

COMMERCIAL OUTPARCEL FOR SALE SUNSET LAKE COMMONS

201 Matthews Drive, Holly Springs, NC 27540



COMMERCIAL REAL ESTATE SERVICES
RALEIGH DURHAM

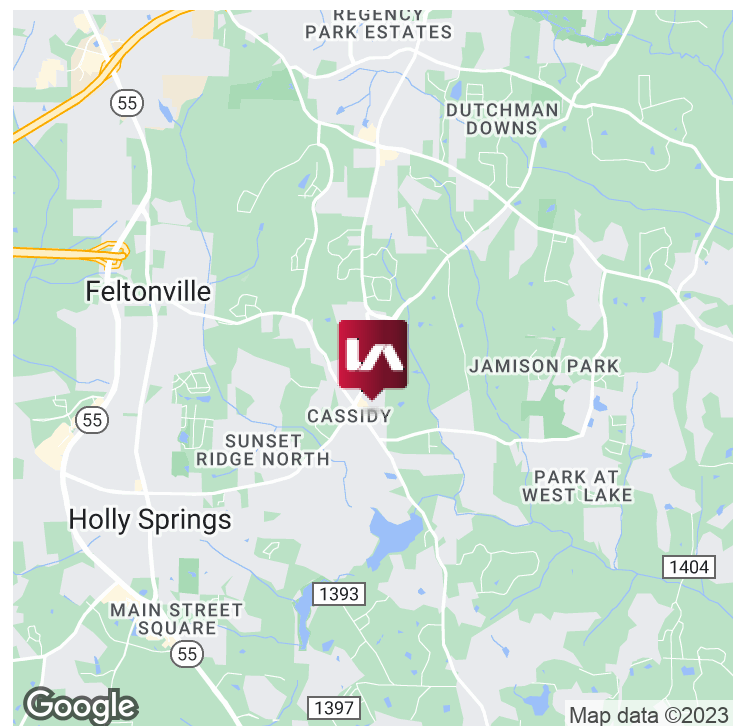


PROPERTY DESCRIPTION

Commercial parcel for sale in the Sunset Lake Commons shopping center at the intersection of Holly Springs Road and Sunset Lake Road.

PROPERTY HIGHLIGHTS

- ±1.38 acres in Harris Teeter-anchored shopping center
- NMX zoning (Neighborhood Mixed Use) allows for a number of uses including office, medical office, personal services, veterinary clinic, food/restaurant and retail
- Site is rough graded with stubbed utilities
- Majority of storm water management is accounted for in the master development plan
- Rapidly developing area with new I-540 interchange less than one mile from site
- Sale Price: \$1,200,000



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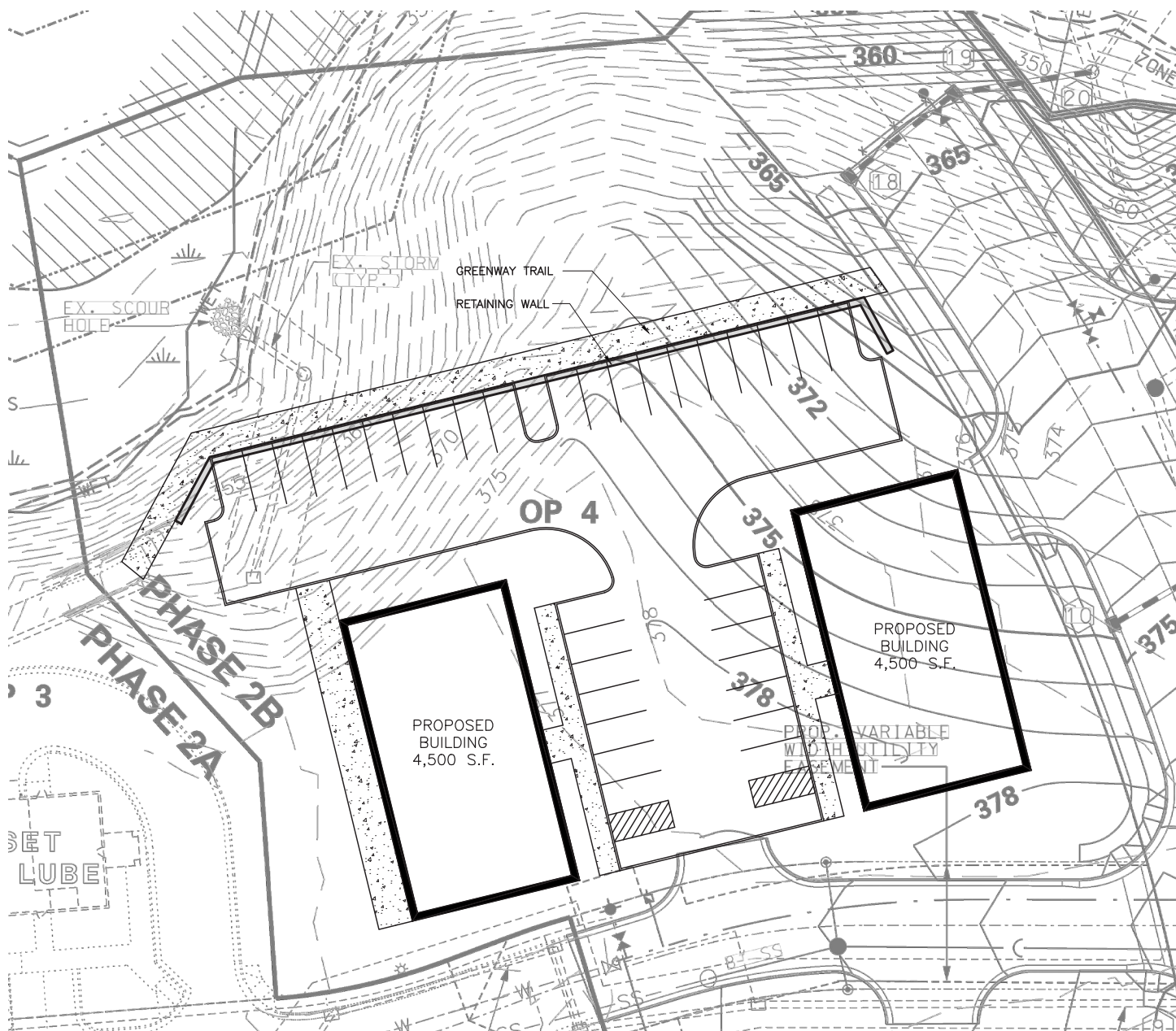
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Conceptual Site Plan



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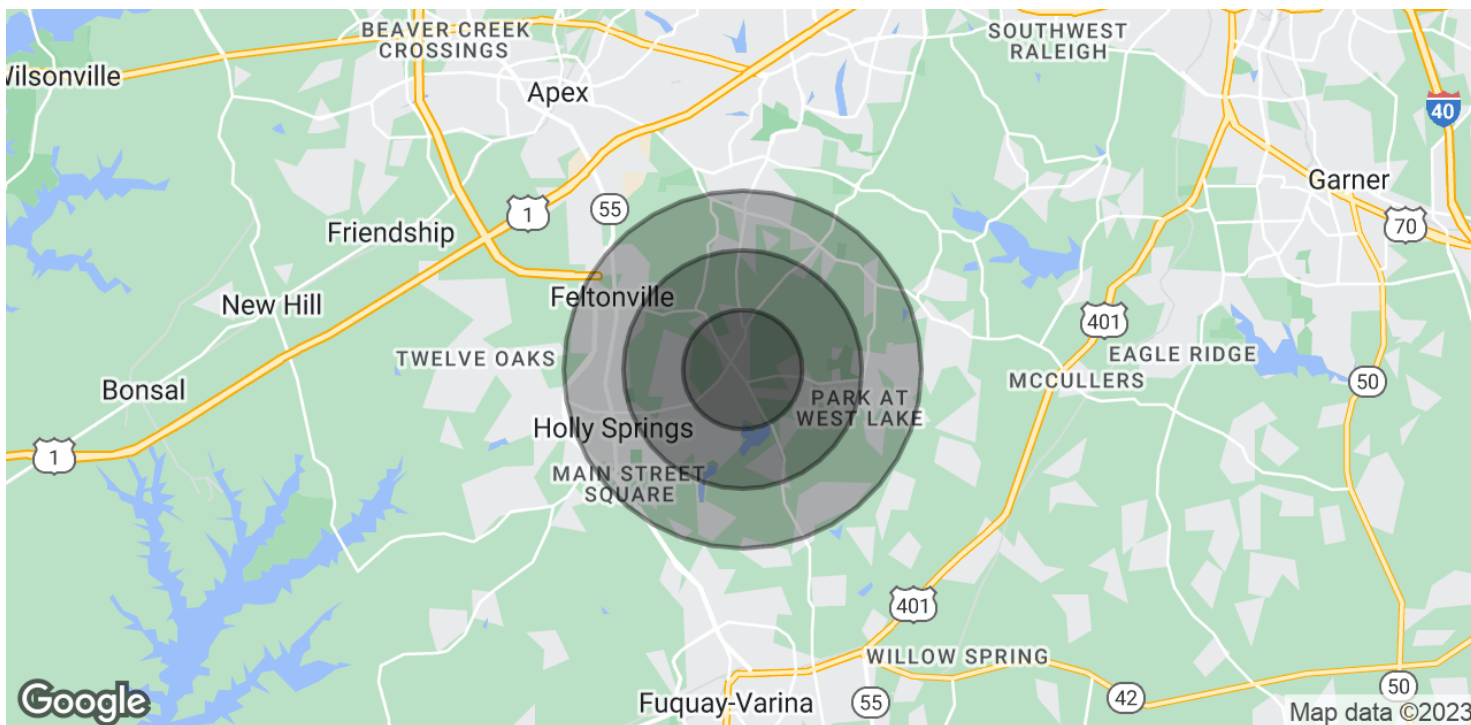
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POPULATION

| | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,615 | 22,699 | 44,443 |
| Average Age | 38.1 | 37.7 | 37.7 |
| Average Age (Male) | 38.4 | 38.2 | 37.6 |
| Average Age (Female) | 35.8 | 35.0 | 36.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,856 | 7,543 | 15,514 |
| # of Persons per HH | 3.0 | 3.0 | 2.9 |
| Average HH Income | \$141,707 | \$138,031 | \$130,052 |
| Average House Value | \$369,585 | \$365,624 | \$358,729 |

* Demographic data derived from 2020 ACS - US Census

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