

PROPOSAL

Pre-Leasing Holly Springs Social @ Holly Springs Town Center

411 HICKORY RD

Holly Springs, GA 30115

PRESENTED BY:

JAKE CREVISTON

O: 770.992.5112

j.creviston@svn.com

GA #365989

TOMMY CROWE

O: 404.784.7289

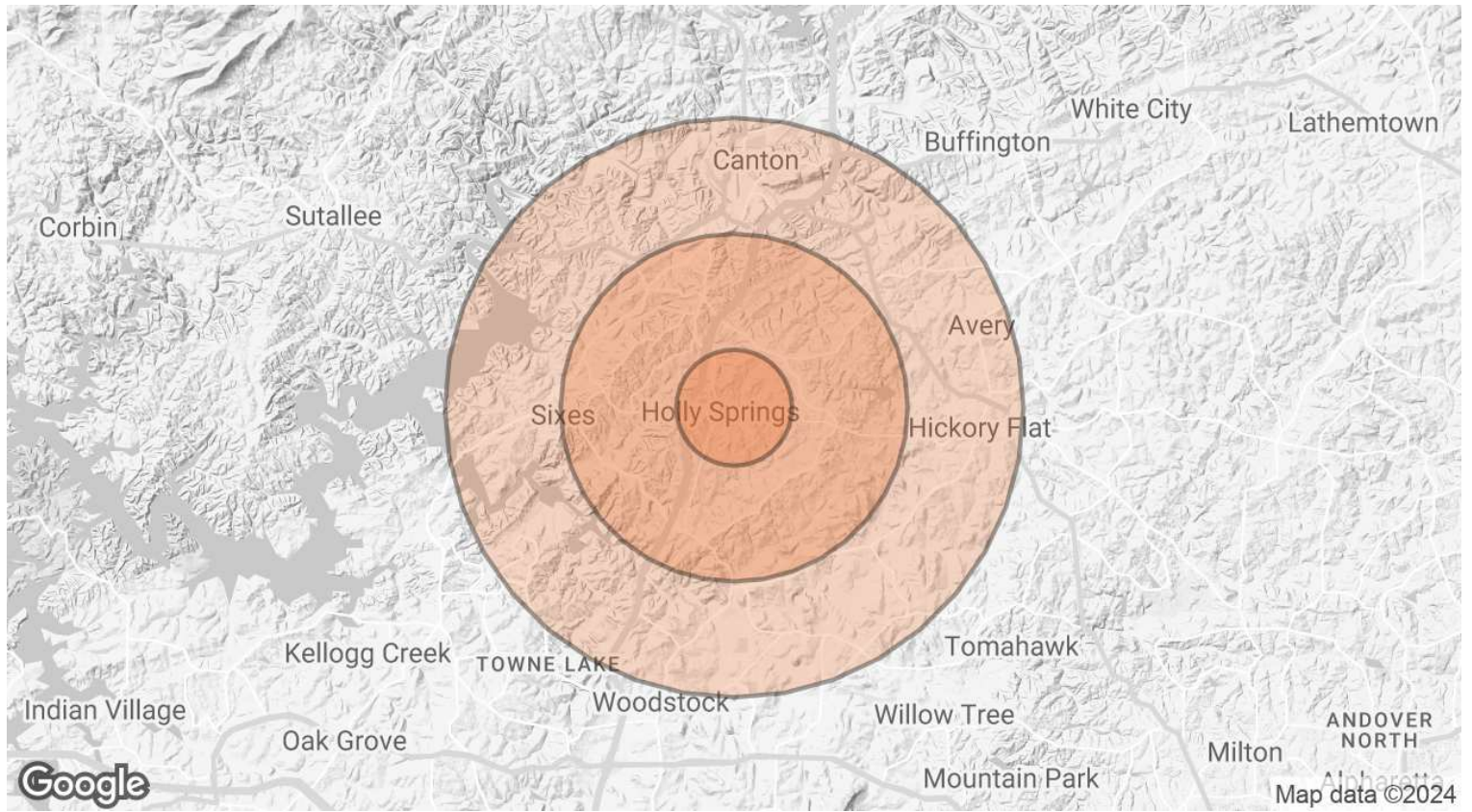
tommy.crowe@svn.com

GA #262589



Holly Springs Social Concept - Photo Credit St. Arnolds Brewery

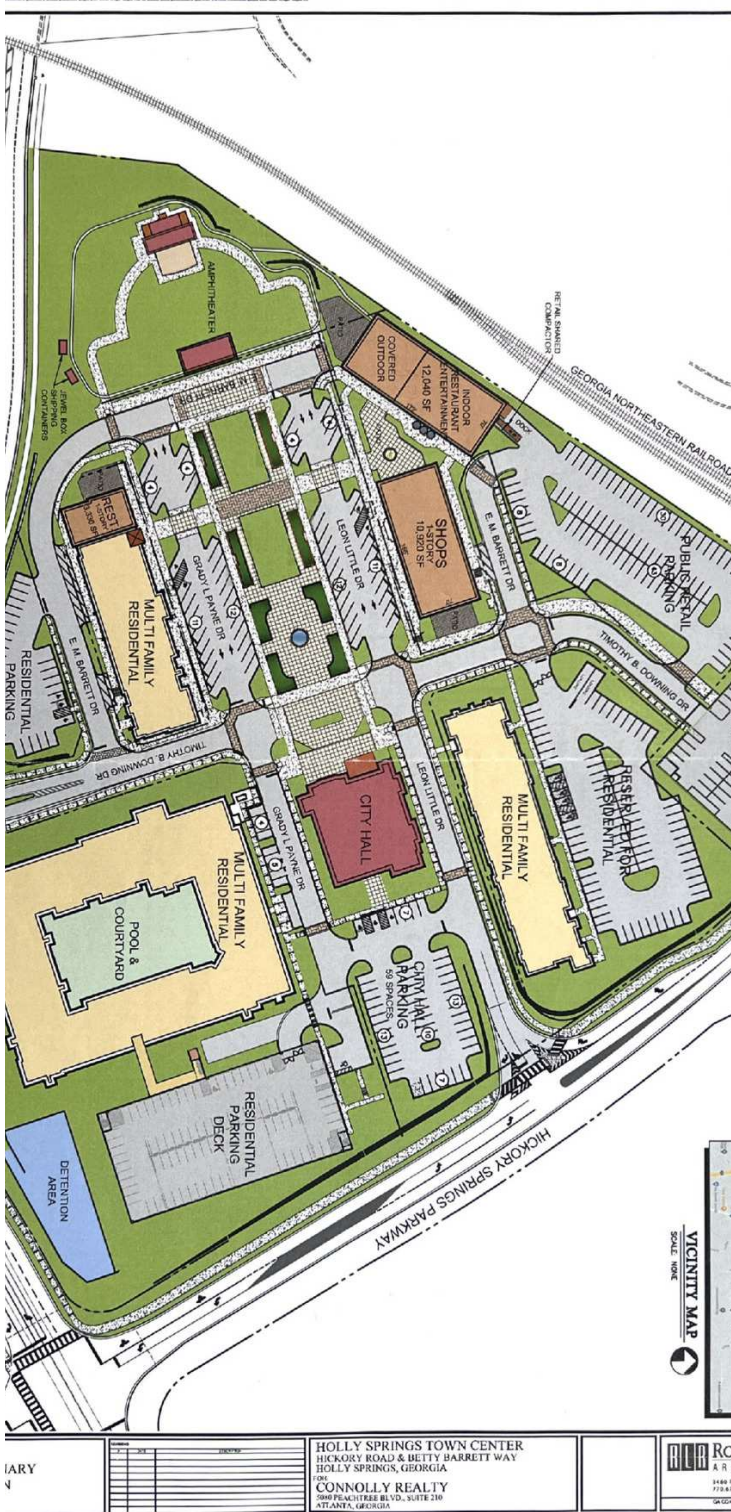
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,129	49,950	117,768
AVERAGE AGE	38	38	39
AVERAGE AGE (MALE)	36	37	38
AVERAGE AGE (FEMALE)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,032	17,529	41,280
# OF PERSONS PER HH	2.5	2.8	2.9
AVERAGE HH INCOME	\$95,821	\$126,381	\$133,907
AVERAGE HOUSE VALUE	\$383,572	\$452,930	\$464,980

Demographics data derived from AlphaMap

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Now pre-leasing The Holly Springs Social (HSS) - the retail heart of the Holly Springs Town Center. The HSS is anticipating a targeted delivery date of 1/2026. HSS design is very similar look to St. Arnolds Brewery in Houston, TX. Please bring any and all restaurant, eatertainment, brew-pub concepts, etc.

Building dimensions are 8,350/SF of restaurant which includes 2,400/SF mezzanine + 5,600/SF of patio 4,200/SF of which is covered. The patio will tie-in with the Amphitheater and could work in with one another. Building concept can be found under the documents tab.

Holly Springs Social (HSS) - influences:

- <https://www.saintarnold.com/beer-garden/>
- <https://hoppinclt.com/>
- <https://theraleighbeergarden.com/>

LOCATION DESCRIPTION

Holly Springs, Georgia, is a charming city located in Cherokee County, about 40 miles north of Atlanta. It offers a blend of suburban tranquility and easy access to urban amenities. Voted safest City in Georgia to live in 2024 (via Safewise).

Holly Springs has seen significant growth in recent years, making it a desirable place for families and professionals. Its proximity to major highways provides convenient access to nearby cities, while its community-oriented atmosphere fosters a strong sense of belonging among residents. Overall, Holly Springs is known for its friendly community, good schools, and a peaceful lifestyle.

The Cherokee County School District, one of the top school districts in the state and nation, works to bridge the gap between education and industry.

Created by Paint 5



The Retreat @ HS +/-46 units

Sixes Ridge +/-340 units

THE HOME DEPOT

OneLife FITNESS

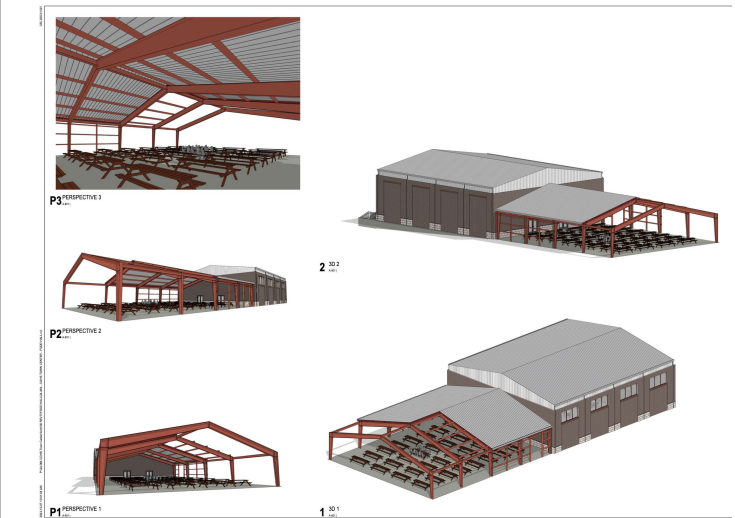
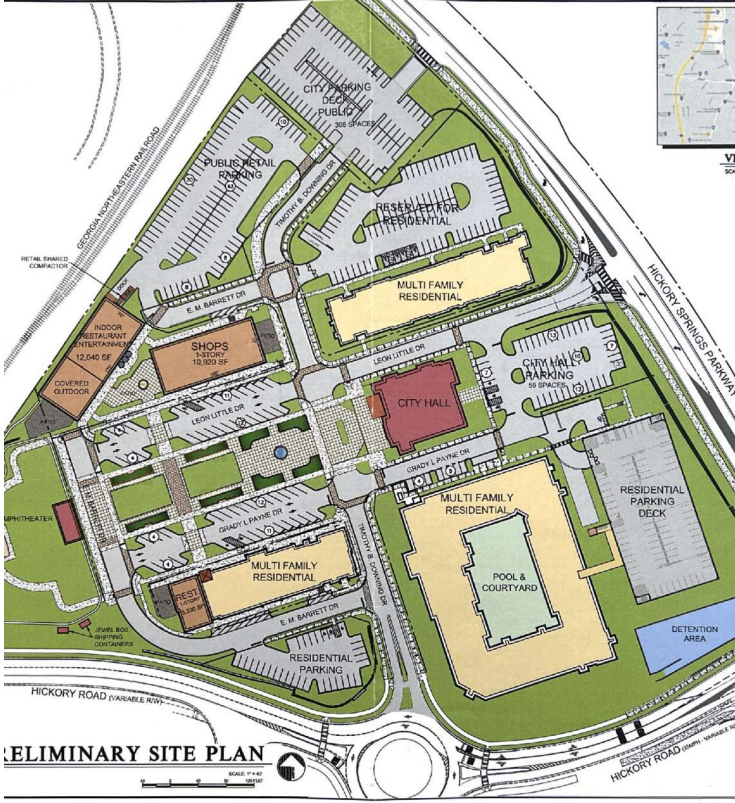
Northside Pediatrics

Whitetail TH's +/-75 units

The Darby +/-282 units

LINZ +/-252 units

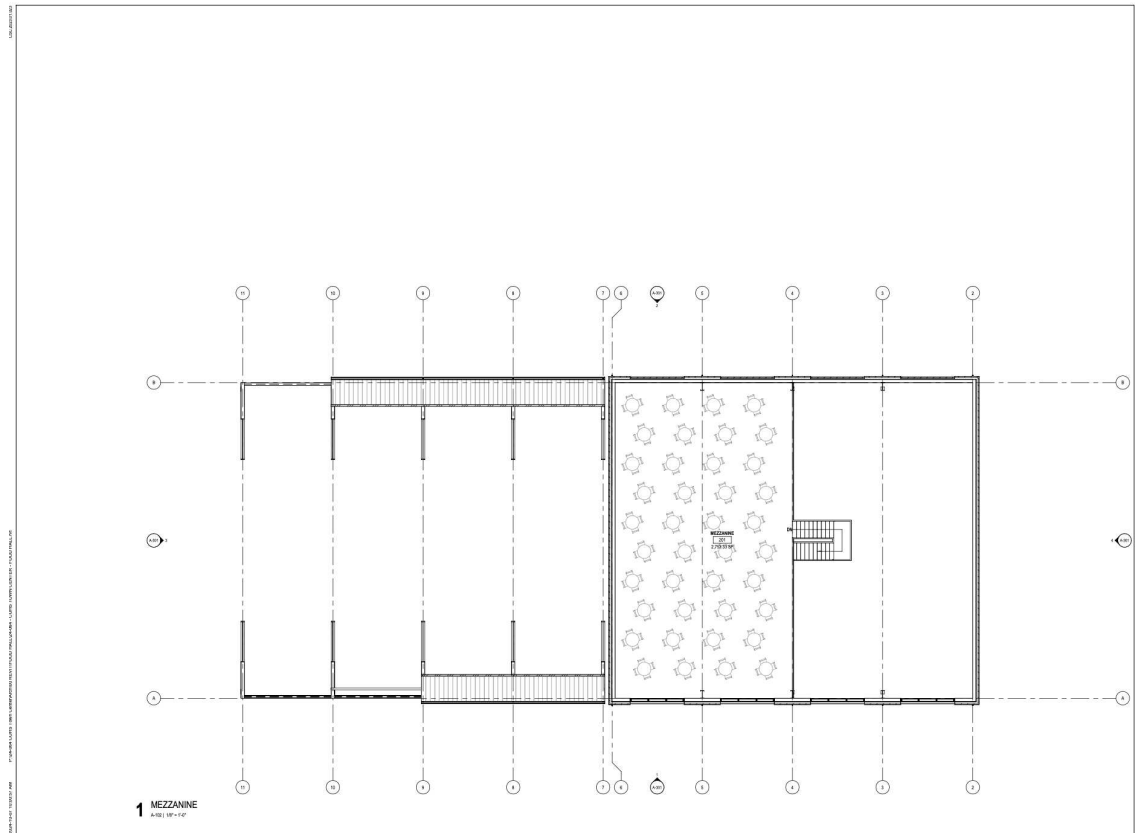
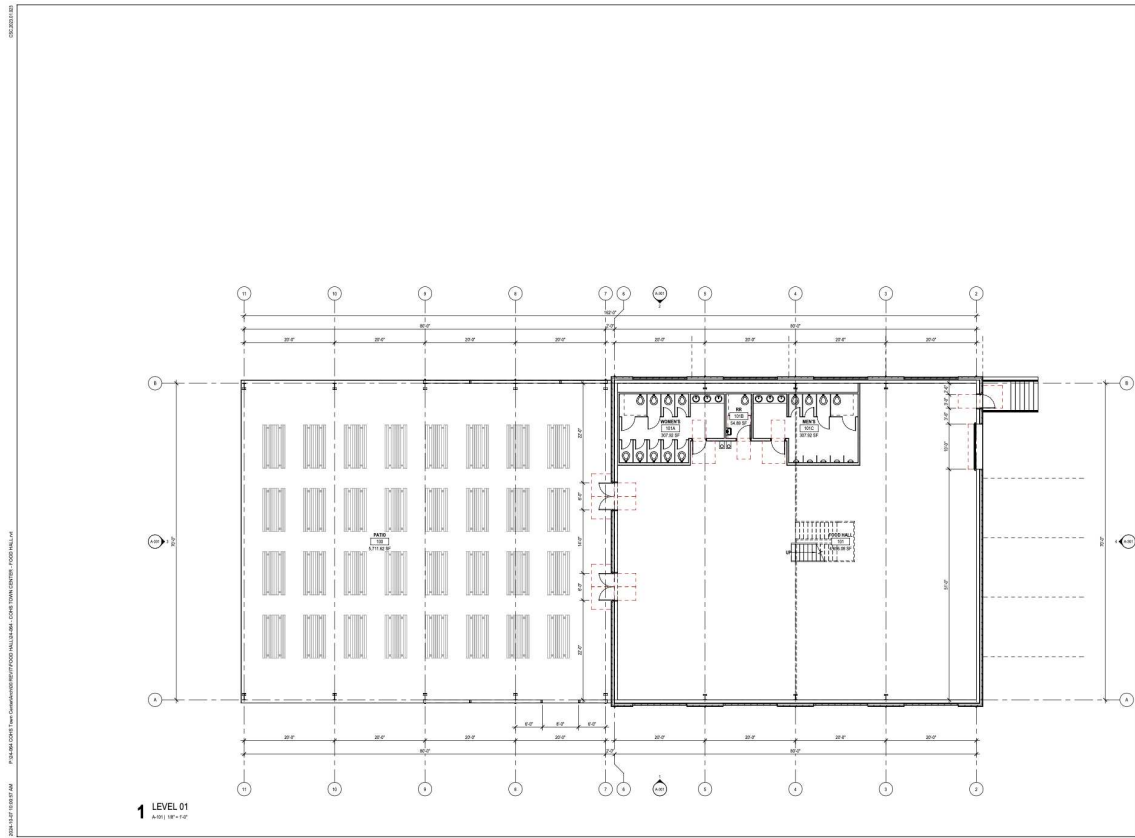
WSB Dev. +/-279 units



SITE PLANS



FLOOR PLANS



RETAILER MAP

