

6.2% CAP | \$650,000

SINGLE-TENANT INVESTMENT OFFERING

108 JUSTICE HEIGHTS STREET

APEX, NC 27502

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PROPERTY OVERVIEW

108 Justice Heights Street is a fully leased, single-tenant office investment located within walking distance of Downtown Apex. The Property is leased through August 31, 2029 with three two-year renewal options, providing stable in-place cash flow with 3% annual rent escalations under a modified gross lease.

The 1,536 SF building has been extensively renovated with modern finishes throughout, including new flooring and paint, updated lighting, and a new roof installed in 2024. These recent improvements reduce near-term capital needs while positioning the property for continued leasing success beyond the current lease term.

PROPERTY OVERVIEW

Address	108 Justice Heights Street
City / County	Apex / Wake
Parcel ID (PIN)	0741284866
Lot Size	0.18 acres
Building Size	1,536 square feet
Year Built	1986
Zoning	O&I

PROPERTY HIGHLIGHTS

- Single-tenant investment with lease term through August 2029
- Three two-year market rate renewal options
- 3% annual rent increases throughout the remaining lease term
- Walkable to Downtown Apex and minutes from US 64 & NC 540
- New roof (2024) and recently renovated interior
- Limited landlord responsibilities under modified gross lease
- Located in one of Wake County's fastest-growing markets



INVESTMENT SUMMARY

\$650,000
OFFERING PRICE

6.20%
CAP RATE

\$40,301
IN-PLACE NOI

2029
LEASE EXPIRATION

OFFERING SUMMARY

Offering Price	\$650,000
In-Place Cap Rate	6.20%
In-Place NOI	\$40,301.02
Price Per SF	\$423.18
Current Annual Rent	\$44,298.24
Rent Per SF	\$28.84

EXPENSES

Taxes	\$2,471.89
Insurance	\$1,343.00
Backflow Testing	\$182.33

RENT ROLL

Lease Year	Period	Base Rent
Year 1	September 1, 2025 - August 31, 2026	\$43,008.00
Year 2	September 1, 2026 - August 31, 2027	\$44,298.24
Year 3	September 1, 2027 - August 31, 2028	\$45,627.20
Year 4	September 1, 2028 - August 31, 2029	\$46,996.02

Base rent reflects 3% annual escalations effective each September 1. Figures should be verified against the executed lease.

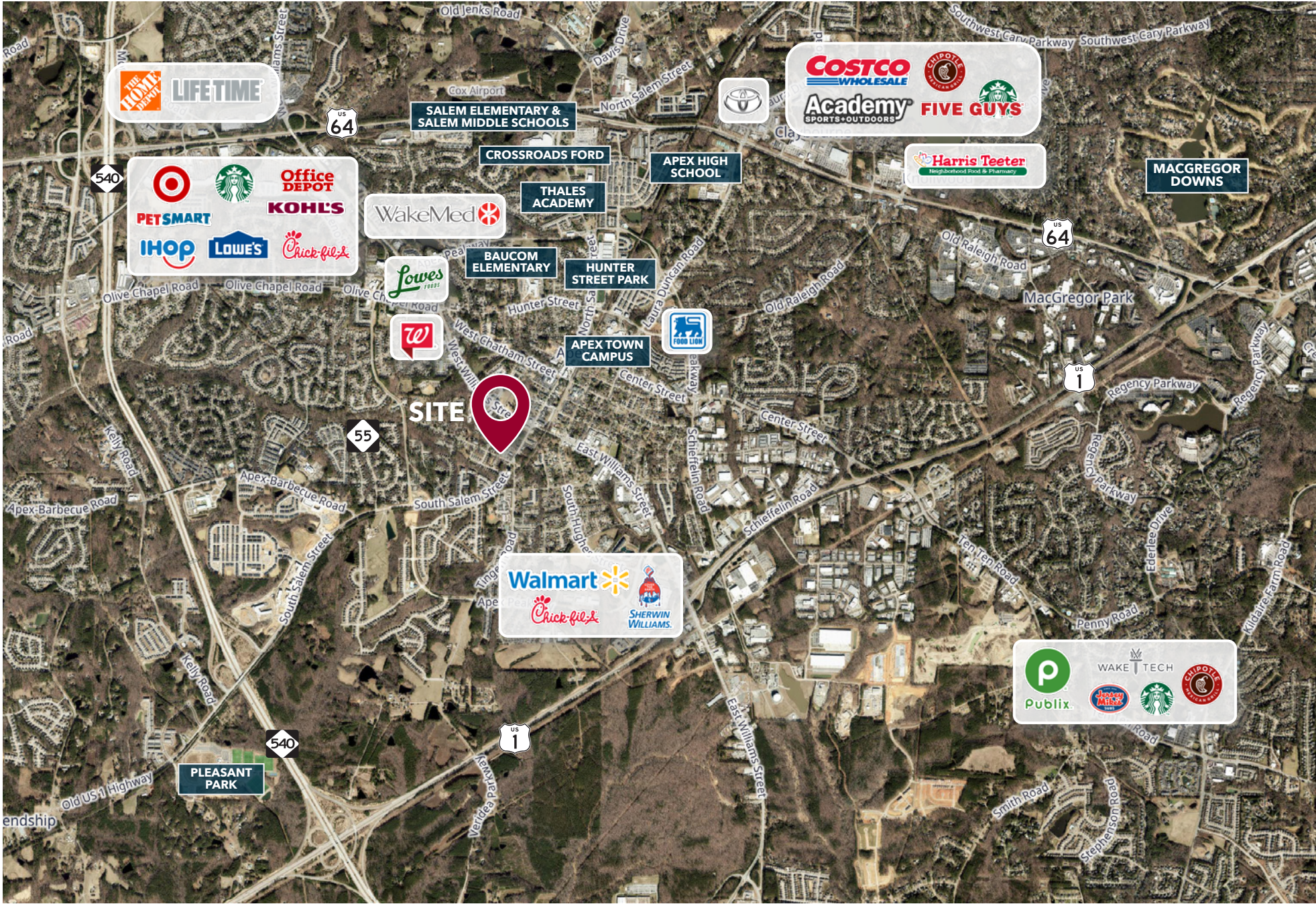
LEASE SUMMARY

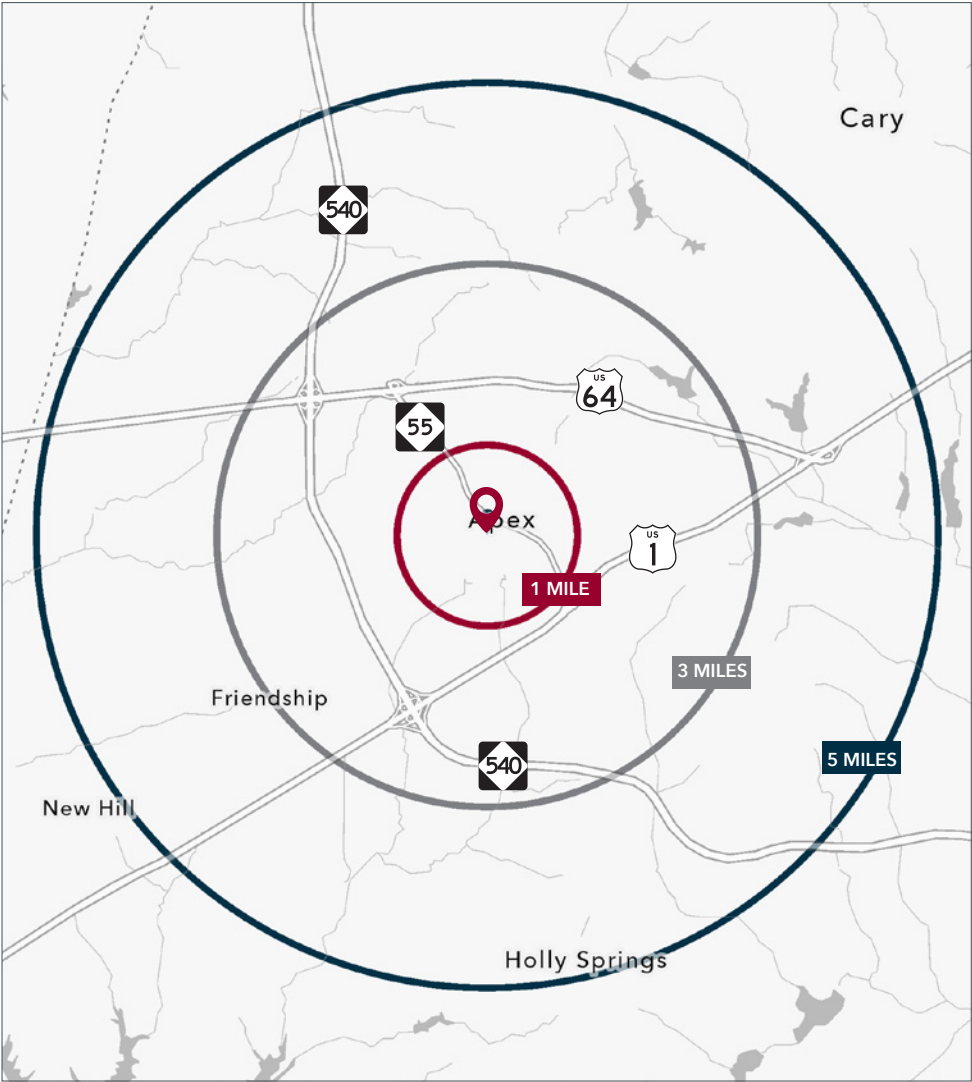
Tenancy	Single Tenant
Lease Type	Modified Gross
Renewal Options	Three 2-Year Options
Escalations	3% Annual (Sept 1)
Lease Expiration	Aug 31, 2029
Landlord Pays	Tax / Ins / Backflow





AREA OVERVIEW





	1 MILE	3 MILES	5 MILES
Population (2025)	12,238	74,968	182,142
Daytime Population	11,028	88,508	240,943
Median Age	36.0	36.9	37.5
Median Household Income	\$99,896	\$104,322	\$113,631
Median Home Value	\$488,947	\$511,217	\$557,020

