



## Investment Opportunity

- 9,471 rsf, two-story building built in 1985
- Income-producing property with mix of retail and office tenants
- 100% leased
- Owner occupant office possibility for 3,220 rsf
- Call for pricing and additional information

## Location

- Centrally located near the intersection of Hwy 54 and Hwy 55, adjacent to I-40 and RTP
- Less than 5 minutes from RDU International Airport

## Parking

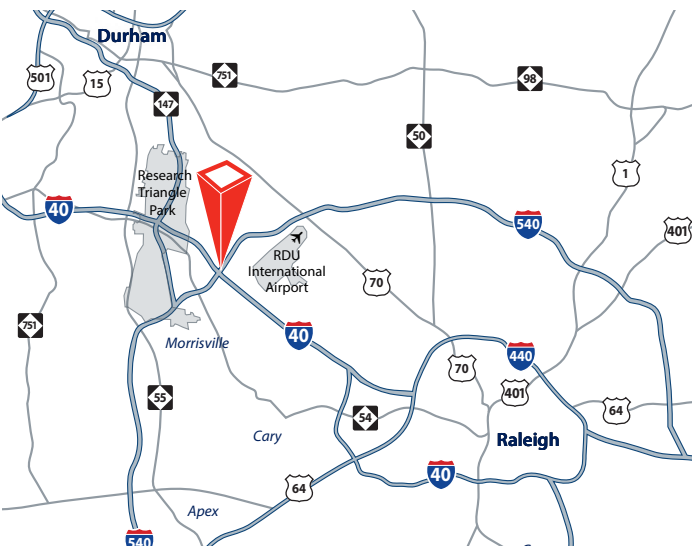
- 33 parking spaces / 3.5 spaces per 1,000 sf

For more information, please contact:

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[michael.vulpis@avisonyoung.com](mailto:michael.vulpis@avisonyoung.com)

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5440 Wade Park Boulevard  
Suite 200  
Raleigh, NC 27607  
919 785 3434



### Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	5,687	46,267	115,744
Households	2,810	20,583	49,269
Avg. Household Income	\$70,263	\$98,739	\$103,611

### Traffic Counts

Esri 2019	Vehicles Per Day (VPD)
I-40 & TW Alexander	119,000
Apex Highway & Residence Inn Boulevard	30,550
Apex Highway & I-40	28,100



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Nearby Amenities



Parcel View



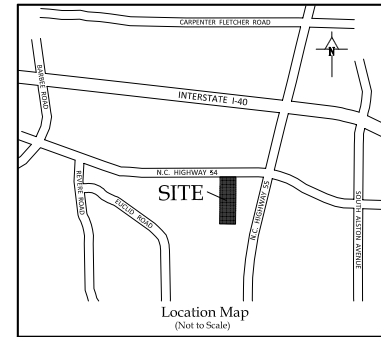
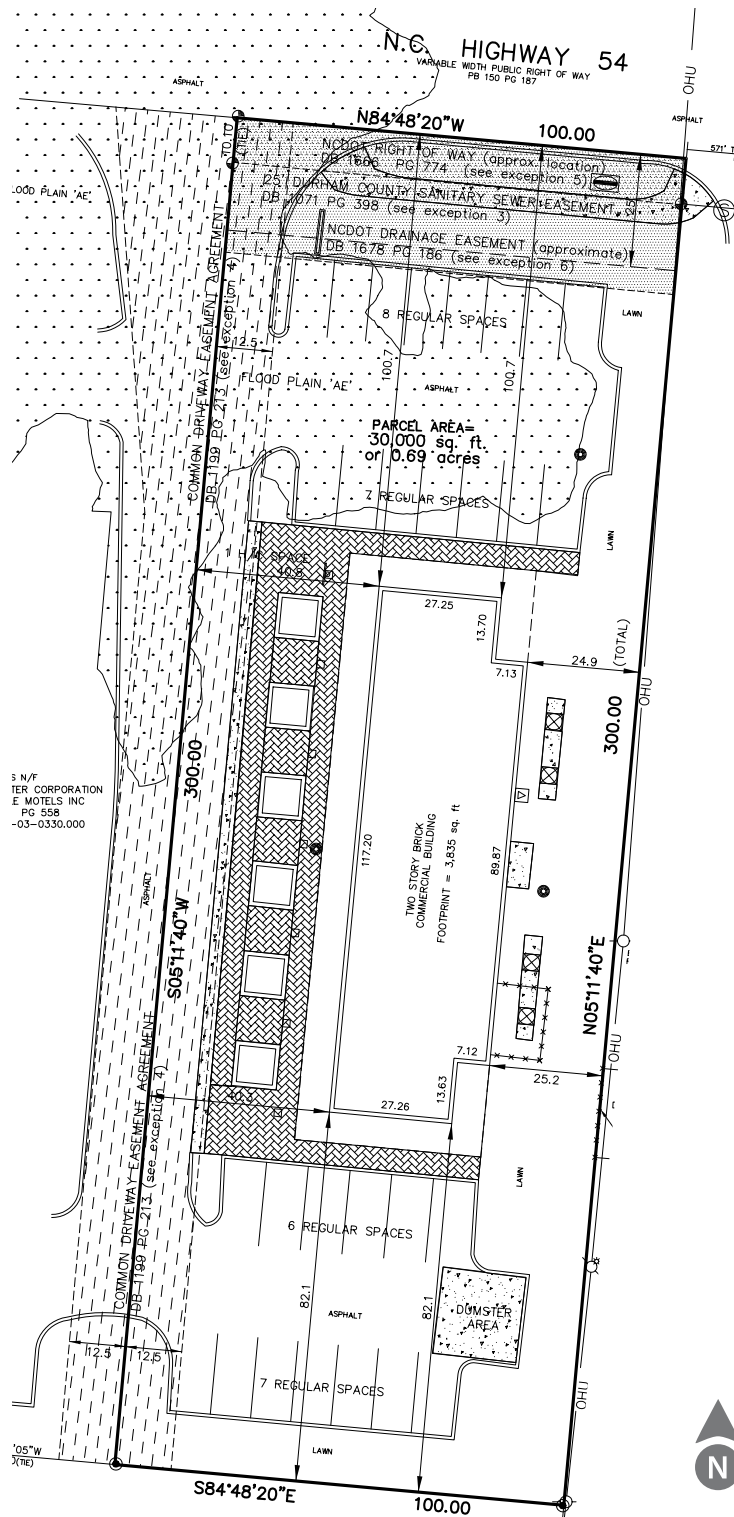
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Site Plan



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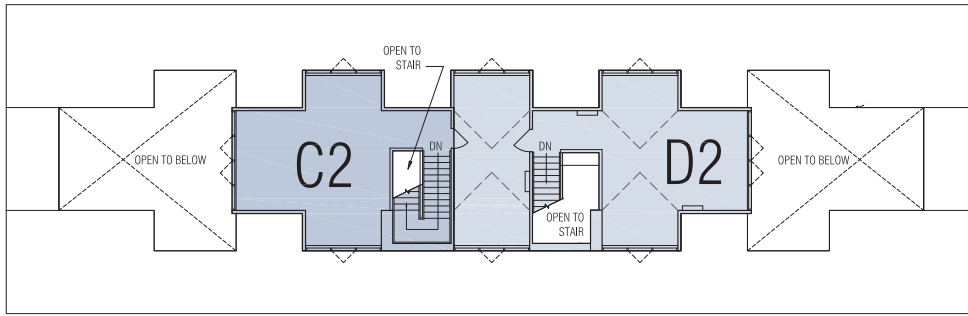
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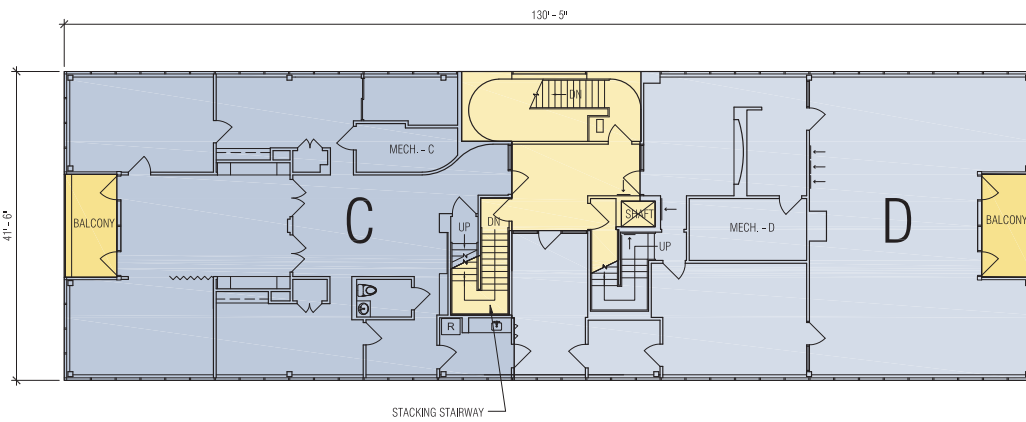
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As-Built Plans



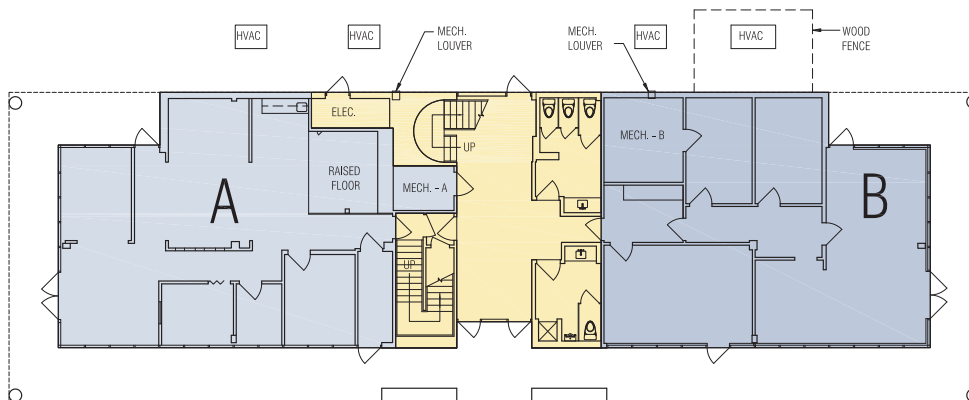
Third Floor

Space	Size	Amenity SF
A	1,457 sf	-
B	1,422 sf	-
C	2,246 sf	98 sf balcony
C2	561 sf	2,807 sf combined
D	2,428 sf	98 sf balcony
D2	759 sf	3,817 sf combined
Total	8,873 GLA sf	-



Second Floor

Common Area	Size
1st Floor	918 sf
2nd Floor	548 sf
Total	1,466 sf
Total Building SF	10,339 sf



Ground Floor



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