

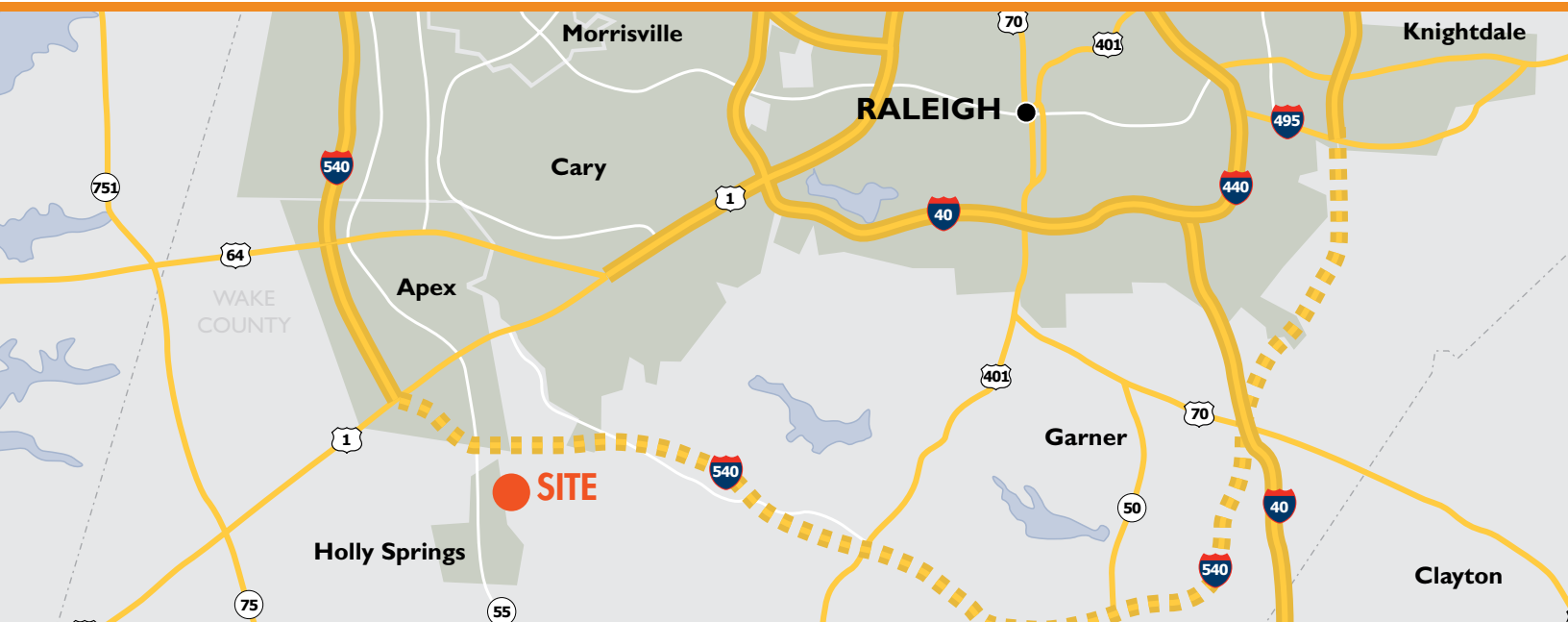


5300 SUNSET LAKE ROAD  
HOLLY SPRINGS, NORTH CAROLINA 27540

RETAIL SPACE FOR LEASE  
± 1,200 - 4,302 SF

# 5300 SUNSET LAKE ROAD

## RETAIL SPACE FOR LEASE



### PROPERTY FEATURES

- Located on one of Holly Springs' busiest retail corridors with over 32,000 VPD
- Signalized intersection at the corner of Sunset Lake Road and Lassiter Road
- Excellent visibility and access
- Flexible size configurations
- Strong residential growth surrounding the site with 1,700+ single family and multifamily units under construction within 1 mile

### BUILDING FEATURES

SPACE AVAILABLE	±1,200 - 4,302 SF
TIMING	May 2020

### 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

### AREA RETAILERS



For more information, please contact:

#### ROSS DIACHENKO

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

#### NOLAN MILLS IV

Associate  
(919) 576 2685  
nolan.mills@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

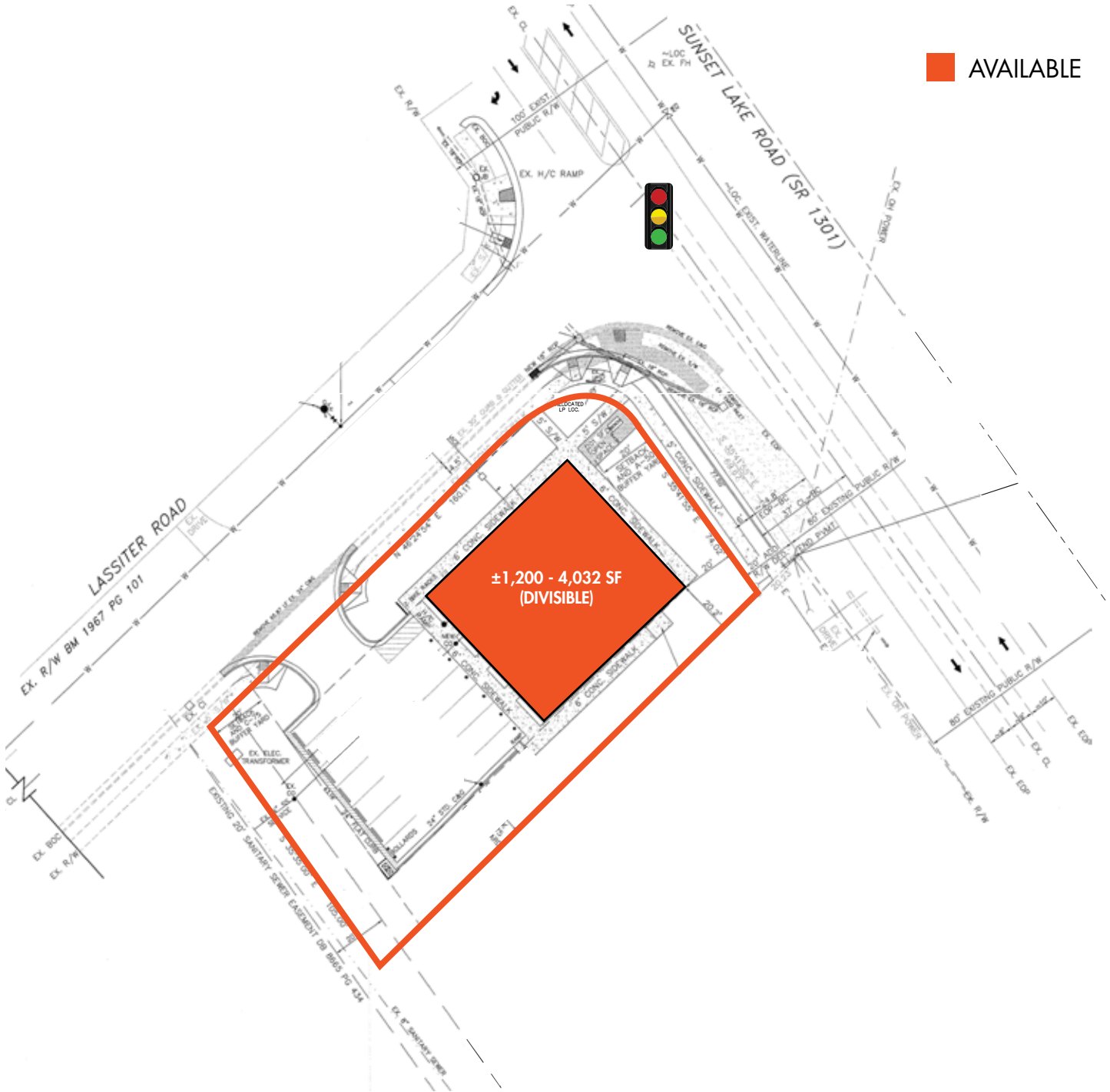
[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# 5300 SUNSET LAKE ROAD

## RETAIL SPACE FOR LEASE

### SITE PLAN



For more information, please contact:

**ROSS DIACHENKO**

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

**NOLAN MILLS IV**

Associate  
(919) 576 2685  
nolan.mills@foundrycommercial.com

**FOUNDRY**  
COMMERCIAL

2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

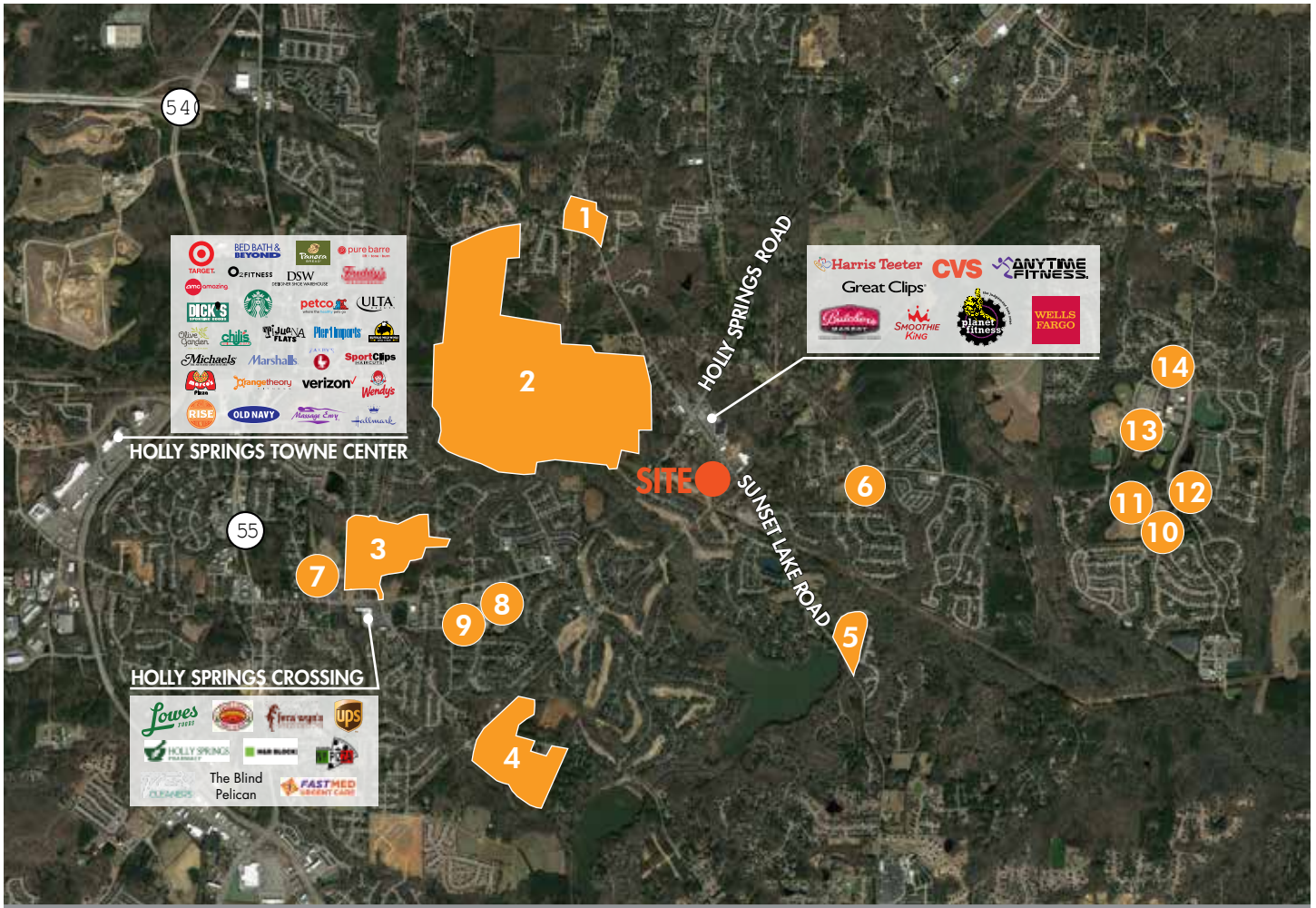
[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

# 5300 SUNSET LAKE ROAD

## RETAIL SPACE FOR LEASE

### RESIDENTIAL GROWTH



- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li><b>1</b> Peterson Station at Sunset Lake<br/>310 Multifamily Units<br/>Approved</li> <li><b>2</b> Woodcreek<br/>871 Single Family Homes &amp; Townhomes<br/>Under Construction</li> <li><b>3</b> 344 Single Family Lots<br/>Under Construction</li> <li><b>4</b> Brook Manor<br/>141 Single Family Lots<br/>Under Construction</li> </ul> | <ul style="list-style-type: none"> <li><b>5</b> Creekside at Sunset Lake<br/>46 Single Family Lots<br/>Under Construction</li> <li><b>6</b> Westcott Way<br/>21 Single Family Lots<br/>Under Construction</li> <li><b>7</b> Holly Springs<br/>Elementary School</li> <li><b>8</b> Holly Ridge<br/>Elementary School</li> <li><b>9</b> Holly Ridge<br/>Middle School</li> </ul> | <ul style="list-style-type: none"> <li><b>10</b> West Lake<br/>Middle School</li> <li><b>11</b> West Lake<br/>Elementary School</li> <li><b>12</b> Primrose School<br/>at West Lake</li> <li><b>13</b> Middle Creek<br/>High School</li> <li><b>14</b> Middle Creek<br/>Elementary School</li> </ul> |
|--|--|--|

For more information, please contact:

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

**NOLAN MILLS IV**  
Associate  
(919) 576 2685  
nolan.mills@foundrycommercial.com



2301 Sugar Bush Road, Suite 220  
Raleigh, NC 27612

[foundrycommercial.com](http://foundrycommercial.com)

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.