

±2,040 SF
AVAILABLE



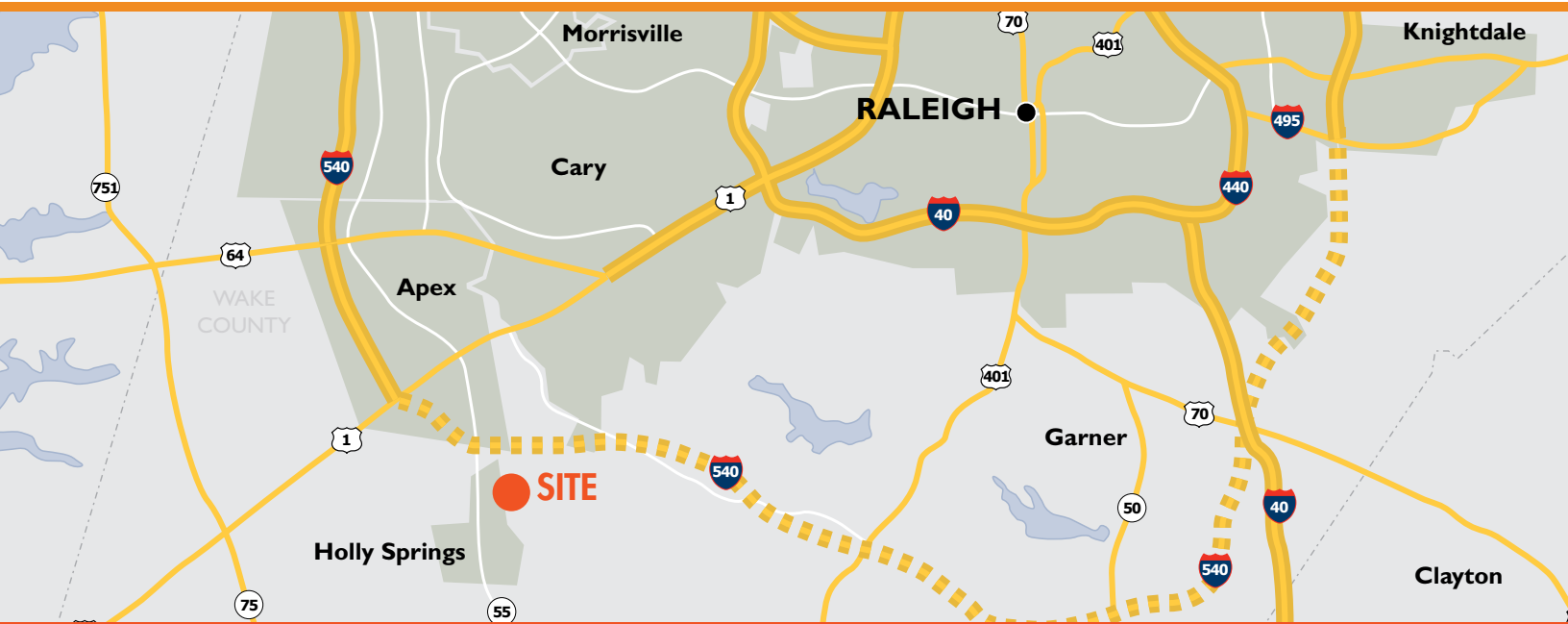
SUNSET LAKE ROAD & LASSITER ROAD

HOLLY SPRINGS, NORTH CAROLINA 27540

RETAIL SPACE FOR LEASE
± 2,040 SF

SUNSET LAKE ROAD & LASSITER ROAD

RETAIL SPACE FOR LEASE



PROPERTY FEATURES

- Join Sherwin Williams and Dunkin' on one of Holly Springs strongest retail corridors
- 2,040 SF remaining
- Signalized intersection at the corner of Sunset Lake Road and Lassiter Road
- Ideally situated in between two prominent shopping centers anchored by Harris Teeter and Planet Fitness
- Strong residential growth surrounding the site with 1,700+ single family and multifamily units under construction within 1 mile
- Excellent visibility with easy access

AREA RETAILERS



BUILDING FEATURES

SPACE AVAILABLE	±2,040 SF
LOT SIZE	±1.14 AC
TIMING	Immediately

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 ESTIMATED POPULATION	5,588	54,602	108,402
2024 PROJECTED POPULATION	6,165	60,127	119,399
EST. HOUSEHOLD INCOME	\$130,089	\$118,880	\$116,440

TRAFFIC COUNTS

SUNSET LAKE ROAD	32,006 VPD
HOLLY SPRINGS ROAD	26,000 VPD

For more information, please contact:

JAMES MATTOX
 Managing Director
 (919) 576 2696
james.mattox@foundrycommercial.com

ROSS DIACHENKO
 Senior Associate
 (919) 576 2683
ross.diachenko@foundrycommercial.com

FOUNDRY
 COMMERCIAL

2301 Sugar Bush Road, Suite 220
 Raleigh, NC 27612

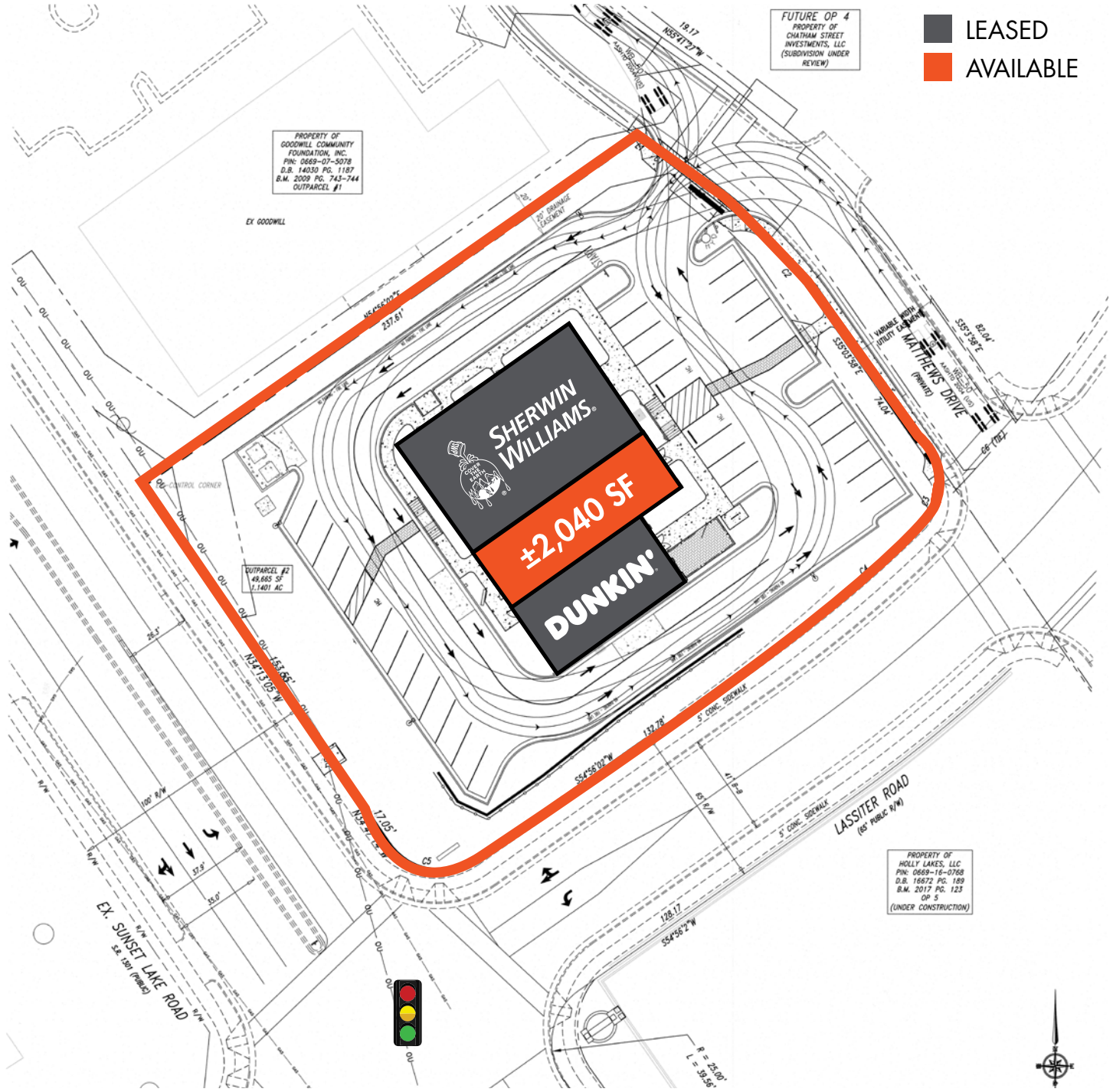
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SUNSET LAKE ROAD & LASSITER ROAD

RETAIL SPACE FOR LEASE

SITE PLAN



For more information, please contact:

ROSS DIACHENKO
Senior Associate
(919) 576 2683
ross.diachenko@foundrycommercial.com

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Managing Director
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RETAIL SPACE FOR LEASE

LOCATION



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ross.diachenko@foundrycommercial.com

JAMES MATTOX
Managing Director
(919) 576 2696
james.matttox@foundrycommercial.com

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SUNSET LAKE ROAD & LASSITER ROAD

RETAIL SPACE FOR LEASE

RESIDENTIAL GROWTH



1 Peterson Station at Sunset Lake
310 Multifamily Units
Approved

2 Woodcreek
871 Single Family Homes & Townhomes
Under Construction

3 344 Single Family Lots
Under Construction

4 Brook Manor
141 Single Family Lots
Under Construction

5 Creekside at Sunset Lake
46 Single Family Lots
Under Construction

6 Westcott Way
21 Single Family Lots
Under Construction

7 Holly Springs
Elementary School

8 Holly Ridge
Elementary School

9 Holly Ridge
Middle School

10 West Lake
Middle School

11 West Lake
Elementary School

12 Primrose School
at West Lake

13 Middle Creek
High School

14 Middle Creek
Elementary School

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