



Flex Space Available For Lease

Opportunity

- ±7,500 sf
- Dock and drive-in access
- 25' clear height
- 2011 year built
- Spacious truck court
- Sprinkler system

Rate

- \$17.00/sf, NNN

Location

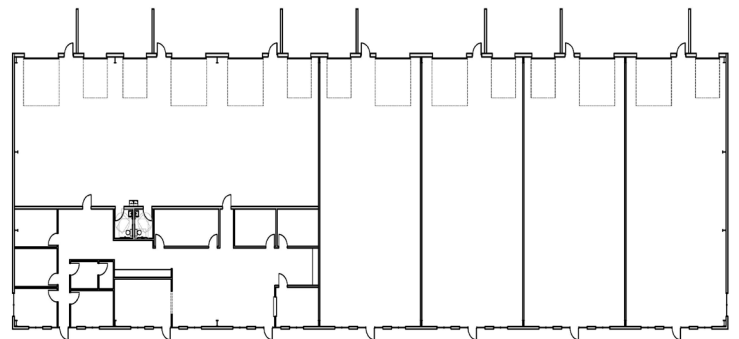
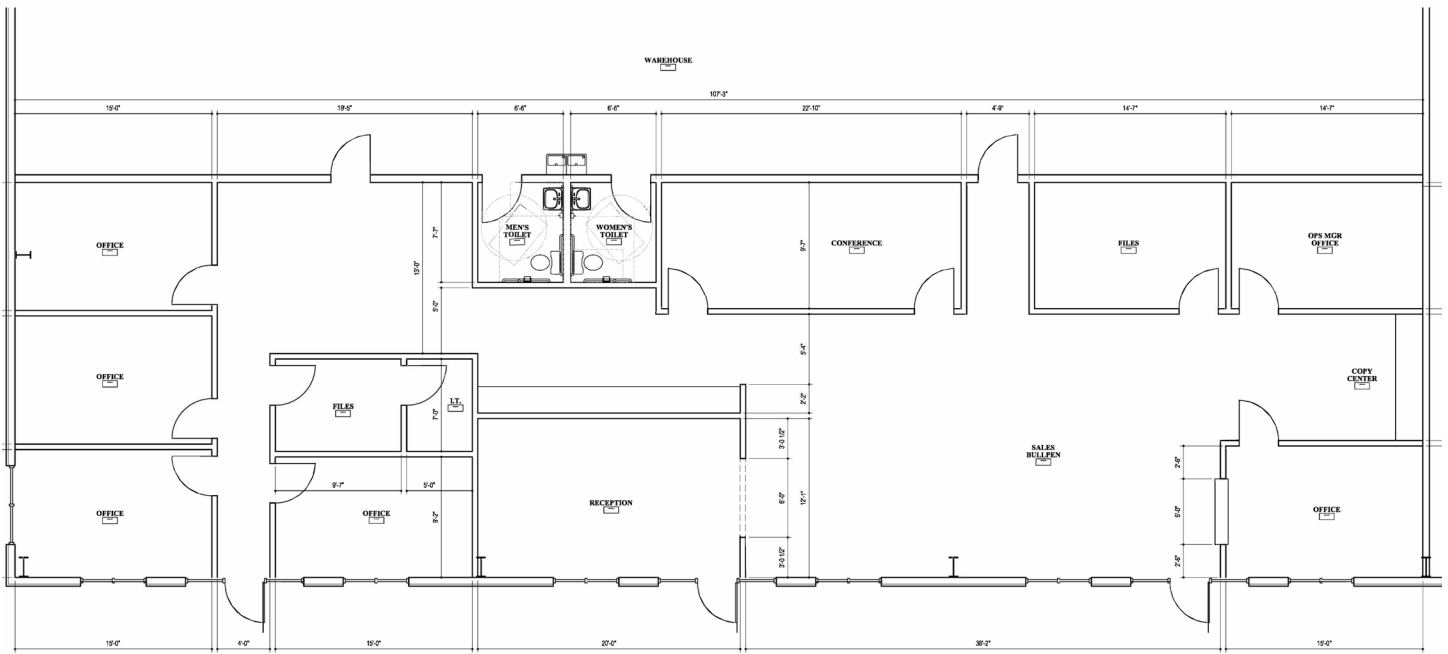
- Located in Holly Springs Industrial Park
- Southwest Wake County Submarket
- .43 miles to Green Oaks Parkway
- One (1) mile to Hwy 55
- Three and a half (3.5) miles to I-540
- Five (5) miles to I-540/US-1 interchange



For more information, please contact:

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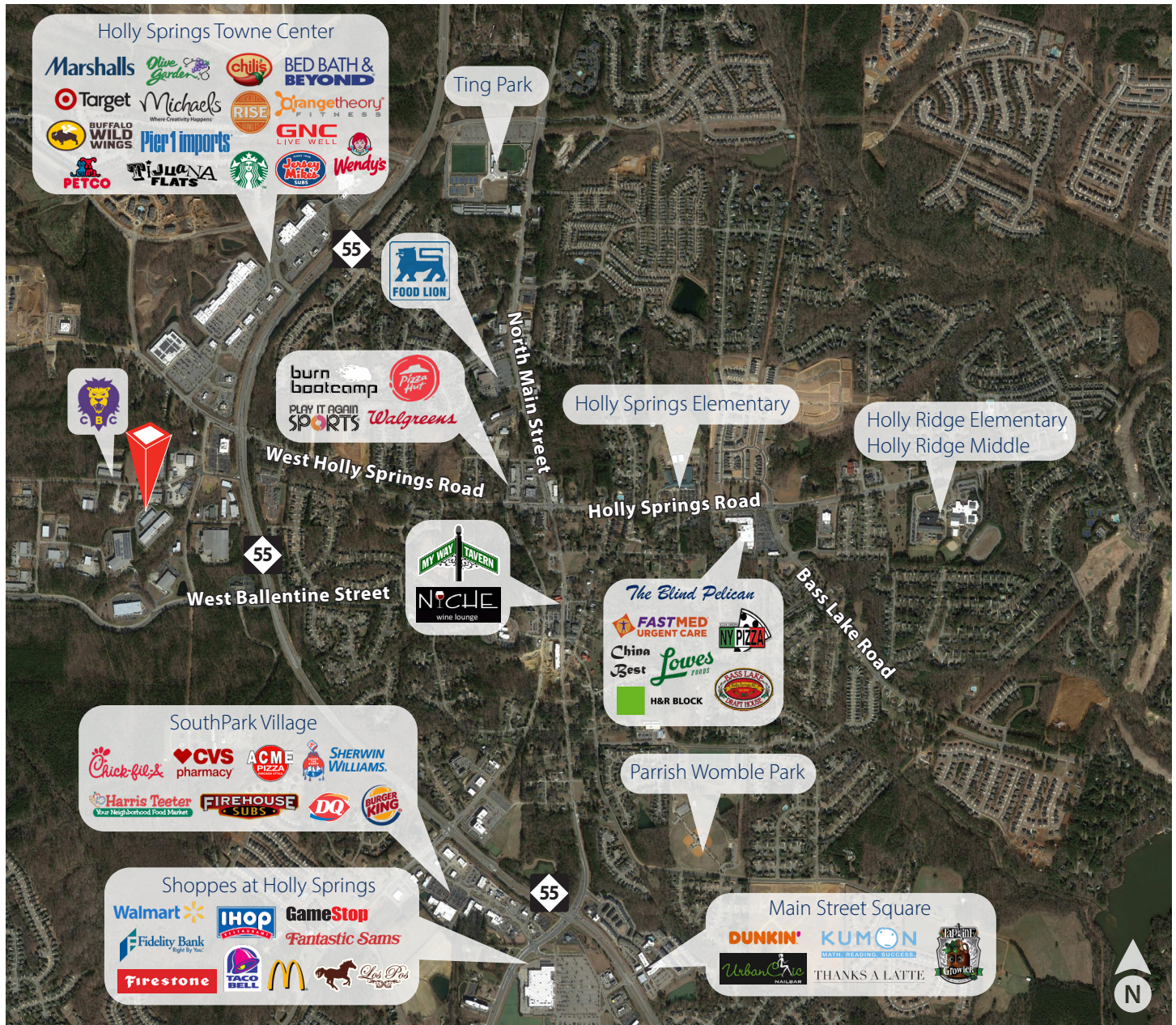
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Nearby Amenities



Demographics

Esri 2019	1 Mile	3 Miles	5 Miles
Population	4,275	37,788	77,008
Households	1,419	12,710	26,353
Avg. Household Income	\$112,118	\$118,466	\$116,389

Traffic Counts

Esri	Vehicles Per Day (VPD)
Highway 55	26,000
W. Holly Springs Road	5,500
N. Main Street	14,000



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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.*