

FOR LEASE

Olive Chapel Professional Park

1400 Chapel Ridge Road, Apex, NC 27502

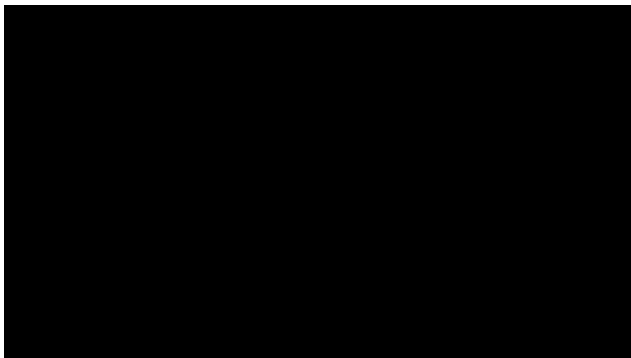


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Property Description

Highly attractive professional park being built in multiple phases, with a total of five mixed commercial use, two story buildings totaling nearly 75,000 SF. All buildings will have full elevator access with three secondary walk up entrances available. Buildout Allowances are available for creditworthy tenants!



Summary

Available SF: 948-3,744 SF

Building SF: 15,000 SF

Lot Size: 8.7 Acres

Lease Rate: \$24-\$28 SF/yr
(NNN)

Renovated 2022

Zoning: O&I-CZ

Market Apex

Number of Buildings 3 Developed
5 Planned



Property Summary

1400 CHAPEL RIDGE ROAD, APEX, NC 27502



Property Summary

Available SF:	948-3,744 SF
Building SF:	15,000 SF
Land:	8.7 Acres
Lease Rate:	\$24-\$28 SF/yr (NNN)
Built:	2020
Zoning:	O&I-CZ
Type:	Office
Market:	Apex

Space Options

Lease space options will range from minimum of 950 SF on ground level to nearly 7,500 SF on the upper level. Municipal zoning restrictions on maximum SF for restaurants and some other uses, contact listing agent for details

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 is a short walk to the Publix Pointe Shopping Center with multiple retail and restaurant options. The commercial office and retail center is also surrounded by some of Apex's favored residential communities: Dogwood Ridge, Ashley Downs, Greenbrier, Abbington, 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.

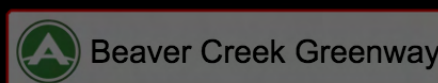
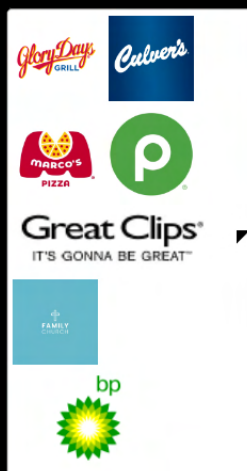
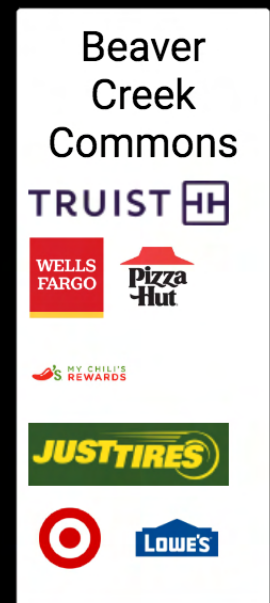
Property Photos

1400 CHAPEL RIDGE ROAD, APEX, NC 27502



Business Map

1400 CHAPEL RIDGE ROAD, APEX, NC 27502



Site Design

1400 CHAPEL RIDGE ROAD, APEX, NC 27502







(919)-675-2750
www.OCPP.info

Building - A
Fully Occupied

Building - B
Few Spaces Available
Contact Broker

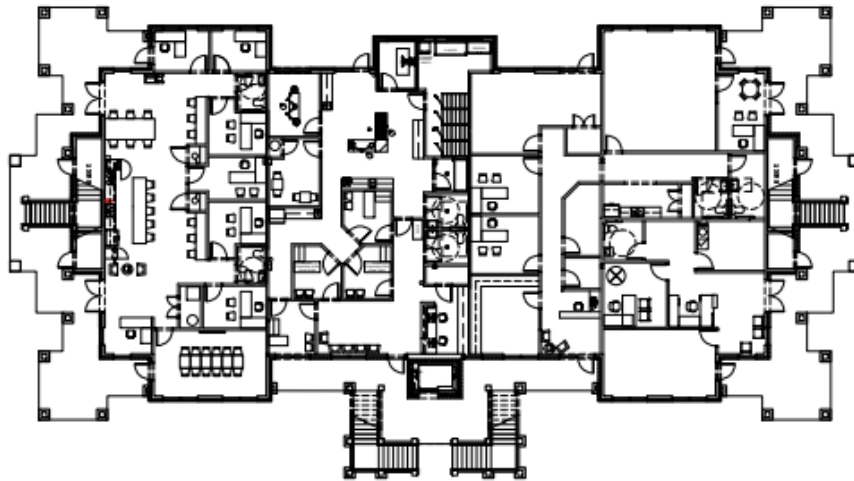
Building - C
Few Spaces Available
Contact Broker
Under Construction

Building - D
Space Available
Contact Broker

Building - E
Space Available
Contact Broker

Building A

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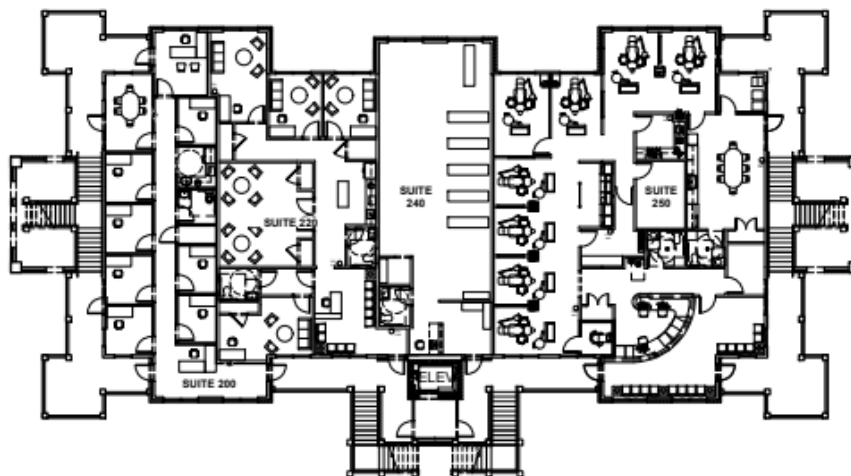


COWORKING
OFFICE
SUITE 100

PEAK CITY
VETERINARY
HOSPITAL
SUITE 130

PERFORMANCE
FAMILY
CHIROPRACTIC
SUITE 150

EDWARD
JONES
SUITE 170



THE
BROKERAGE
RESOURCE
SUITE 200

BRINKLEY BROWN
MENTAL WELLNESS
SUITE 220
1,820 SF

PILATES
EN POINTE
SUITE 240

CARDINAL
FAMILY
DENTISTRY
SUITE 250

akai

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10-01-2021

GROUND FLOOR

PLAN

SCALE: 1/8" = 1'-0"

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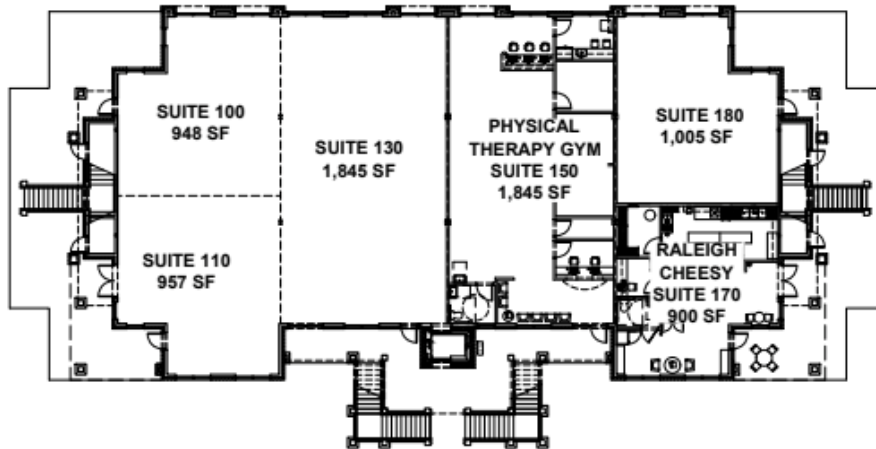
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SECOND FLOOR

PLAN

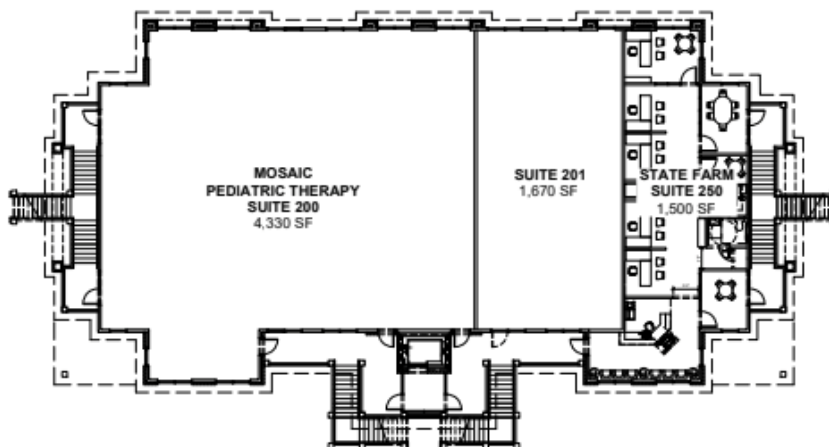
Building B

1400 CHAPEL RIDGE ROAD, APEX, NC 27502



TOTAL GROUND FLOOR LEASABLE SPACE: 7,500 SF

NOTE:
LEASABLE SPACE IS MEASURED FROM INTERIOR FACE OF EXTERIOR



TOTAL 2ND FLOOR LEASABLE SPACE: 7,500 SF

NOTE:
LEASABLE SPACE IS MEASURED FROM INTERIOR FACE OF EXTERIOR

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09-29-2020

BUILDING B
GROUND FLOOR
PLAN

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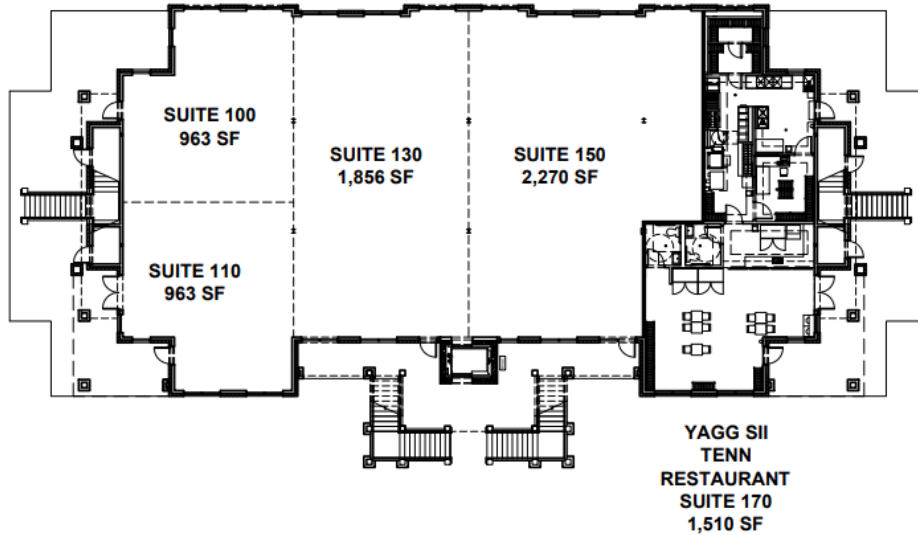


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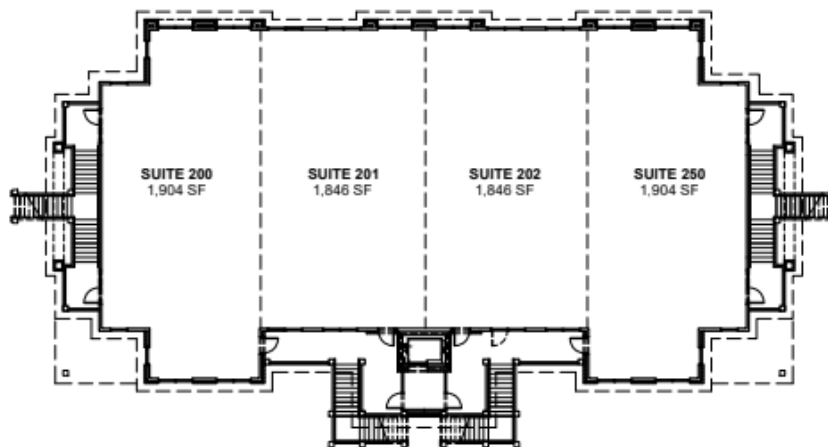
BUILDING B
2ND FLOOR
PLAN

Building C

1400 CHAPEL RIDGE ROAD, APEX, NC 27502



TOTAL GROUND FLOOR LEASABLE SPACE: 7,562 SF



TOTAL 2ND FLOOR LEASABLE SPACE: 7,500 SF

NOTE:
LEASABLE SPACE IS MEASURED FROM INTERIOR FACE OF EXTERIOR

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08-23-2022

BUILDING C

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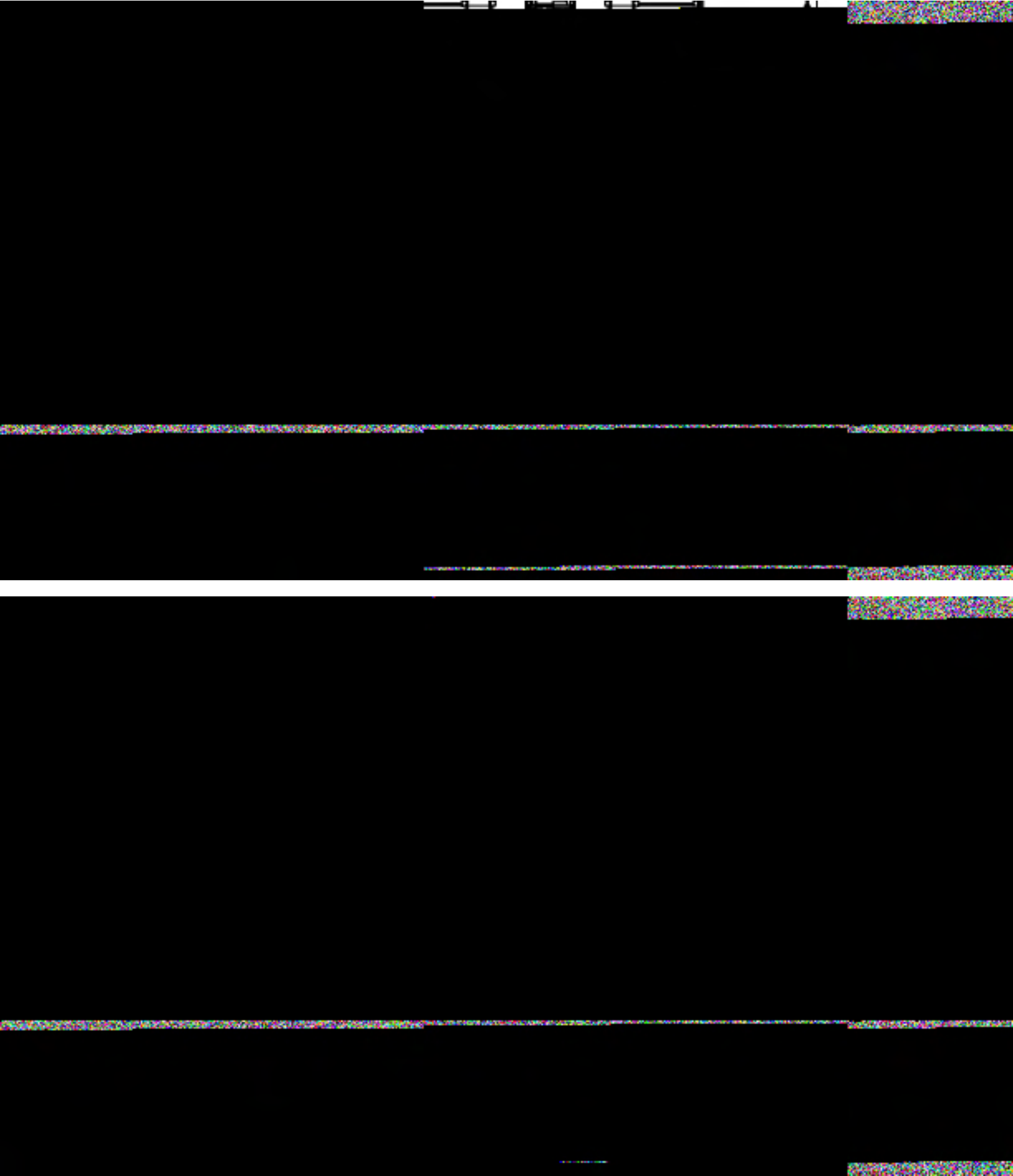
BUILDING C
2ND FLOOR

PLAN

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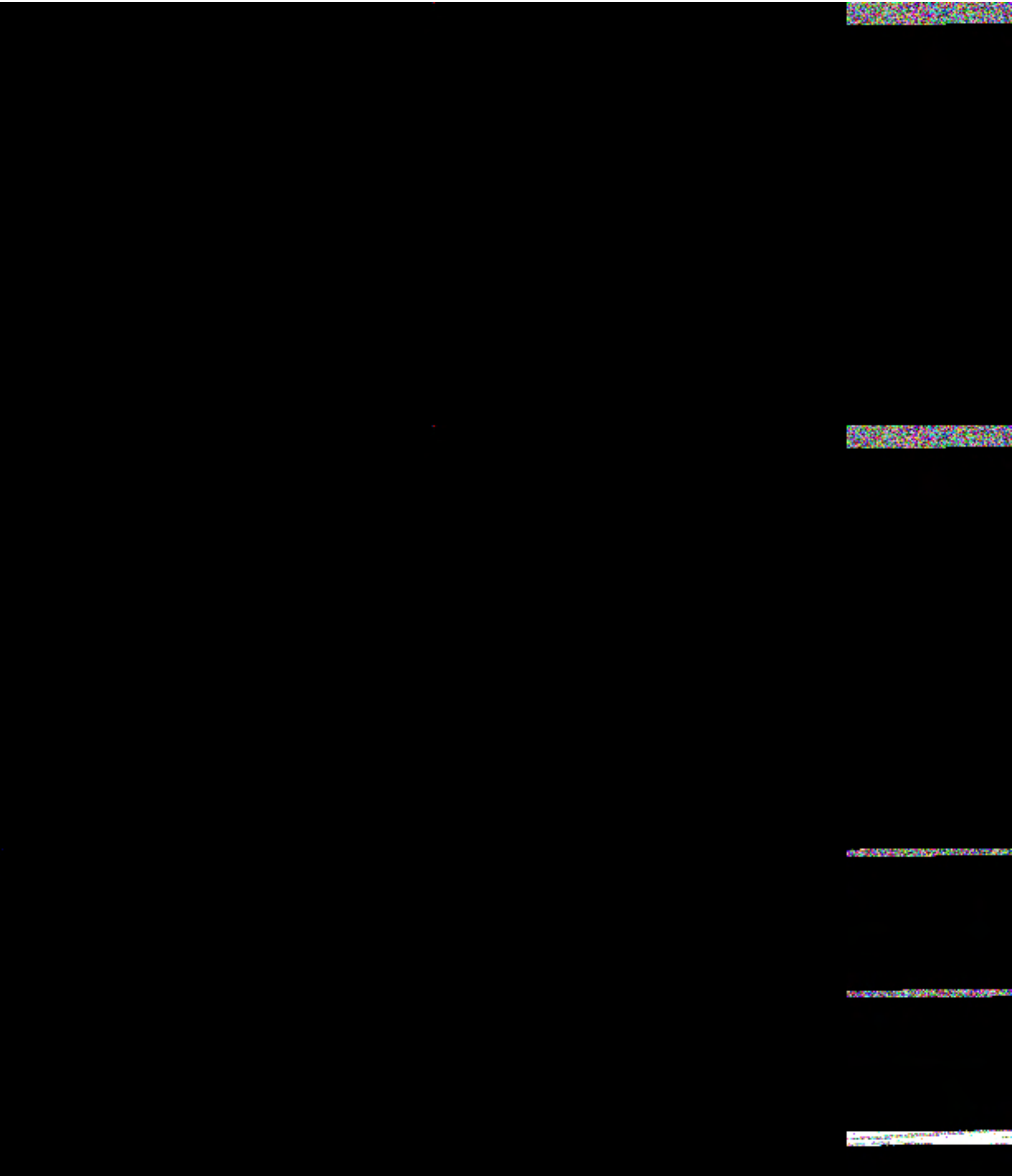
Location Maps

1400 CHAPEL RIDGE ROAD, APEX, NC 27502



Aerial Map

1400 CHAPEL RIDGE ROAD, APEX, NC 27502



Demographics

1400 CHAPEL RIDGE ROAD, APEX, NC 27502

Population	1 Mile	3 Miles	5 Miles
Male	1,719	22,453	52,164
Female	1,951	22,742	52,384
Total Population	3,670	45,195	104,548

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	986	11,400	24,876
Ages 15-24	670	7,522	17,021
Ages 55-64	401	4,704	12,121
Ages 65+	250	3,963	11,848

Race	1 Mile	3 Miles	5 Miles
White	2,905	36,395	82,524
Black	130	2,554	6,154
Am In/AK Nat	N/A	33	67
Hawaiian	N/A	N/A	24
Hispanic	209	2,755	5,920
Multi-Racial	254	4,022	8,566

Income	1 Mile	3 Miles	5 Miles
Median	\$103,440	\$92,652	\$103,186
< \$15,000	N/A	762	1,694
\$15,000-\$24,999	23	710	1,602
\$25,000-\$34,999	36	729	1,821
\$35,000-\$49,999	90	1,368	3,001
\$50,000-\$74,999	200	2,789	5,851
\$75,000-\$99,999	259	2,561	5,708
\$10,000-\$149,999	311	4,389	9,698
\$150,000-\$199,999	125	1,438	3,720
> \$200,000	110	716	3,393

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,175	15,860	38,443
Occupied	1,132	15,080	36,660
Owner Occupied	1,021	11,973	29,132
Renter Occupied	111	3,107	7,528
Vacant	43	780	1,783