# AVISON YOUNG

# Holly Springs Business Park

212 Premier Dr, Holly Springs, North Carolina 27540



# Opportunity

### Suite 208 – ±2,500 sf - *leased*

- Shop space with office and bathroom
- Drive-in door

### Suite 212 – ±3,700 sf

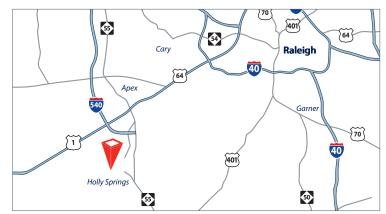
- Flex space with approximately 40% office
- Drive-in door

### Rate and Term

– Suite 212 – \$15.00/sf, NNN

# Location

- Less than one (1) mile from Highway 55
- Six (6) miles from I-540 and US-1
- Located in Holly Springs Business Park
- Excellent location for distribution and showroom business



For more information, please contact:

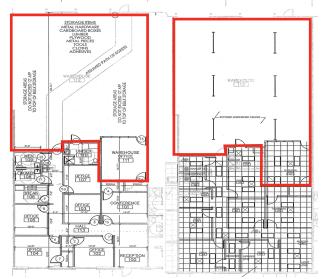
Baxter M. Walker III, Principal, SIOR, CCIM D 919 913 1118 C 919 606 3319 baxter.walker@avisonyoung.com

Kathy Gigac, Principal, SIOR D 919 913 1117 C 919 602 2660 kathy.gigac@avisonyoung.com

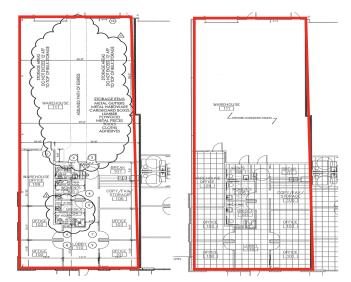
5440 Wade Park Boulevard Suite 200 Raleigh, NC 27607 919 785 3434



Suite 208-leased



Suite 212





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### Nearby Amenities



# Demographics

# Traffic Counts

CoStar 2020	1 Mile	3 Miles	5 Miles
Population	2,735	33,987	75,540
Households	959	11,965	26,891
Average Household Income	\$100,776	\$103,334	\$102,518

NC DOT	Vehicles Per Day (VPD)
State Highway 55	25,688
New Hill Road	2,168
Old Holly Springs Road	2,184



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# About Holly Springs

- 5th largest town in Wake County, North Carolina
- 88% home ownership rate highest among NC's metro areas
- \$283,731 median home value (ESRI)
- 50% of the population has a high school degree or higher (ESRI)
- 60+ businesses located in downtown Holly Springs
- Experiencing rapid population growth, the town has more than doubled in size since 2000
- Home to one of the largest biopharmaceutical companies in the region
- 7 schools: 4 elementary, 2 middle, and 1 high school
- Schools are part of the Wake County Public School System, which is consistently ranked among the top public-school systems in the nation
- 15-mile radius around Holly Springs stretches to Downtown Raleigh, Apex, Cary, Morrisville, and Research Triangle Park
- $\pm$ 630,000 people within a 15-mile radius; work force of  $\pm$ 278,000 people within a 15-mile radius (ESRI)















### #1 SAFEST CITY IN NORTH CAROLINA

– December 2019, HomeSnacks

### #1 BEST CITY FOR JOBS IN NORTH CAROLINA

– May 2019, Zippia

#### #1 SAFEST CITY IN NORTH CAROLINA

– April 2019, SafeWise

### #4 BEST PLACES TO LIVE IN NORTH CAROLINA

– January 2019, HomeSnacks

#### #5 BEST PLACE IN NORTH CAROLINA TO RAISE A FAMILY

– June 2019, WalletHub

### **#7 MOST AFFORDABLE HOUSING MARKETS IN NORTH CAROLINA**

– July 2018, SmartAsset

### HOLLY SPRINGS HIGH SCHOOL IS ONE OF THE TOP SCHOOLS IN THE NATION AND IN THE TOP 6% OF HIGH SCHOOLS IN THE U.S.

- Newsweek Magazine



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# NEW DEVELOPMENTS

The Block on Main – 3-story, 52,000-sf mixed-use building

**Town Hall Commons** – 45,000-sf mixed-use building

**Peterson Station at Sunset Lake Road\*** – 300 apartment units with ±40,000-sf retail space

### Lowes Home Improvement/ Wegmans\* – Approved retail center at Highway 55 and Ralph Stephens Road

\*Peterson Station and Lowes/Wegmans developments will provide downtown Holly Springs with an additional 35 businesses, 500 jobs and an \$86 million economic impact.

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