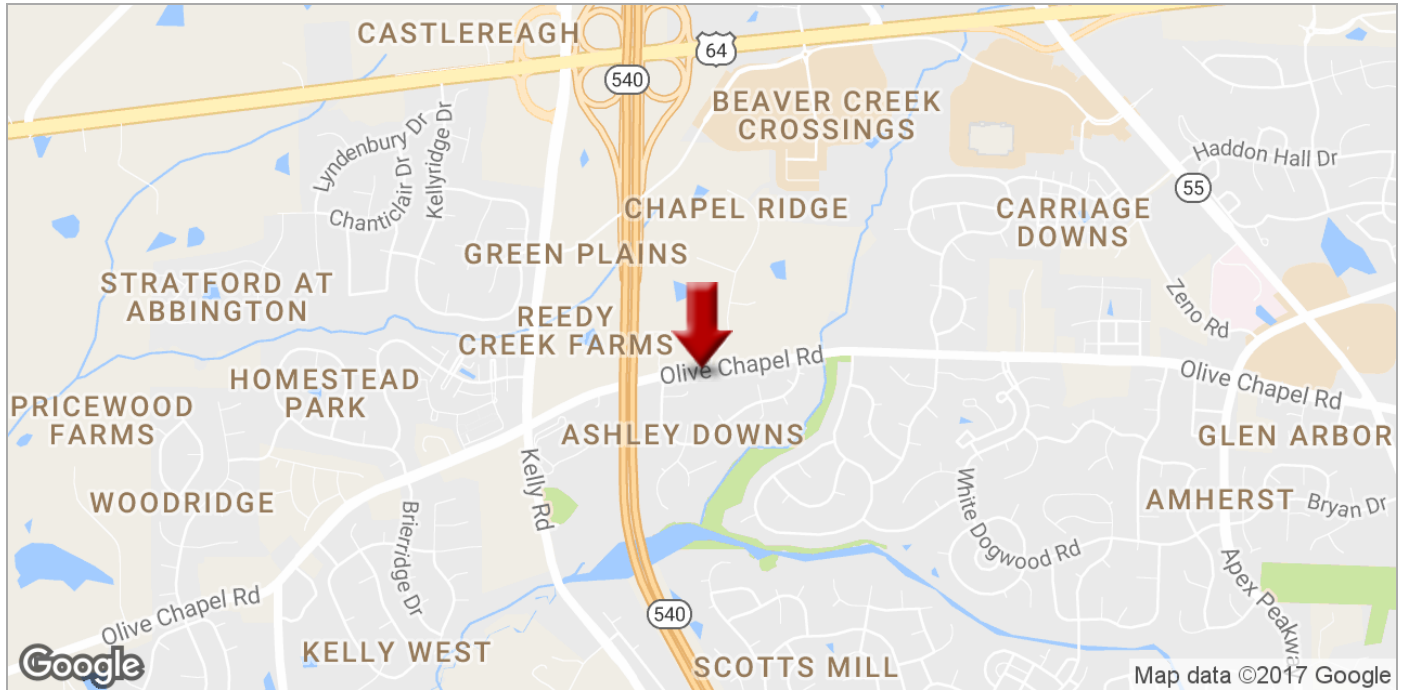
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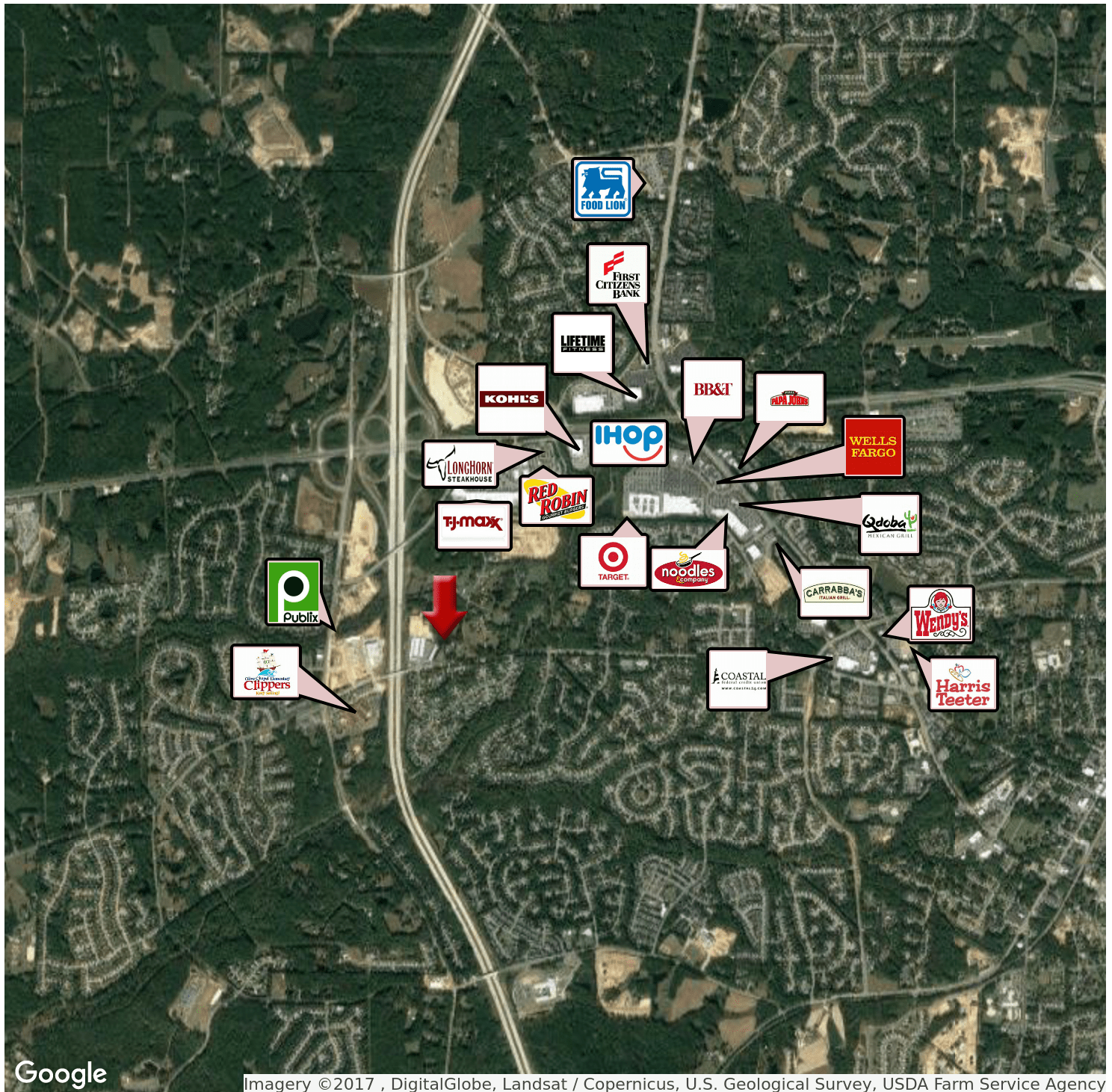
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