

DEVELOPMENT OPPORTUNITY

405 S MAIN STREET | HOLLY SPRINGS, NC 27540



±3.53 ACRES FOR SALE | EXPANSION POTENTIAL

MOSS WITHERS, SIOR, MBA
CEO, Principal
O 919.576.2501
mwITHERS@lee-associates.com

KARAH JENNINGS MCCONNELL
Executive Vice President, Principal
O 919.576.2502
C 919.817.0705
kjennings@lee-associates.com

ALYSSA STEPUSIN BYRD
Broker
O 919.576.2512
C 919.482.0660
abyrd@lee-associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

PROPERTY SUMMARY

Lee & Associates is pleased to present a ±3.53-acre mixed-use development opportunity in Downtown Holly Springs. Zoned DMX (Downtown Mixed-Use), the property occupies one of the largest remaining redevelopment sites in the downtown core and offers exceptional flexibility for residential, retail, office, hospitality, and entertainment uses.

Downtown Holly Springs continues to experience strong residential and employment growth, supported by significant investment in life sciences, advanced manufacturing, and commercial development. The property's walkable location and regional accessibility position it within one of the Triangle's fastest-growing downtown markets.

HIGHLIGHTS

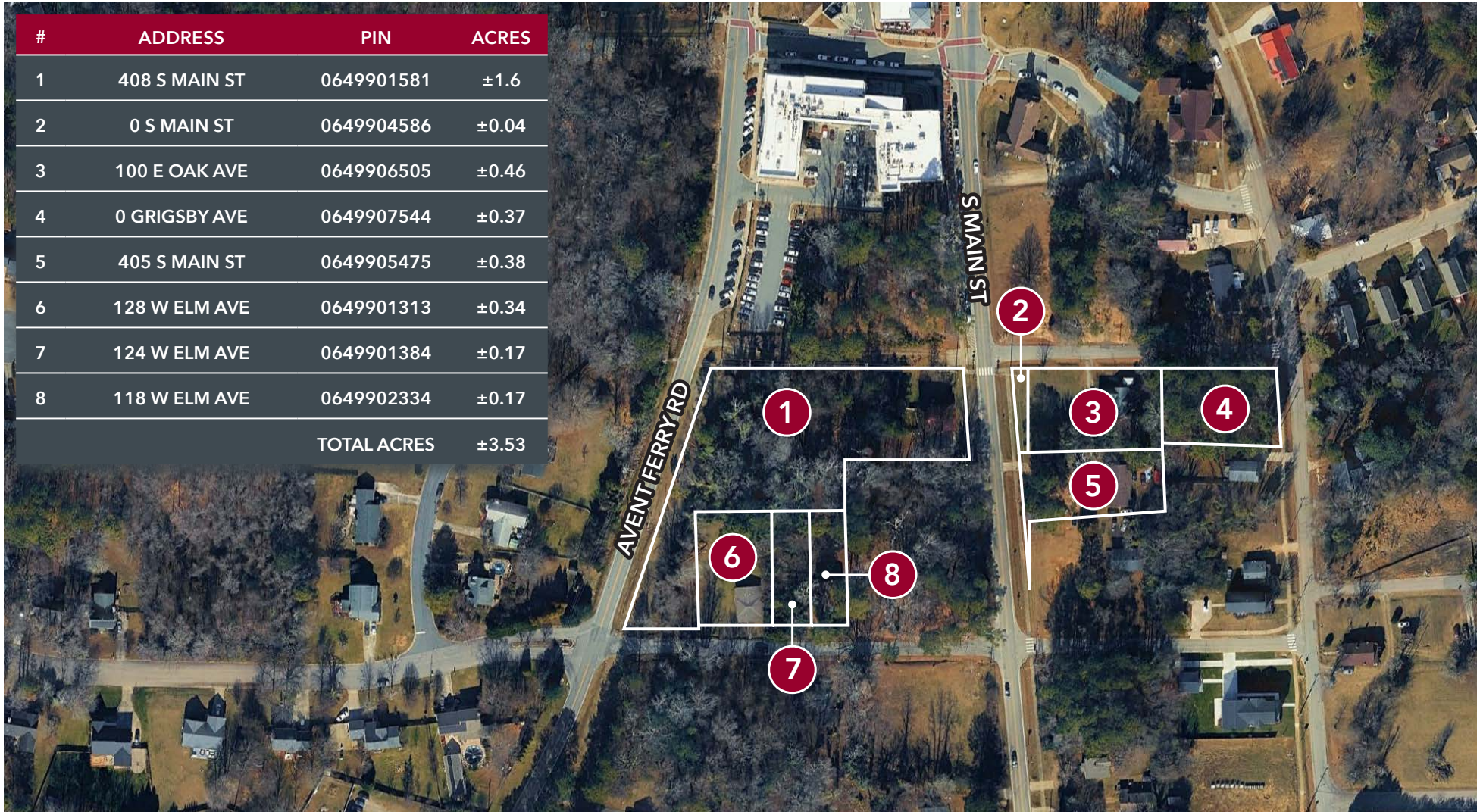
PROPERTY ADDRESS	405 S MAIN ST, 408 S MAIN ST, 0 S MAIN, 128 W ELM AVE, 124 W ELM AVE, 118 W ELM AVE, 100 E OAK AVE, 0 GRIGSBY AVE
ACREAGE	±3.53 ACRES
WAKE COUNTY PINS	0649905475, 0649907544, 0649906505, 0649904586, 0649901581, 0649901313, 0649901384, 0649902334
JURISDICTION	TOWN OF HOLLY SPRINGS
ZONING	DMX (DOWNTOWN MIXED-USE) <i>Zoning in place. No rezoning required for development consistent with DMX standards.</i>
UTILITIES	MUNICIPAL WATER AND SEWER
FRONTAGE	AVENT FERRY ROAD, S MAIN STREET, E ELM AVENUE, AND OAK AVENUE
SALE PRICE	CALL BROKER



FOR SALE | 405 S MAIN ST | HOLLY SPRINGS, NC 27540

ASSEMBLAGE BREAKDOWN

#	ADDRESS	PIN	ACRES
1	408 S MAIN ST	0649901581	±1.6
2	0 S MAIN ST	0649904586	±0.04
3	100 E OAK AVE	0649906505	±0.46
4	0 GRIGSBY AVE	0649907544	±0.37
5	405 S MAIN ST	0649905475	±0.38
6	128 W ELM AVE	0649901313	±0.34
7	124 W ELM AVE	0649901384	±0.17
8	118 W ELM AVE	0649902334	±0.17
TOTAL ACRES			±3.53



LOCATION

AVENT FERRY RD, S MAIN ST, E ELM AVE, & OAK AVE



±3.53 ACRES

WITH ADDITIONAL ±1.05 ACRES AVAILABLE



DMX ZONING

ZONING IN PLACE, NO REZONING REQUIRED



DOWNTOWN LOCATION

WALKABLE TO RESTAURANTS, RETAIL & CIVIC AMENITIES

FOR SALE | 405 S MAIN ST | HOLLY SPRINGS, NC 27540

ZONING

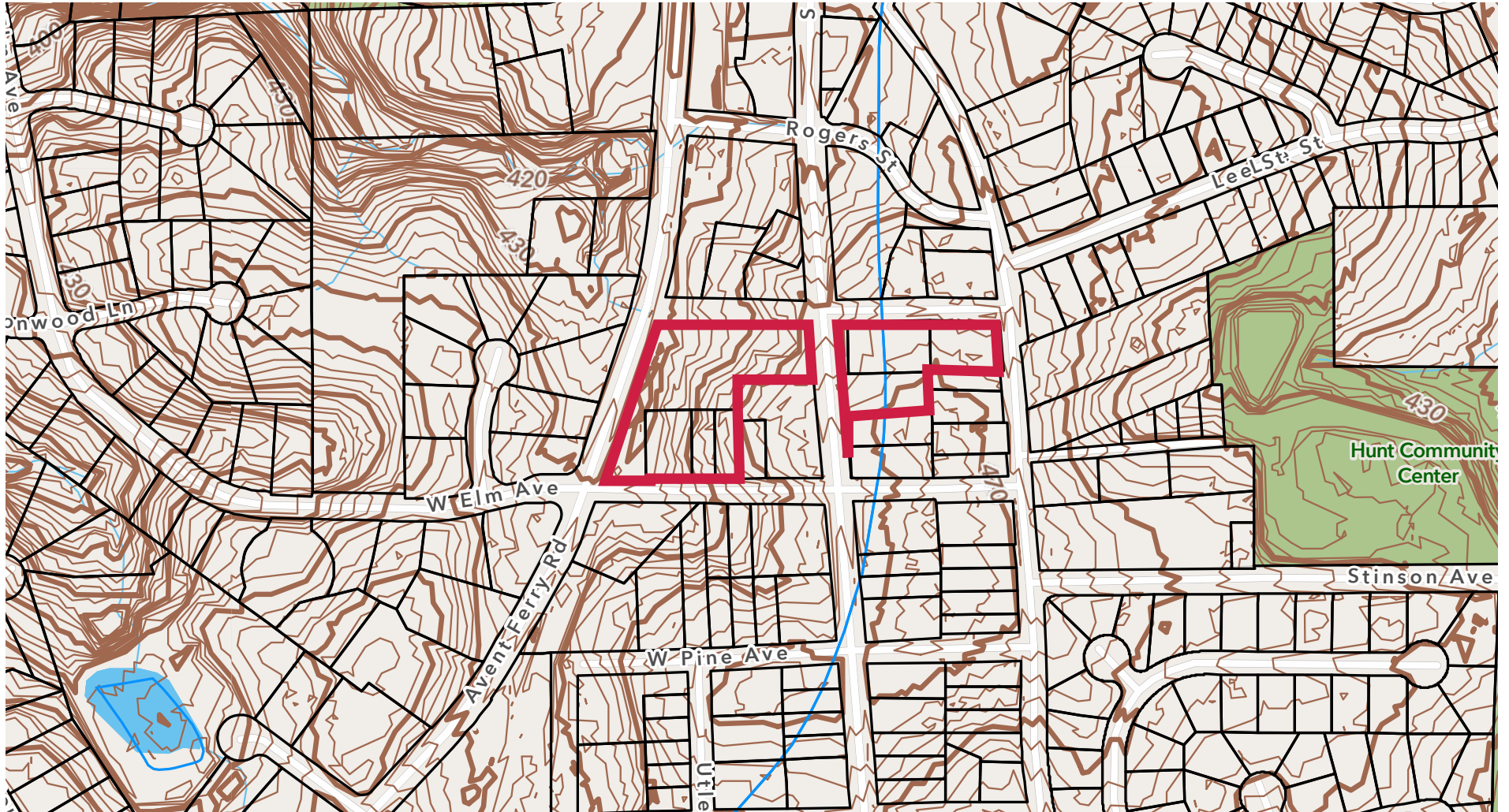
DOWNTOWN MIXED-USE (DMX) ZONING

Allows for a dynamic mix of retail, restaurant, office, residential, hospitality, and civic uses within Holly Springs' walkable downtown core.

Designed to encourage pedestrian-oriented development, the DMX district promotes active streetscapes, mixed-use buildings, and high-quality urban design that creates a thriving environment for residents, businesses, and visitors.



TOPOGRAPHY & STREAMS



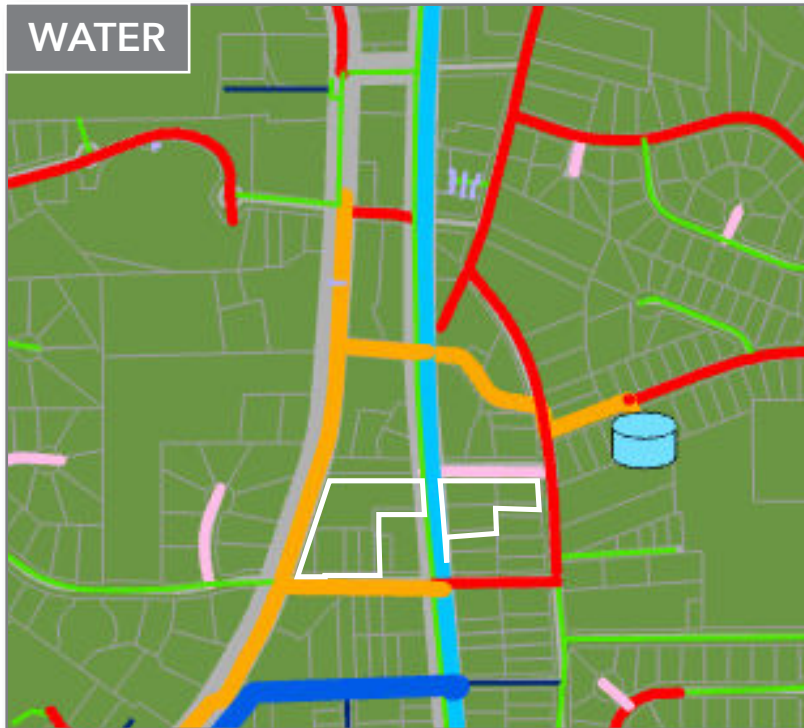
0 200 400 800 ft
1 inch equals 400 feet

Disclaimer

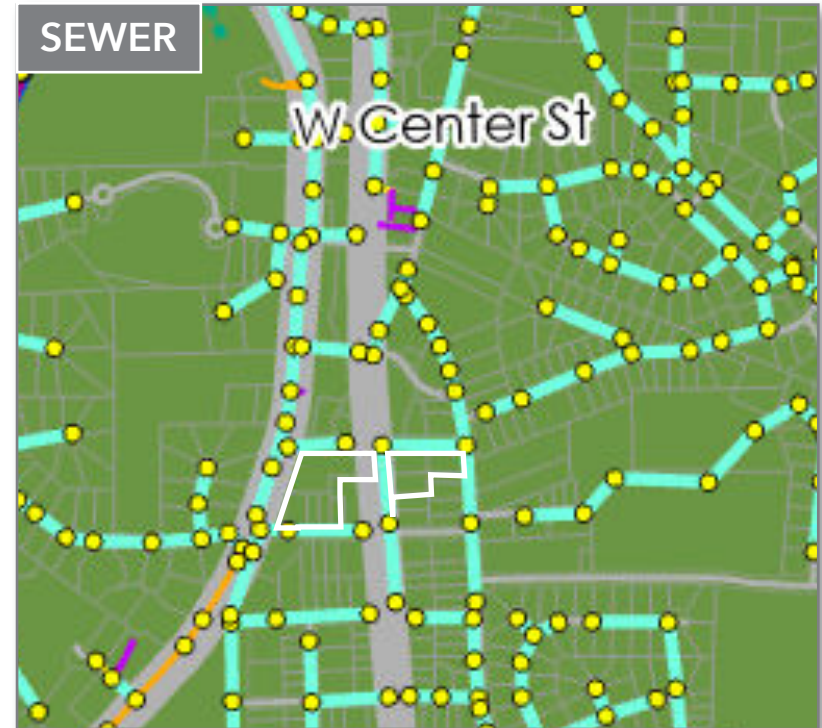
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

FOR SALE | 405 S MAIN ST | HOLLY SPRINGS, NC 27540

UTILITIES



- » 12" Water Main adjacent to the property (orange)
- » 16" Water Main nearby (blue)



- » 8" Gravity Sewer Main adjacent to the property (blue)

ADDITIONAL ASSEMBLAGE OPPORTUNITY



FOR SALE | 405 S MAIN ST | HOLLY SPRINGS, NC 27540

DOWNTOWN HOLLY SPRINGS

WALKABLE DOWNTOWN AMENITIES

Located in the heart of Downtown Holly Springs, the property offers immediate walkable access to restaurants, breweries, retail, parks, recreation, and civic destinations, creating an authentic mixed-use environment that is increasingly difficult to replicate.

WALKABILITY HIGHLIGHTS



RESTAURANTS & BREWERIES
COFFEE SHOPS



RETAIL & SHOPPING



CIVIC & CULTURAL



PARKS & GREENWAYS
RECREATION



PUBLIC PARKING

3-MINUTE WALK (Approx. 0.25 miles)

5-MINUTE WALK (Approx. 0.5 miles)



AREA OVERVIEW



DISTANCES

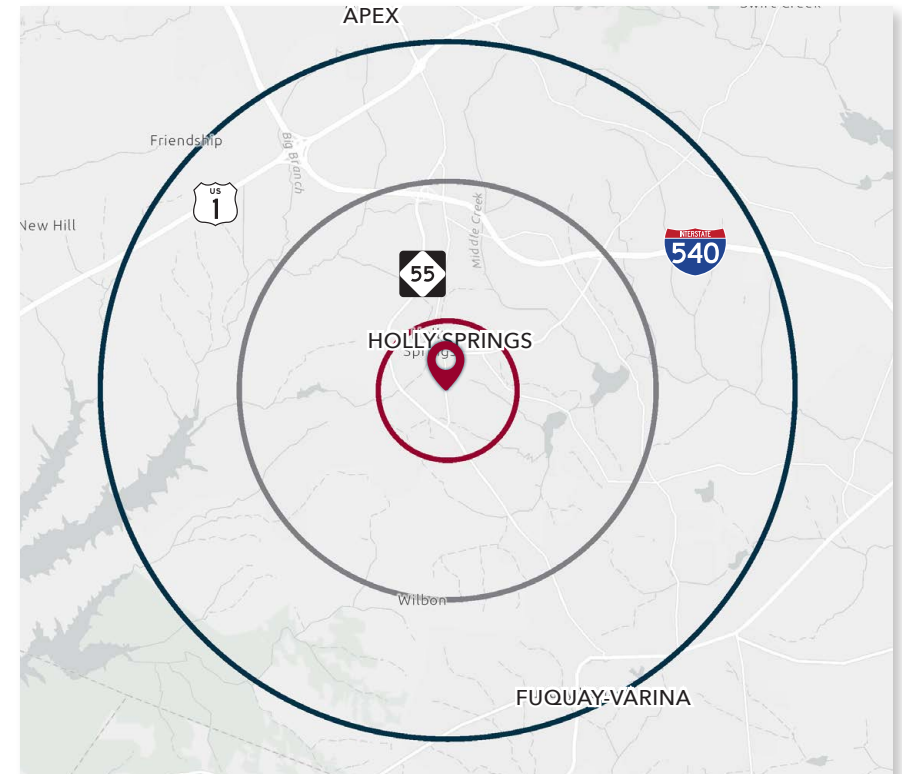
TRIANGLE EXPRESSWAY (NC 540)	±2.0 MILES
NC 55 HWY	±0.5 MILES
DOWNTOWN HOLLY SPRINGS	±0.5 MILES
DOWNTOWN APEX	±7.0 MILES
DOWNTOWN FUQUAY-VARINA	±7.0 MILES
DOWNTOWN RALEIGH	±20.0 MILES
RDU AIRPORT	±20.0 MILES
RESEARCH TRIANGLE PARK	±22.0 MILES

FOR SALE | 405 S MAIN ST | HOLLY SPRINGS, NC 27540

DEMOGRAPHICS & LOCATION OVERVIEW

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION (2026)	8,198	59,420	112,547
2031 PROJECTED POPULATION	8,565	65,400	123,230
DAYTIME POPULATION	10,342	49,382	96,684
AVERAGE HOME VALUE	\$558,269	\$614,403	\$635,654
AVERAGE HOUSEHOLD INCOME	\$158,872	\$182,178	\$180,424
MEDIAN AGE	36.8	36.1	37.3
BACHELOR'S DEGREE OR HIGHER	59.6%	67.6%	64.4%



LOCATION ADVANTAGES



HIGH GROWTH MARKET

ONE OF THE TRIANGLE'S FASTEST GROWING COMMUNITIES



AFFLUENT DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME EXCEEDS \$180K (3-MILE)



DOWNTOWN LOCATION

WALKABLE MIXED-USE ENVIRONMENT



LIFE SCIENCE EMPLOYMENT

MINUTES FROM FUJIFILM, AMGEN, & SEQIRUS



REGIONAL ACCESS

QUICK ACCESS TO NC-55, NC-540 & RTP

FOR SALE | 405 S MAIN ST | HOLLY SPRINGS, NC 27540

CONTACT INFORMATION:

MOSS WITHERS, SIOR, MBA

CEO & Principal

📞 919.576.2501

mwithers@lee-associates.com

KARAH JENNINGS MCCONNELL

Executive Vice President, Principal

📞 919.576.2502

📞 919.817.0705

kjennings@lee-associates.com

ALYSSA STEPUSIN BYRD

Broker

📞 919.576.2512

📞 919.482.0660

abyrd@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

100 WALNUT STREET | CARY, NC 27511 | 919.576.2500 | LEERALEIGH.COM