

FOR LEASE > OFFICE

# 9764 & 9768 HOLLY SPRINGS RD.



Holly Springs, NC 27539



## SPACE DETAILS

- **Suite 9764** - ±2,818 SF Existing Medical Space
  - \$25/SF MG
- **Suite 9768** - ±1,332 SF Shell Space
  - \$24/SF MG
  - TI allowance available based on terms
- **Near proposed 540 Interchange**



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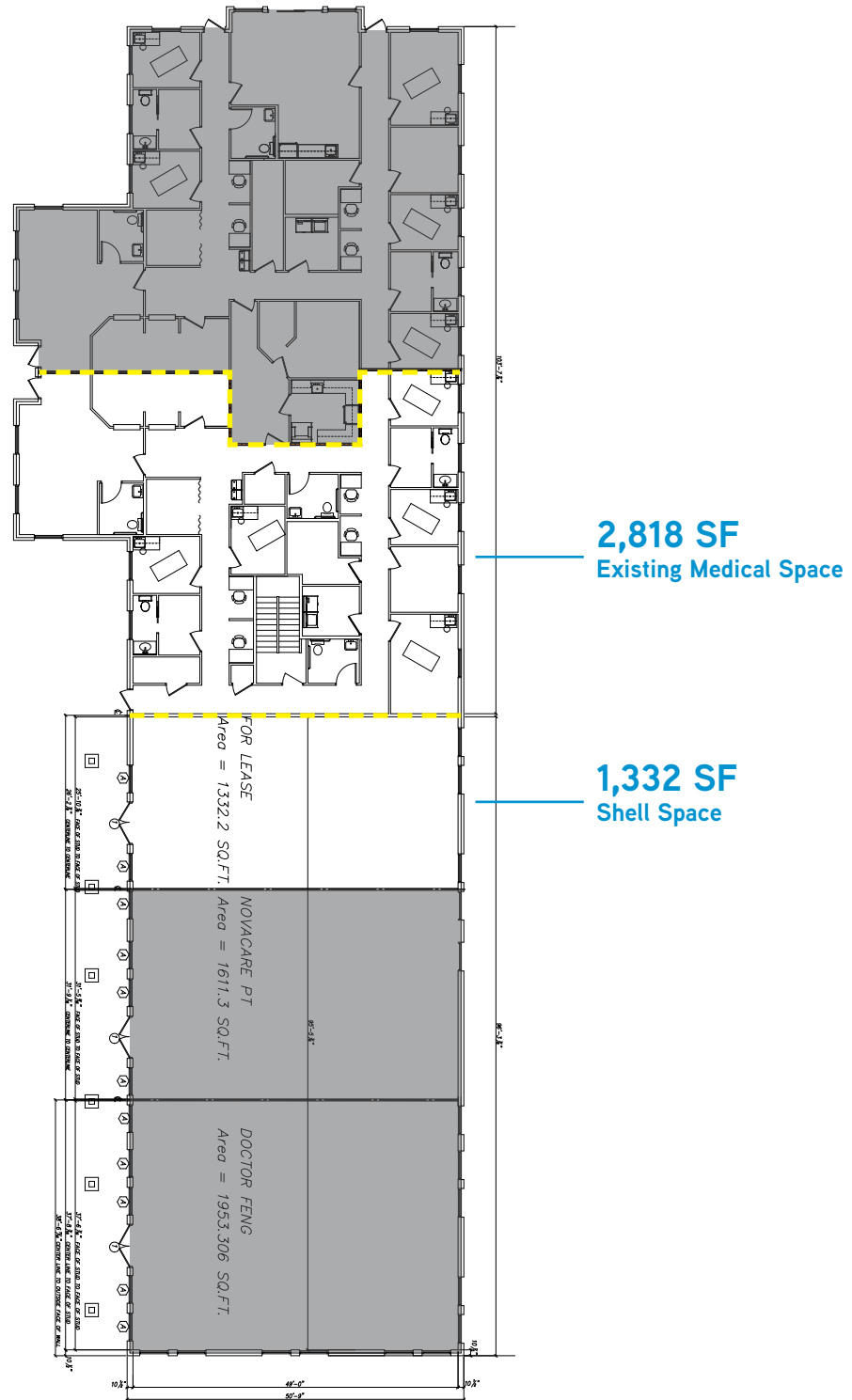
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## Floor Plan



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## Holly Springs, NC

### ACCOLADES

- #1 among Best Places in N.C. for Home Ownership, NerdWallet
- #3 among Safest Places in N.C., Movoto
- #6 among most affordable places in N.C., SmartAsset
- #3 among Best Cities for Young Families in N.C., NerdWallet
- #7 among Most Affordable Towns in N.C., SafeWise
- Best place in North Carolina to raise a family - Bloomberg Businessweek

### STATISTICS

- 5th largest town in Wake County
- 80% of homes in Holly Springs are owned rather than rented – the highest rate among the state metro areas that were studied
- The median home value in Holly Springs is \$283,333
- 97% of the Holly Springs population has a high school degree or higher
- Over 60 businesses located in Downtown Holly Springs
- Experiencing rapid population growth, the town has more than doubled in size since 2000
- The median household income here is \$91,470

### DEVELOPMENT

- The Triangle Expressway opened on Highway 55 in Holly Springs, connecting Holly Springs to RTP, which reduces commute time to 15 minutes
- Holly Springs boasts 6 schools – 3 elementary schools, 2 middle schools, and 1 high school, with 3 new schools planned for construction. The schools are part of the Wake County Public School System, which is consistently ranked among the top public school systems in the nation
- Holly Springs High School is one of the top schools in the nation, top 6% of high schools in the US – Newsweek Magazine
- A 15-mile radius around Holly Springs stretches to Downtown Raleigh, Apex, Cary, Morrisville, and into Research Triangle Park
- This 15-mile radius consists of a population of 350,000 and a work force of 180,000
- Major Holly Springs Employers include Seqirus, GMA Supply, OFM, Inc, Rovisys, Pierce Group Benefits, Ideal Landscaping and Rex Healthcare

### ATTRACTIONS

- Parrish Womble Park: The Town purchased this 46-acre site in 1997 and expansion was completed in fall 2013. Facilities include four baseball/softball fields, a multi-purpose field for sports such as soccer and lacrosse, tennis courts, and other facilities.
- Ting Park: The 1,800 seat multi-sport stadium with synthetic turf field is used by Town football, baseball, lacrosse and soccer programs; Holly Springs Salamanders collegiate summer baseball; and for rentals, concerts, festivals and other events.



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