

~6.5 Acre Outparcel  
101 Harbor Creek Pkwy,  
Holly Springs, Cherokee County, GA



**FOR SALE**

**\$1,700,000**  
PRICE

**~6.50 AC**  
SIZE

**Commercial Land**  
ASSET TYPE

## ***PROPERTY HIGHLIGHTS***

- ~6.5 acre outparcel (~2.5 useable) at lighted intersection on heavily trafficked Holly Springs Pkwy.
- Adjacent to Nissan dealership, in front of 375 unit apartment complex, across the street from Walmart Supercenter.
- Zoned GC, featuring by right zoning for a variety of uses including restaurant (inclusive of drive-thru), drug store, grocery, traditional retail, etc.
- Great visibility and access with a dedicated turn lane; located ½ miles from I-575 and less than 1 mile from rapidly developing Holly Springs Town Center.
- Strong historical and projected growth in both population and household income; household income currently at ~\$103,000 within a 3 mile radius
- ~14,000 VPD on Holly Springs Pkwy and ~68,000 VPD on I-575