



Flex Space Available For Lease

## 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:

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5440 Wade Park Boulevard

Suite 200

Raleigh, NC 27607

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Nearby Amenities



Demographics

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

Traffic Counts

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
- ±630,000 people within a 15-mile radius; work force of ±278,000 people within a 15-mile radius (ESRI)

## MAJOR EMPLOYERS



### #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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**HOLLY  
SPRINGS**  
North Carolina



## 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.*