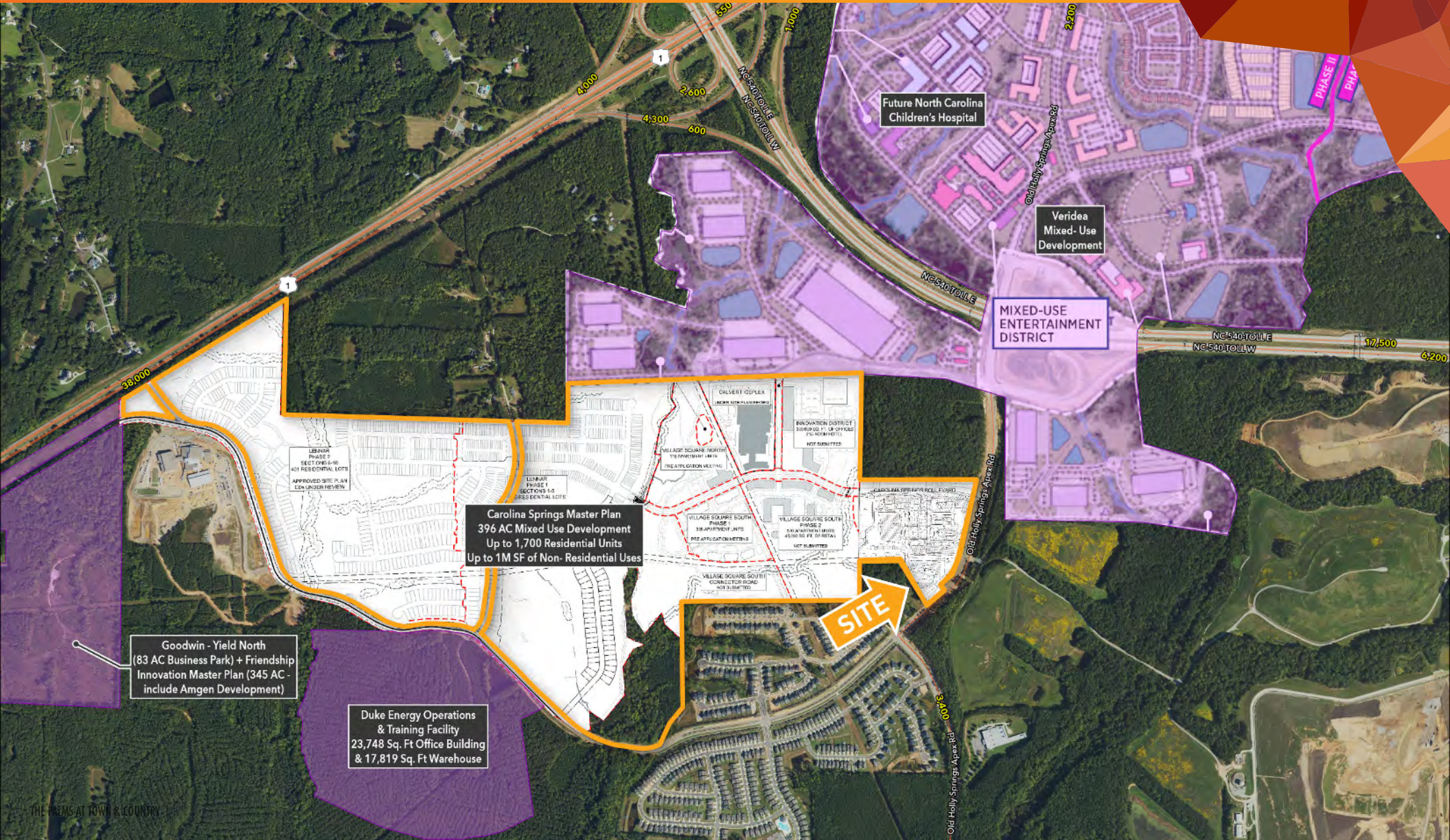


# CAROLINA SPRINGS TOWN CENTER

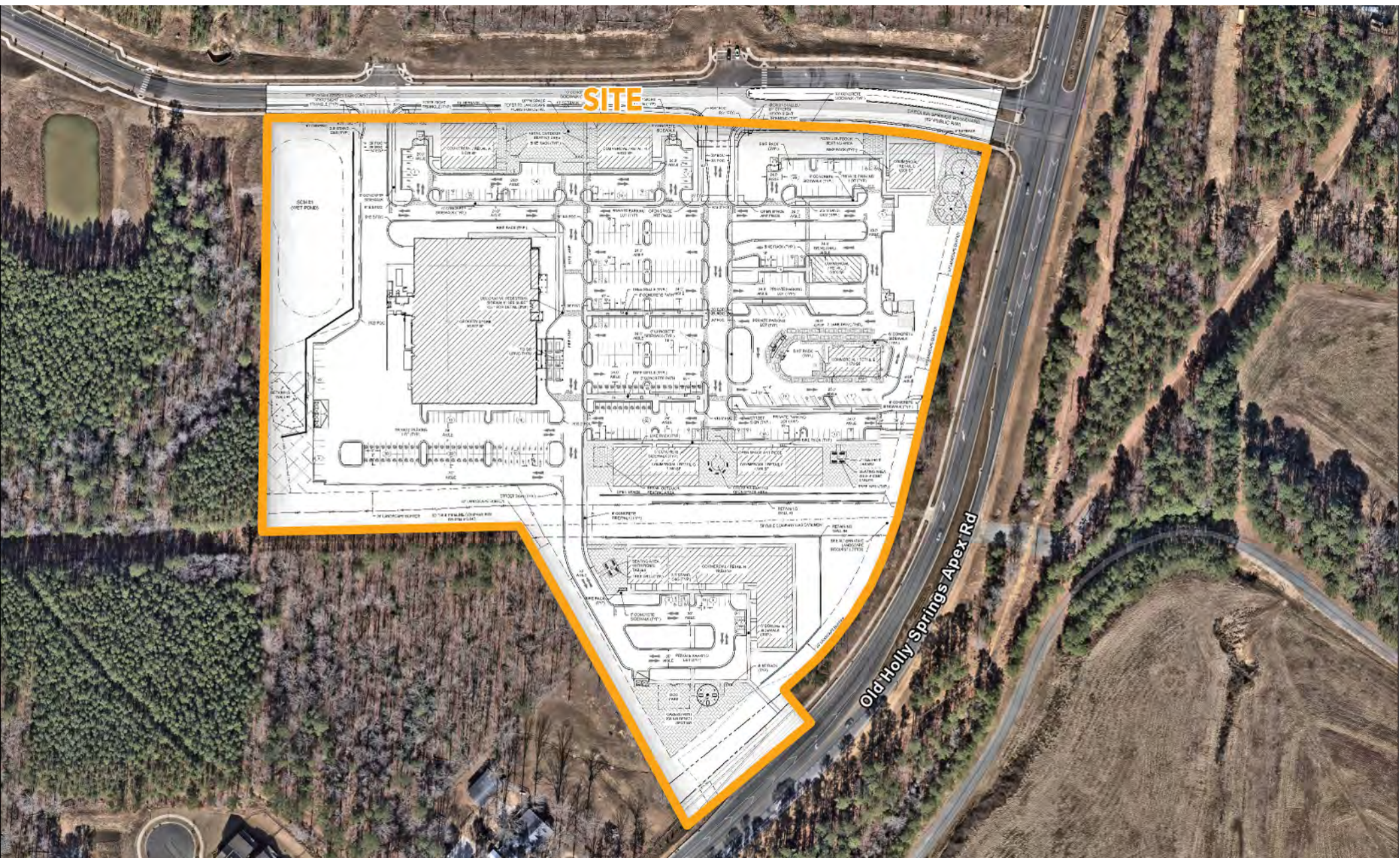
3708 OLD HOLLY SPRINGS APEX ROAD | HOLLY SPRINGS, NC 27539

TSCG®

*Prime Retail Space Available*



# ZOOMED IN AERIAL



## PROPERTY HIGHLIGHTS

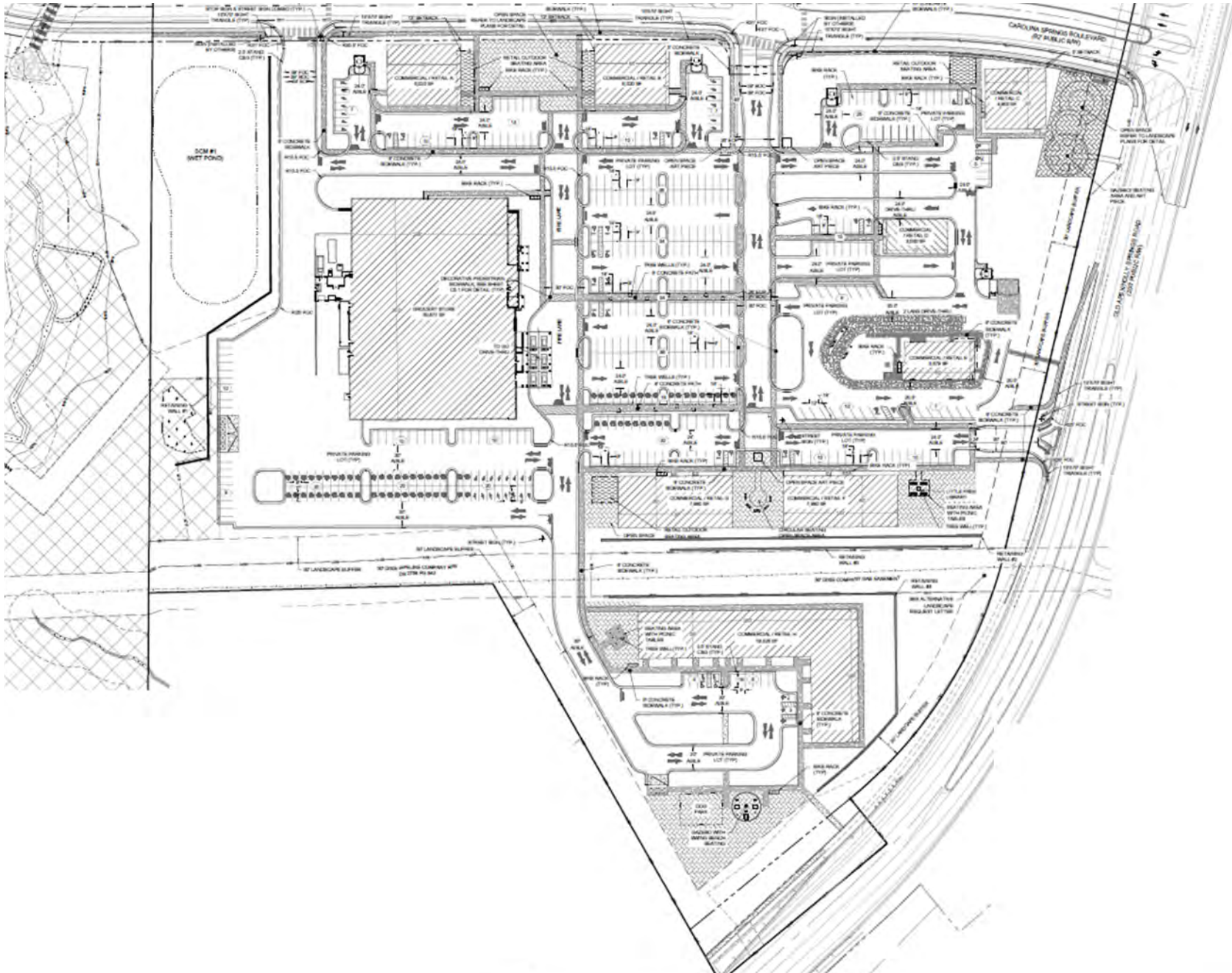
- Carolina Springs Town Center consists of 21 Acres, situated within the larger Carolina Springs 400- Acre Mixed Use Development
- The development will be grocery anchored with shops and three outparcels
- Carolina Springs is conveniently located off Interstate 540 and close proximity to US
- North Carolina's 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



# SITE PLAN





Contact

REPRESENTATIVE PHOTO



## EXCLUSIVE LEASING AGENTS

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