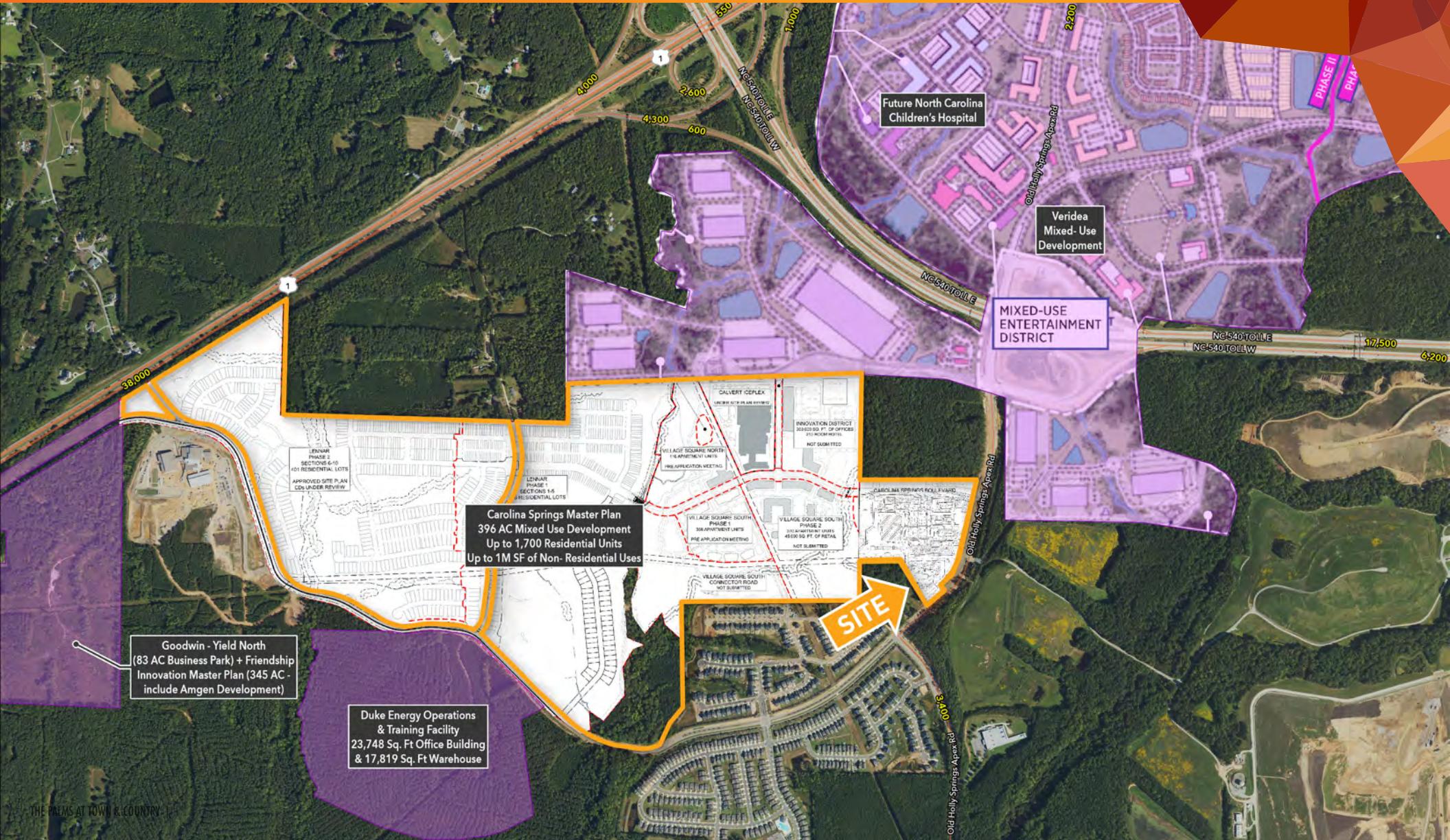


CAROLINA SPRINGS TOWN CENTER

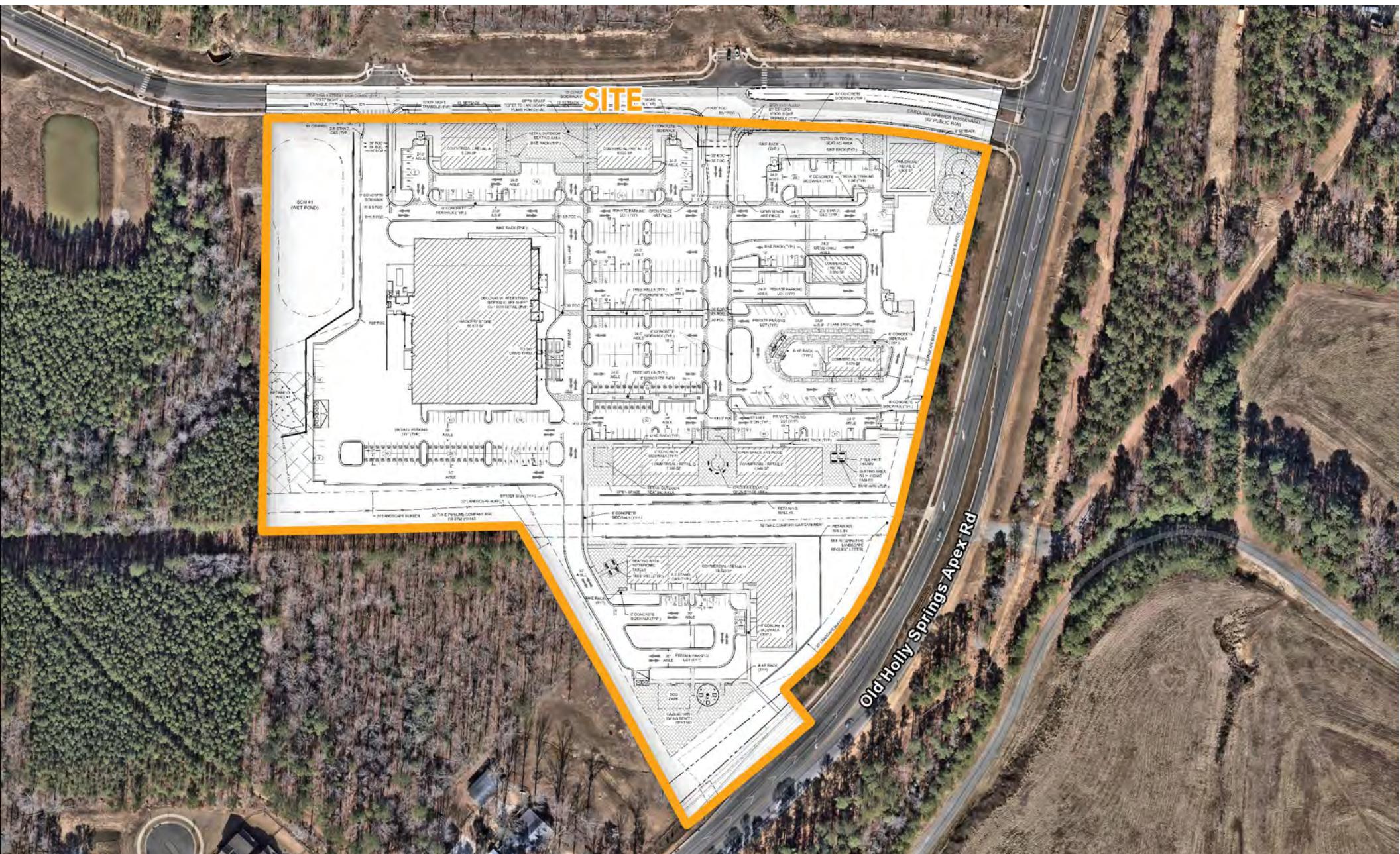
3708 OLD HOLLY SPRINGS APEX ROAD | HOLLY SPRINGS, NC 27539

TSCG®

Prime Retail Space Available



ZOOMED IN AERIAL



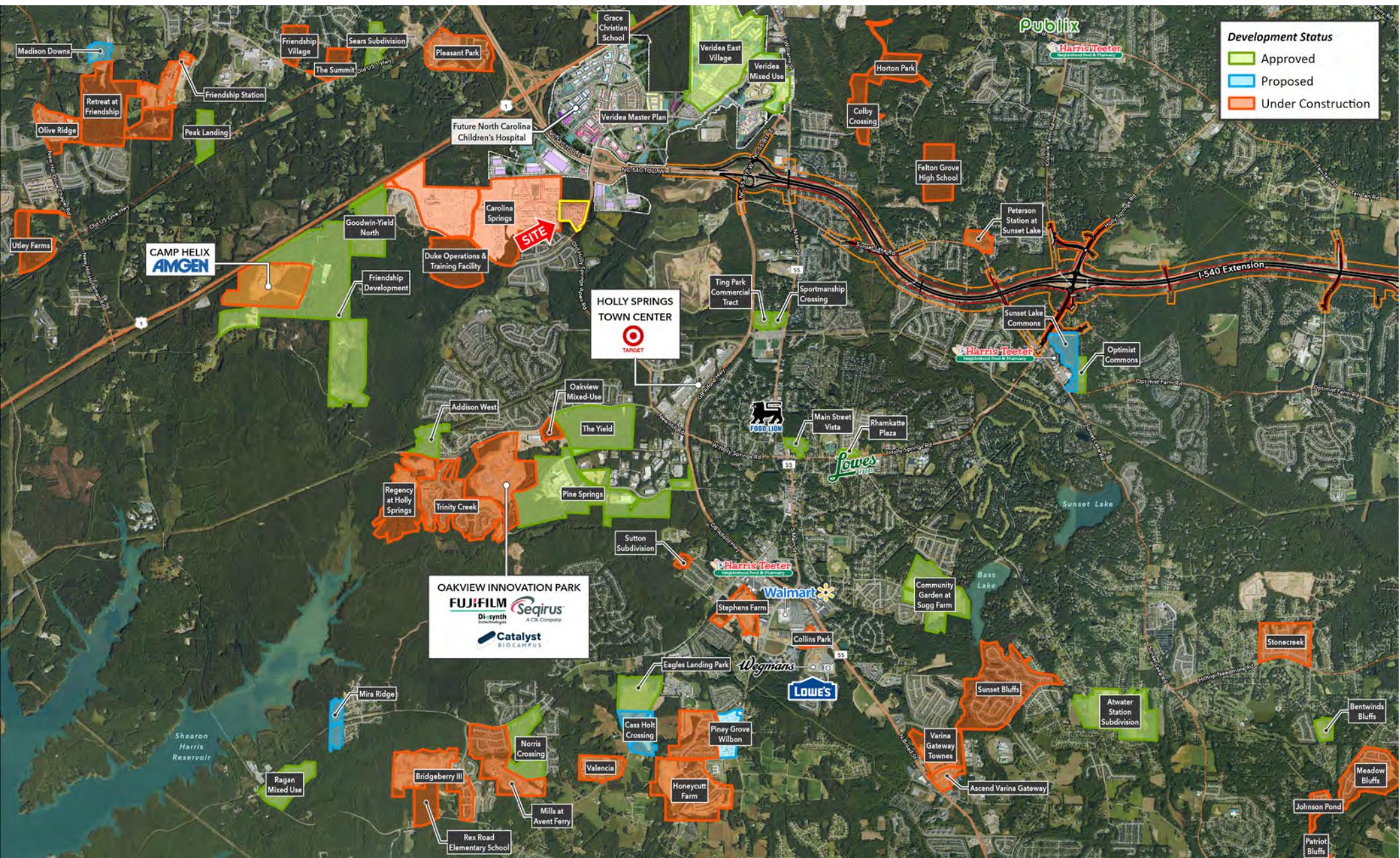
PROPERTY HIGHLIGHTS

- Carolina Springs Town Center consists of 21 Acres, situated within the larger Carolina Springs 400- Acre Mixed Use Development
- The development will be grocery anchored with shops and three outparcels
- Carolina Springs is conveniently located off Interstate 540 and close proximity to US
- North Carolina's First Children's Hospital is planned on the north side of 540 and aims to employ up to 8,000 jobs at full build-out
- Traffic Counts:
17,500 VPD (Interstate 540) and 38,000 VPD (US 1)
- In addition to the Town Center, there are numerous development sections with the overall Carolina Springs development:
 - Neighborhood District: Consists of 135 AC - Lennar is constructing up to 837 residential lots
 - Village Square (North & South): Consists of 78 AC and is proposed to have approximately 847 apartment units
 - Innovation District: Consists of 36 AC - 350,000 SF of offices & 215 Room Hotel
 - Adjacent to the innovation District is the Calvert Ice Sports Academy: A 240,000 SF indoor training facility and independent boarding-day academy

DEMOGRAPHICS

	1 MILES	3 MILES	5 MILES
 2025 Population	2,338	37,217	128,275
 2025 Daytime Population	533	14,506	50,824
 2025 Median HH Income	\$152,318	\$137,392	\$150,370

ACTIVE DEVELOPMENT



SITE PLAN

BUILDING/SUITE	AVAILABILITY	SQ FT
Suite A101	Available	1,500
Suite A102	Available	1,500
Suite A103	Available	1,500
Suite A104	Available	1,500
Suite B101	Available	1,500
Suite B102	Available	1,500
Suite B103	Available	1,500
Suite B104	Available	1,500
Suite C101	Available	2,515
Suite C102	Fast Casual Mexican User	2,385
Building D	Available	3,000
Building E (Burger QSR)	Unavailable	3,679
Suite F101	Available	3,600
Suite F102	Available	4,380
Suite G101	Available	1,200
Suite G102	Available	1,200
Suite G103	Available	1,200
Suite G104	Available	1,200
Suite G105	Available	1,200
Suite G106	Available	1,200
Building H	Available	19,525





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