

AVISON
YOUNG

4,102-sf Office Space for Lease



TOWN HALL COMMONS

Availability in High-Visibilty Office Center | 242 S. Main Street, Holly Springs, NC 27540

PROPERTY OVERVIEW

NEIGHBORING TENANTS



Opportunity

Town Hall Commons is located in the heart of Downtown Holly Springs. This 43,000 square foot building is home to over sixty businesses, offering both retail and office space availability. Town Hall Commons is located just 25 minutes from RDU International Airport and Downtown Raleigh.

- Two, second-floor office spaces
 - 1,251 sf
 - 2,851 sf
- \$21.00/sf, NNN
- \$5.00/sf in projected TICAM
- \$40.00/sf in upfit allowance
- Reserved and public parking decks
- Elevator
- Outdoor dining, fountain and plaza area
- Balconies on second floor



LISTING BROKER

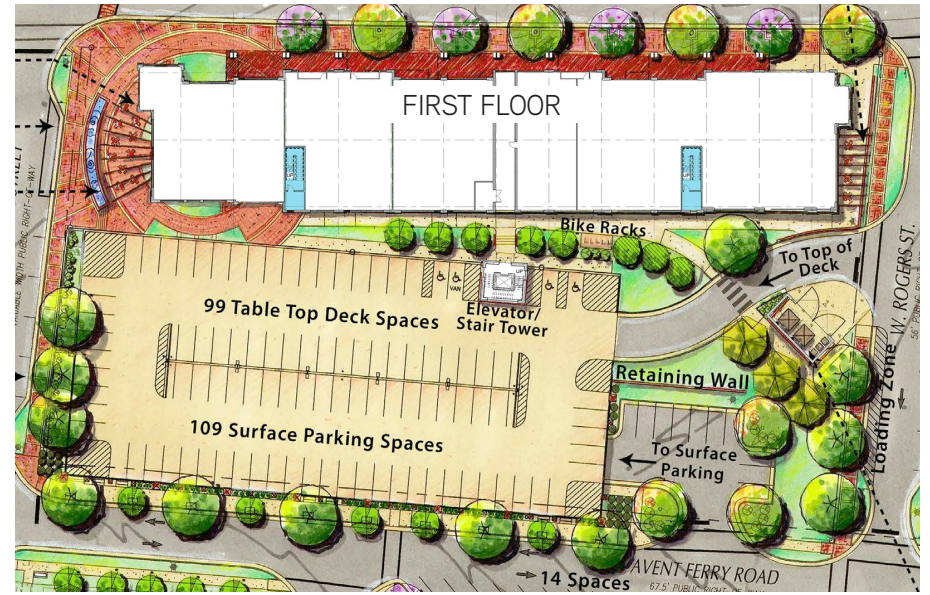
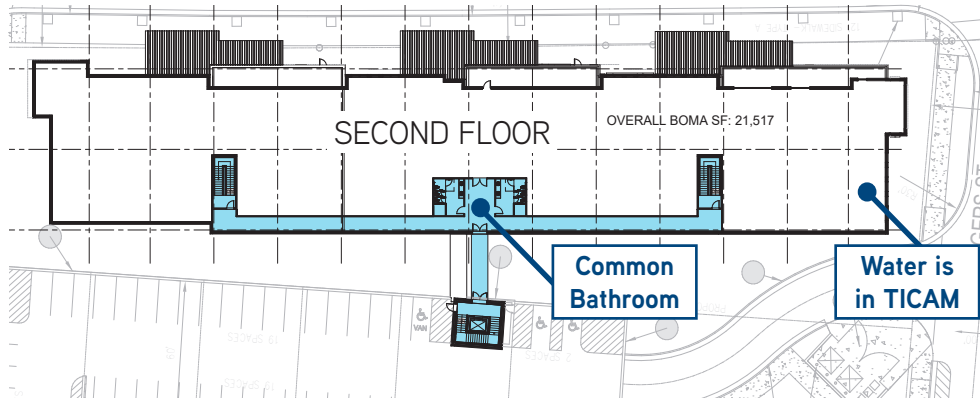
BAXTER M. WALKER, III, SIOR, CCIM

Principal

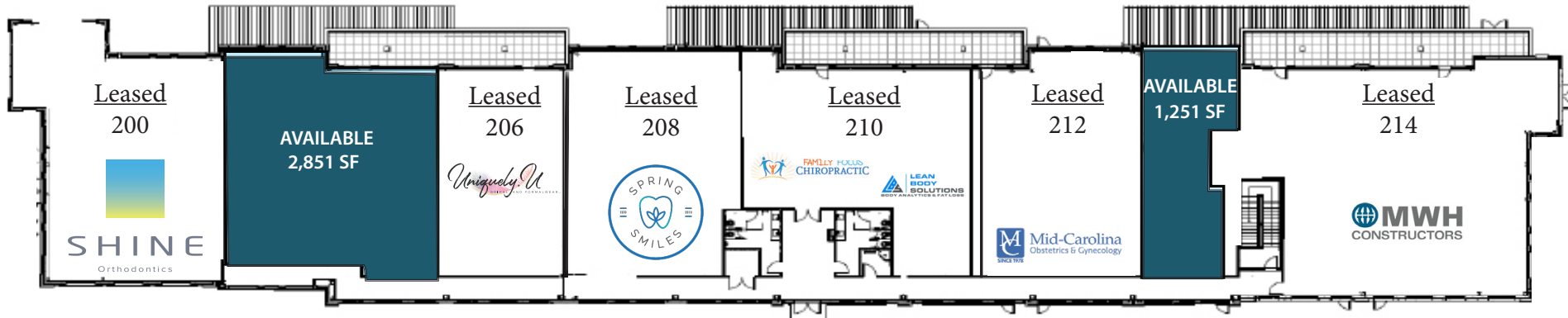
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FLOOR PLANS



Second Floor



First Floor



ABOUT HOLLY SPRINGS

- Fifth largest town in Wake County
- 88% home ownership rate – the highest rate among the state metro areas studied
- Home to one of the largest biopharmaceutical companies in the region
- The median home value in Holly Springs is \$283,731 (ESRI)
- 50% (ESRI) of the Holly Springs population has a high school degree or higher
- Over 60 of businesses are located in downtown Holly Springs
- Experiencing rapid population growth, the town has more than doubled in size since 2000
- Holly Springs has 7 schools including 4 elementary schools, 2 middle schools, and 1 high school. The schools are part of the Wake County Public School System, which is consistently ranked among the top public-school systems in the nation
- A 15-mile radius around Holly Springs stretches to Downtown Raleigh, Apex, Cary, Morrisville, and into the Research Triangle Park. This 15-mile radius consists of a population of 629,821 (ESRI) and a work force of 278,538. (ESRI)
- Major Holly Springs Employers include Seqirus, GMA Supply, OFM, Inc, Rovisys, Pierce Group Benefits, Ideal Landscaping and Rex Hospital.

#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



NEW DEVELOPMENTS

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

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

These developments will provide downtown Holly Springs with an additional 35 businesses, 500 jobs and make an \$86 million economic impact.

TOWN HALL COMMONS

4,102-sf Office/Retail Space for Lease

FOR MORE INFORMATION

BAXTER M. WALKER, III, SIOR, CCIM

Principal

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