



Development opportunity along primary corridor

- ±0.94 acre of commercial land
- REIDs: 0015129, 002678
- Frontage along N. Main Street
- Local Business zoning
- Flexible zoning allows for various commercial uses
- 15,000 VPD traffic count
- \$282,000



One-quarter mile from Ting Park



One-half mile to Downtown Holly Springs



Easily accessible to Hwy 55, US-1 and I-540



Less than a mile to Holly Springs Towne Center

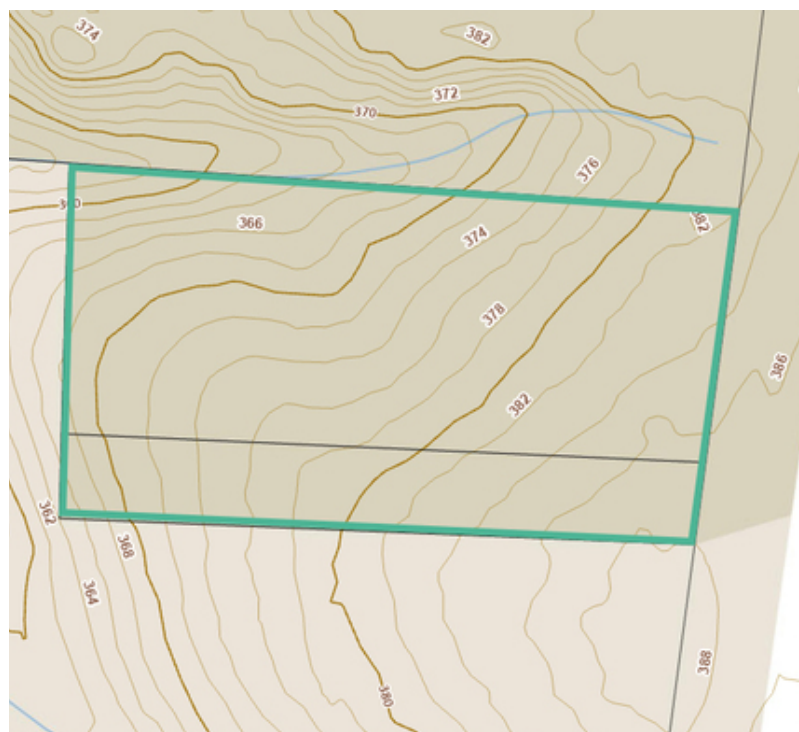
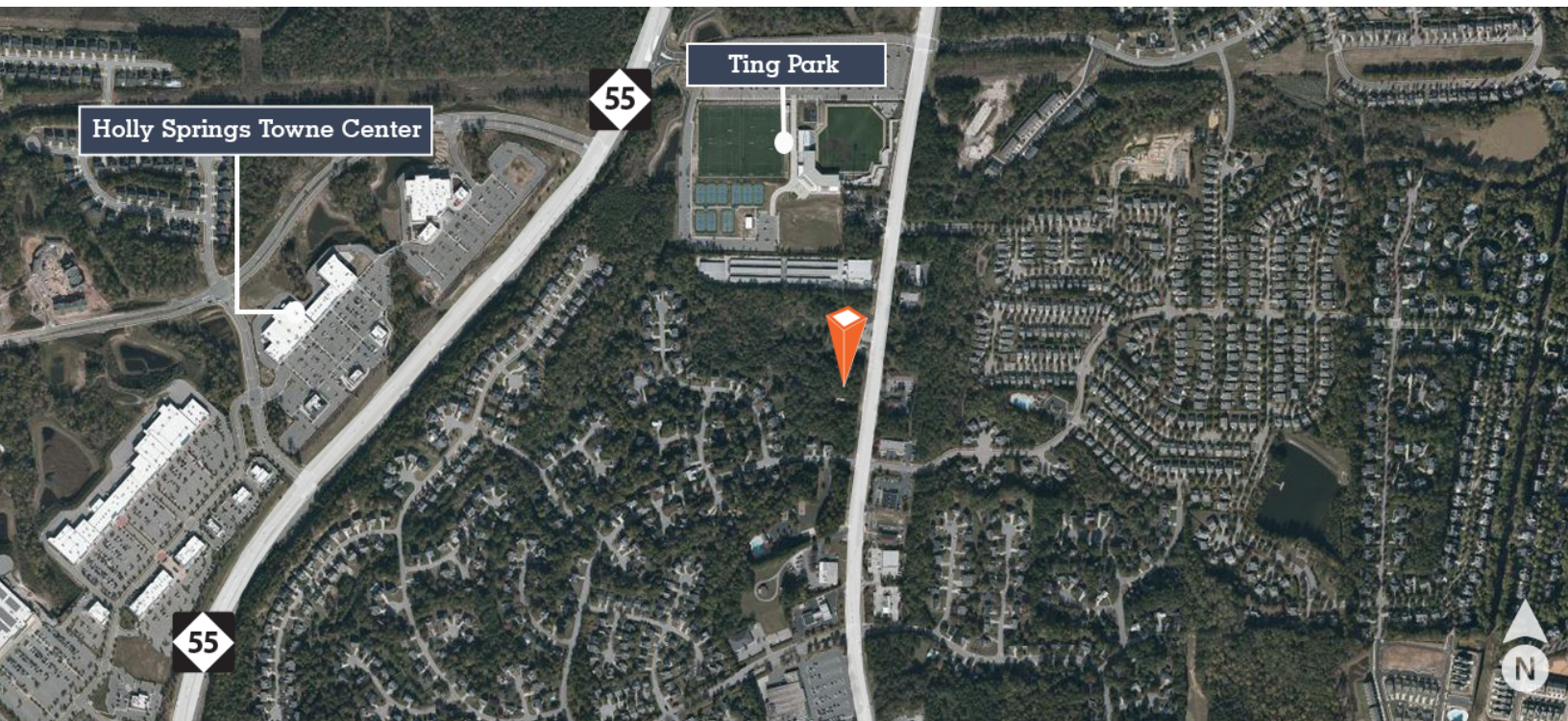
Get more
information

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Commercial Land For Sale

933/937 N. Main Street, Holly Springs, NC 27540



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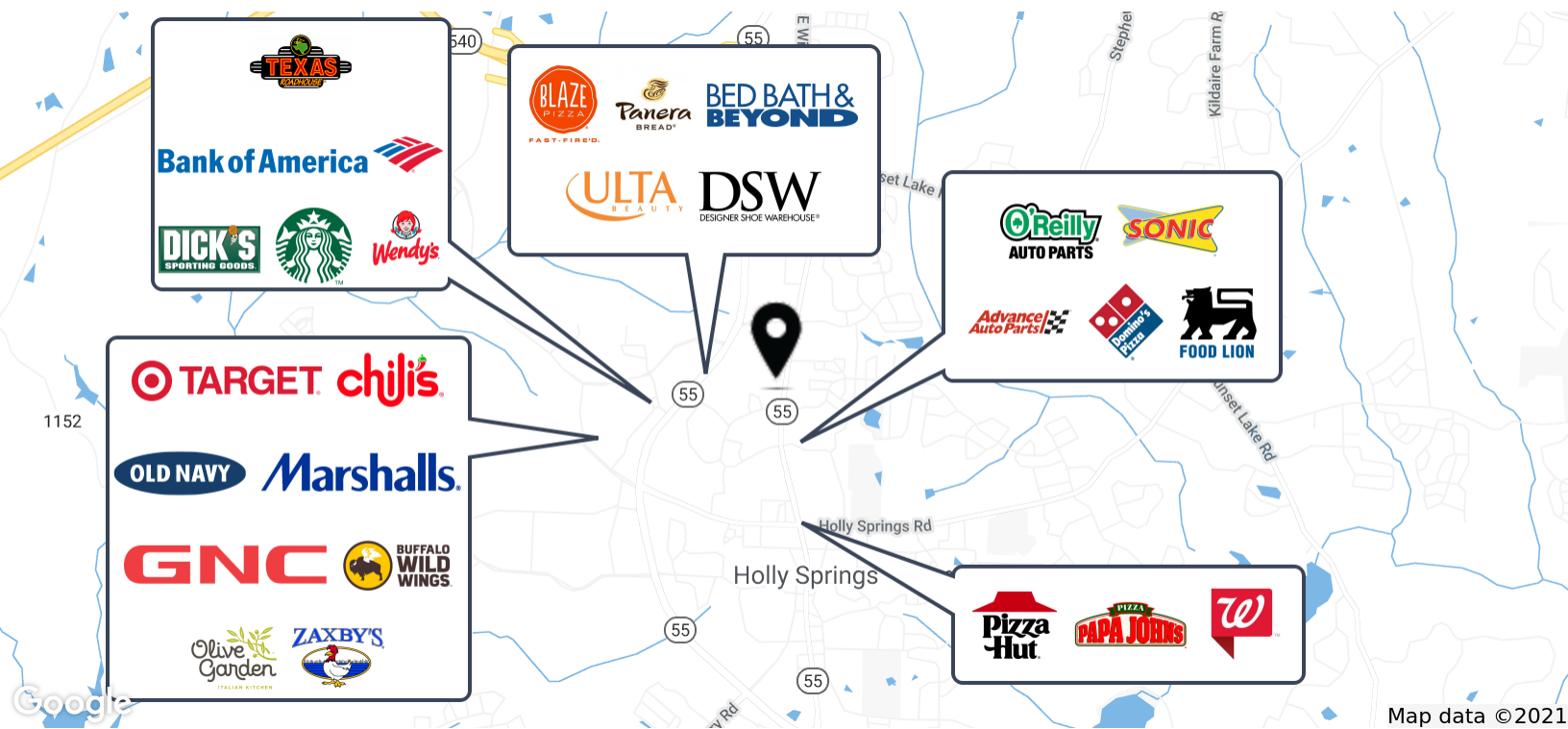
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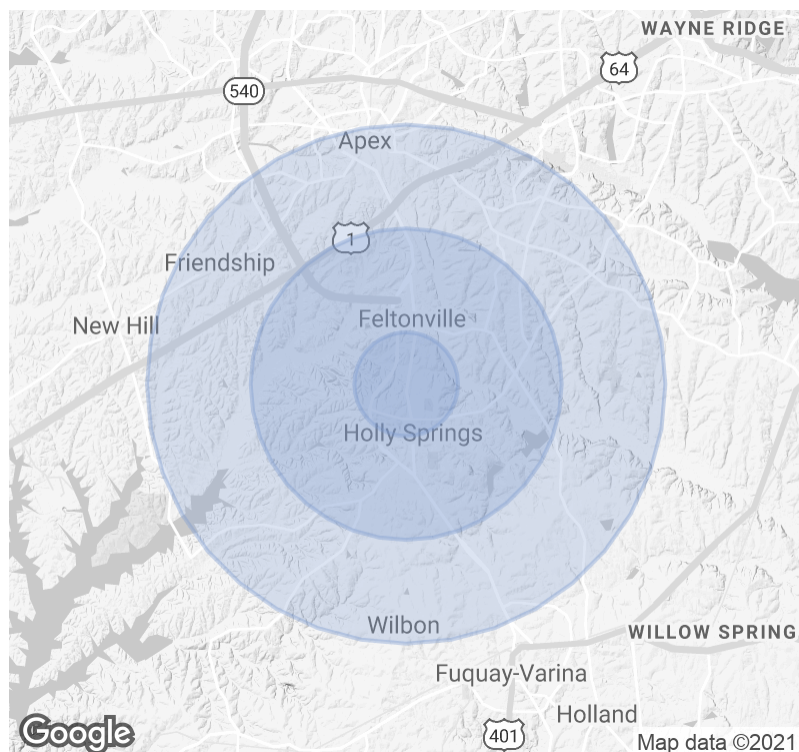
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Population	1 Mile	3 Miles	5 Miles
Total Population	9,504	46,216	101,042
Average age	32	33	35
Total Businesses	352	1,028	2,504

Households & Income	1 Mile	3 Miles	5 Miles
Total households	3,081	15,489	34,556
# of persons per HH	3.0	3.0	2.9
Average HH income	\$99,601	\$103,969	\$105,360

Demographic data derived from 2021 ESRI



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About Holly Springs

- 5th largest town in Wake County, North Carolina
- 88% home ownership rate - highest among NC's metro areas
- \$283,731 median home value
- 50% of the population has a high school degree or higher
- 60+ businesses located in downtown Holly Springs
- Experiencing rapid population growth, the town has more than doubled in size since 2000
- Home to one of the largest biopharmaceutical companies in the region
- 7 schools: 4 elementary, 2 middle, and 1 high school
- Schools are part of the Wake County Public School System, which is consistently ranked among the top public-school systems in the nation
- 15-mile radius around Holly Springs stretches to Downtown Raleigh, Apex, Cary, Morrisville, and Research Triangle Park
- ±630,000 people within a 15-mile radius; work force of ±278,000 people within a 15-mile radius



Major Employers



#1 Safest city in North Carolina

- December 2019, HomeSnacks

#1 Best city for jobs in North Carolina

- May 2019, Zippia

#4 Best places to live in North Carolina

- January 2019, HomeSnacks

#5 Best place in North Carolina to raise a family

- June 2019, WalletHub

#7 One of the most affordable housing markets in North Carolina

- July 2018, SmartAsset

Holly Springs High School is one of the top schools in the nation and in the top 6% in the U.S.

- Newsweek Magazine

New Developments

The Block on Main

3-story, 52,000-sf mixed use building

Town Hall Commons

45,000-sf mixed use building

Peterson Station at Sunset Lake Rd¹

300 apartment units with 40,000-sf of retail space

Lowes Home Improvement/Wegmans¹

Approved retail center at Highway 55 and Ralph Stephens Road

¹These developments will provide downtown Holly Springs with an additional 35 businesses, 500 jobs and an \$86 million economic impact.

Sources: ESRI 2020

