

# 200 Irving Parkway

HOLLY SPRINGS, NC 27540

FOR LEASE



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### LEASE INFORMATION

Lease Rate	\$13.50 SF/yr NNN
Building Size	25,950 SF
Available SF	10,000 SF
Lot Size	3.91 acres
Number of Units	2
Year Built	1990
Renovated	2010
Zoning	BRT

200 Irving Parkway is a +/-25,950 SF multi-tenant building with 2 units. The +/-10,000 SF space is available with 3 dock-high doors and 18ft ceilings.



Located near Hwy 55 with Easy access to I-440 and US-1



3 Dock-high doors and 0.75 Acres of excess paved laydown yard



Ample parking and building access



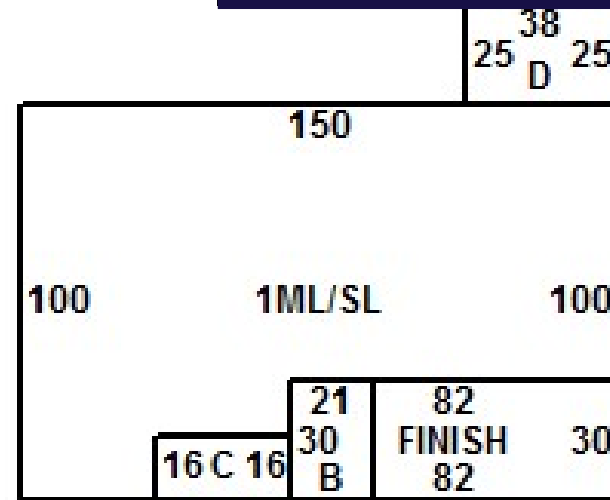
Minutes from downtown Holly Springs



Close to Holly Springs Towne Center, SouthPark Village, and Shoppes at Holly Springs Amenities and Retail



100  
 AVAILABLE  
 10,000 SF  
 100





**Holly Springs, North Carolina** is a charming town located in Wake County. As of the 2020 census, it has a population of around 41,239, reflecting significant growth over the past decade. The town is part of the Raleigh-Durham metro area, also known as the Research Triangle Region, which is renowned for its thriving business environment and proximity to top-tier research universities.

Holly Springs offers a blend of suburban tranquility and urban convenience. It's situated just minutes from Raleigh's urban core, the Raleigh-Durham International Airport, and the Research Triangle Park. This strategic location provides residents with easy access to major employment centers, educational institutions, and cultural amenities.

The town boasts beautiful neighborhoods, golf courses, and retail opportunities, making it an attractive place to live. Additionally, Holly Springs is home to one of the world's largest and most sophisticated flu vaccine manufacturing facilities. The community's infrastructure, diverse talent pool, affordability, and high quality of life contribute to its appeal.

FOR LEASE

AERIAL PHOTOS



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EXTERIOR PHOTOS



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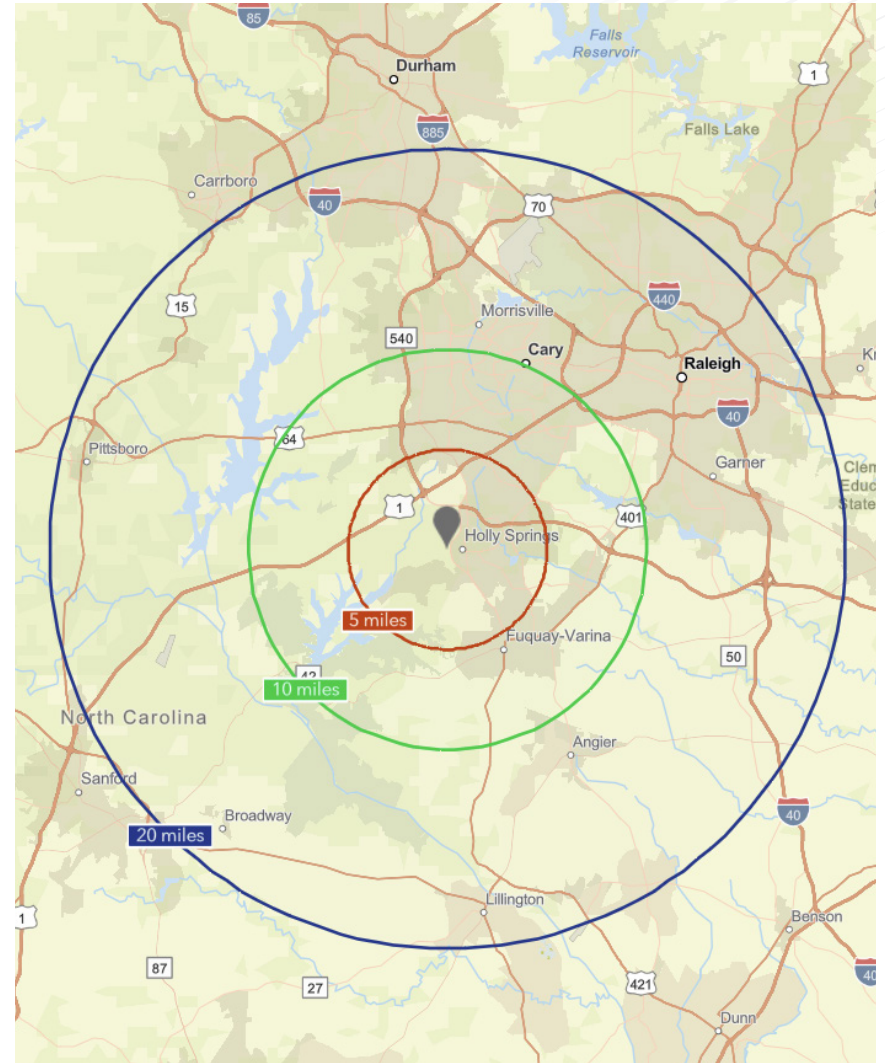
INTERIOR PHOTOS



Population	5 Miles	10 Miles	20 Miles
Total Population	102,763	347,601	1,179,683
Median Age	37.1	39.2	37.1

Households & Income	5 Miles	10 Miles	20 Miles
Total Households	34,723	126,420	471,313
# of Persons per HH	2.95	2.74	2.45
Average HH Income	\$162,257	\$159,488	\$136,974
Average Home Value	\$604,982	\$588,898	\$532,287

Demographics data derived from ESRI (2024)





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## THE OVERTON GROUP TEAM

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