

SALE

7406 Chapel Hill Road Suite K

CHAPEL HILL ROAD OFFICE CENTER

Cary, NC 27513

PRESENTED BY:

REN POWELL

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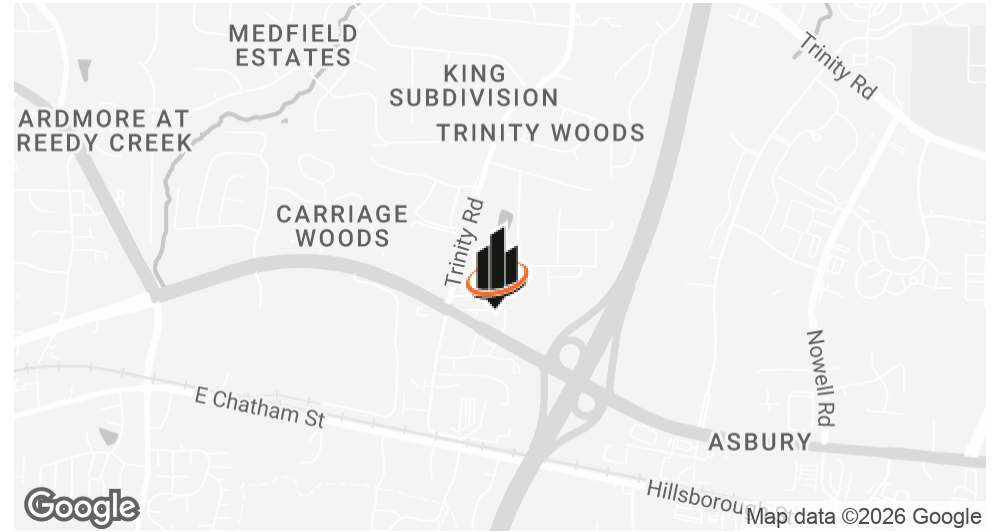
OWEN MICKLE

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the prime location of 7406 Chapel Hill Rd, Suite K, in Cary, NC, a sought-after area for office/office condo investors. Surrounding the property, you'll find a vibrant community with a thriving business environment. Enjoy convenient access to nearby amenities, including the renowned RTP (Research Triangle Park), modern dining options, and upscale shopping centers. This burgeoning area provides an excellent opportunity to invest in a location that combines convenience, culture, and commerce.

OFFERING SUMMARY

| | |
|-----------------------|-----------|
| SALE PRICE: | \$255,000 |
| BUILDING SIZE: | ±1,125 SF |

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PROPERTY DESCRIPTION

Position your business in this well-maintained ±1,125 SF office condominium located at 7406 Chapel Hill Road, Suite K. Priced at \$255,000 (\$226.67 PSF), this move-in-ready space offers an exceptional opportunity for owner-users or investors seeking a professional office in an outstanding location. Zoned OI (Office & Institutional), the property provides convenient ground-floor access and a functional layout designed to support a variety of professional office uses.

The office has been thoughtfully maintained with numerous recent capital improvements, including a new building roof, updated foyer finishes, repaired and freshly painted window frames, and a newer HVAC system that is professionally serviced twice each year. With no pending assessments and low monthly operating costs, this property offers both value and peace of mind for its next owner.

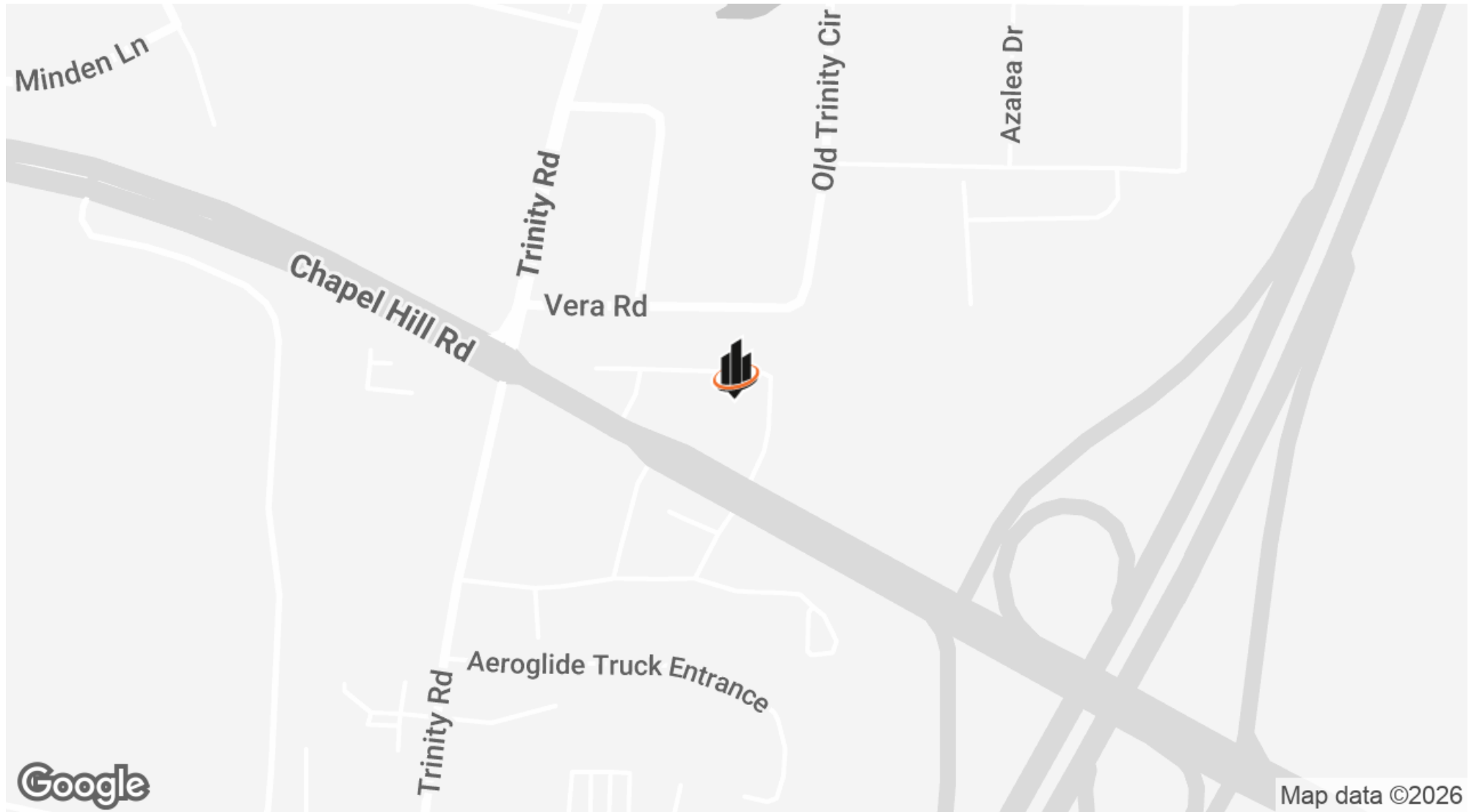
ADDITIONAL PHOTOS



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LOCATION MAP



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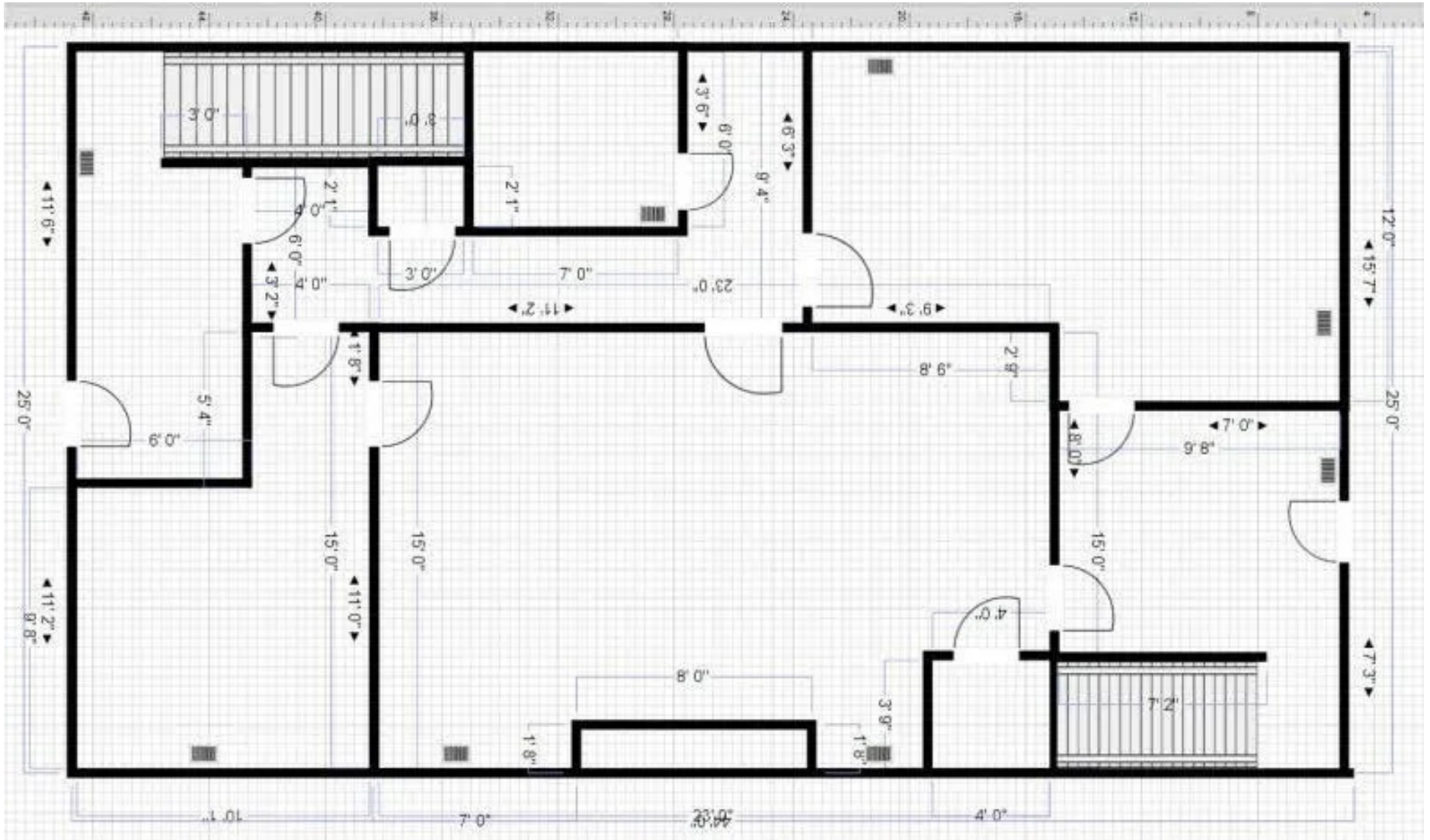
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FLOOR PLANS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

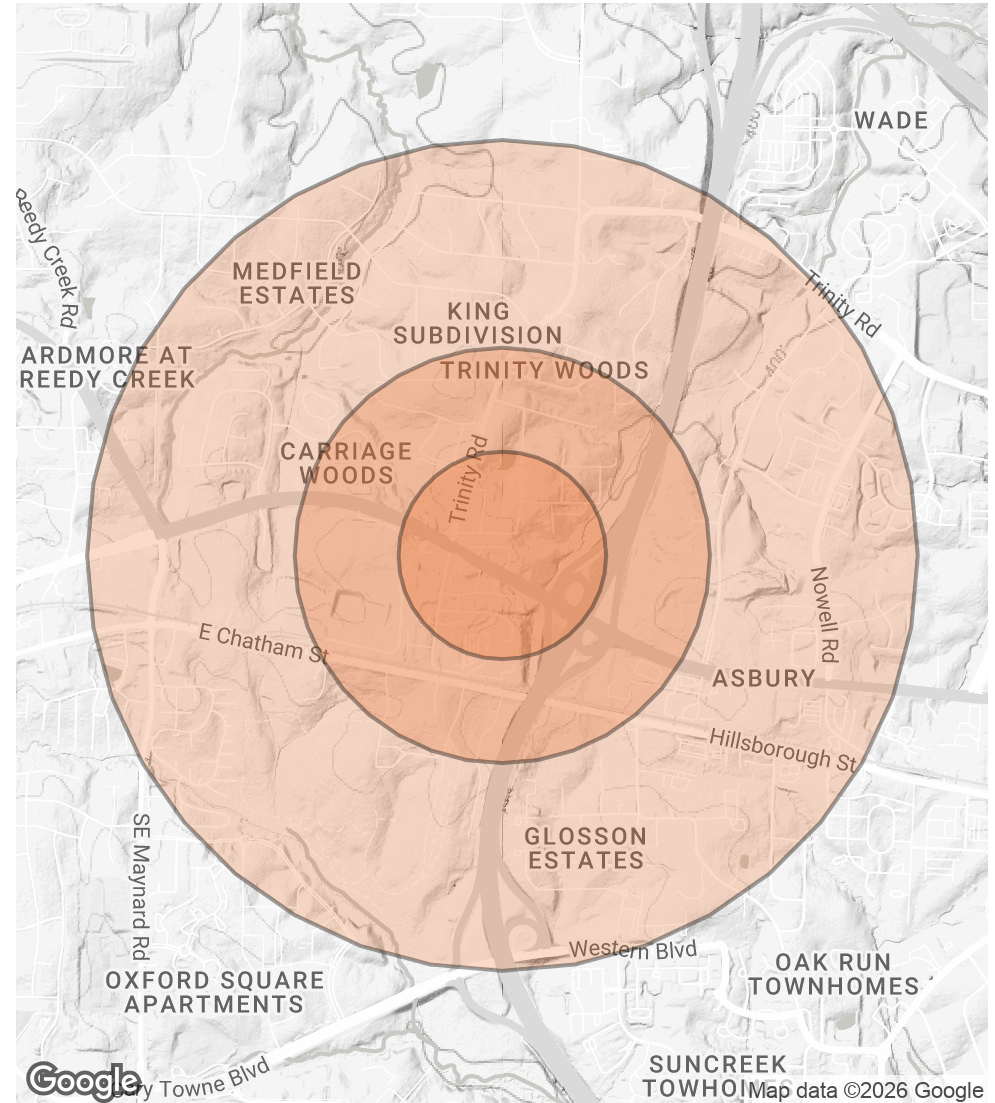
| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| TOTAL POPULATION | 170 | 1,088 | 6,894 |
| AVERAGE AGE | 44.6 | 33.9 | 29.7 |
| AVERAGE AGE (MALE) | 45.3 | 35.1 | 30.7 |
| AVERAGE AGE (FEMALE) | 43.3 | 33.0 | 29.1 |

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| TOTAL HOUSEHOLDS | 69 | 440 | 2,758 |
| # OF PERSONS PER HH | 2.5 | 2.5 | 2.5 |
| AVERAGE HH INCOME | \$145,751 | \$114,673 | \$94,129 |
| AVERAGE HOUSE VALUE | \$464,625 | \$415,130 | \$351,266 |

2023 American Community Survey (ACS)



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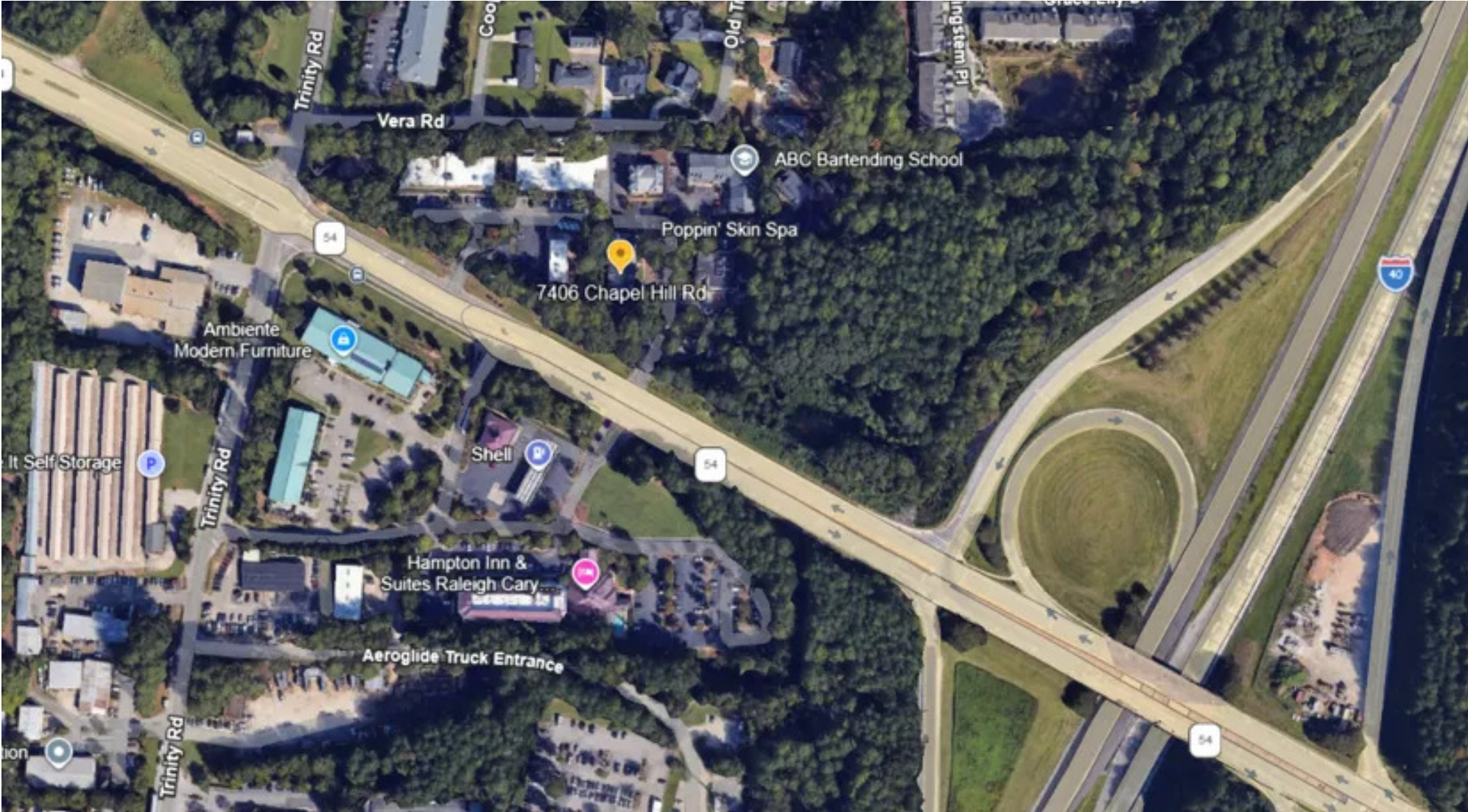
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AERIAL VIEW



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