

FOUNDRY  
COMMERCIAL

MORGAN PARK

REX HOLLY SPRINGS  
HOSPITAL & REX  
HEALTHCARE OF  
HOLLY SPRINGS

**1201-1251 AVENT FERRY ROAD**  
HOLLY SPRINGS, NC 27540

±6.61 AC

AVENT FERRY ROAD

16,000 VPD

AVENT FERRY ROAD

RALPH STEPHENS ROAD

16,000 VPD

STEPHENS FARM  
292 TOWNHOMES

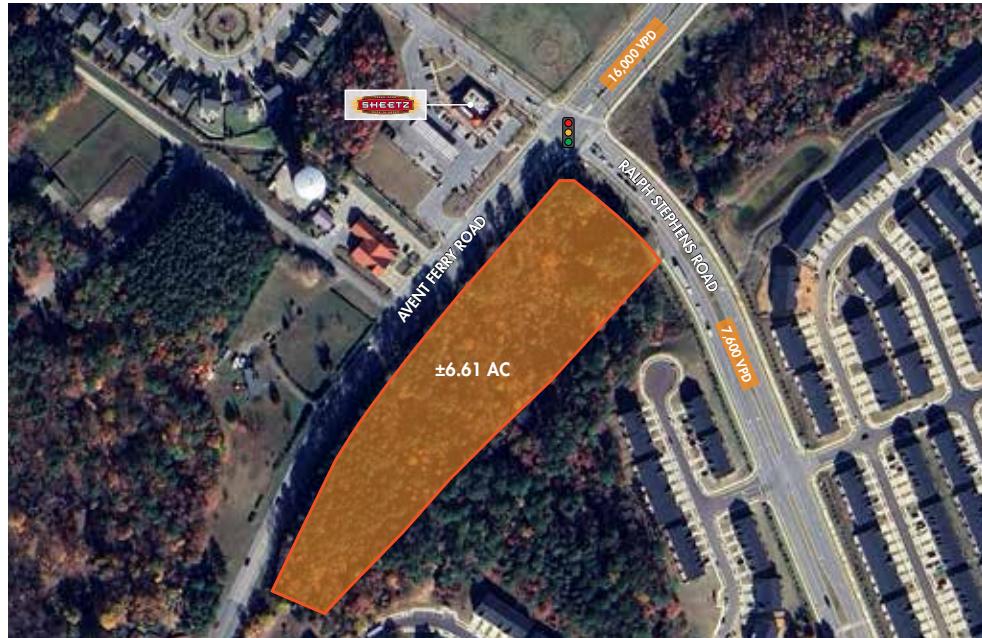
55,000 VPD

SOUTH MAIN STREET

SOUTH PARK VILLAGE



AVAILABLE | ±6.61 AC



## PROPERTY FEATURES

- Prominent corner in the heart of Holly Springs
- Signalized intersection
- Great opportunity for retail and/or medical office
- Offered for sale at \$4,000,000 for the entire site and may consider subdividing
- Site also available for ground lease or build-to-suit
- Incredible biotech development, retail amenities, and residential growth in the area

## DEMOGRAPHICS

### 1 MILE RADIUS

7,392  
ESTIMATED POPULATION

36.5  
MEDIAN AGE

\$122,933  
MEDIAN HOUSEHOLD INCOME

1,522  
TOTAL EMPLOYEES

\$518,475  
MEDIAN HOME VALUE

### 3 MILE RADIUS

52,160  
ESTIMATED POPULATION

36.6  
MEDIAN AGE

\$134,499  
MEDIAN HOUSEHOLD INCOME

8,645  
TOTAL EMPLOYEES

\$517,307  
MEDIAN HOME VALUE

### 5 MILE RADIUS

96,351  
ESTIMATED POPULATION

37.7  
MEDIAN AGE

\$129,403  
MEDIAN HOUSEHOLD INCOME

## AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | **919.576.2696**

James.Mattox@foundrycommercial.com

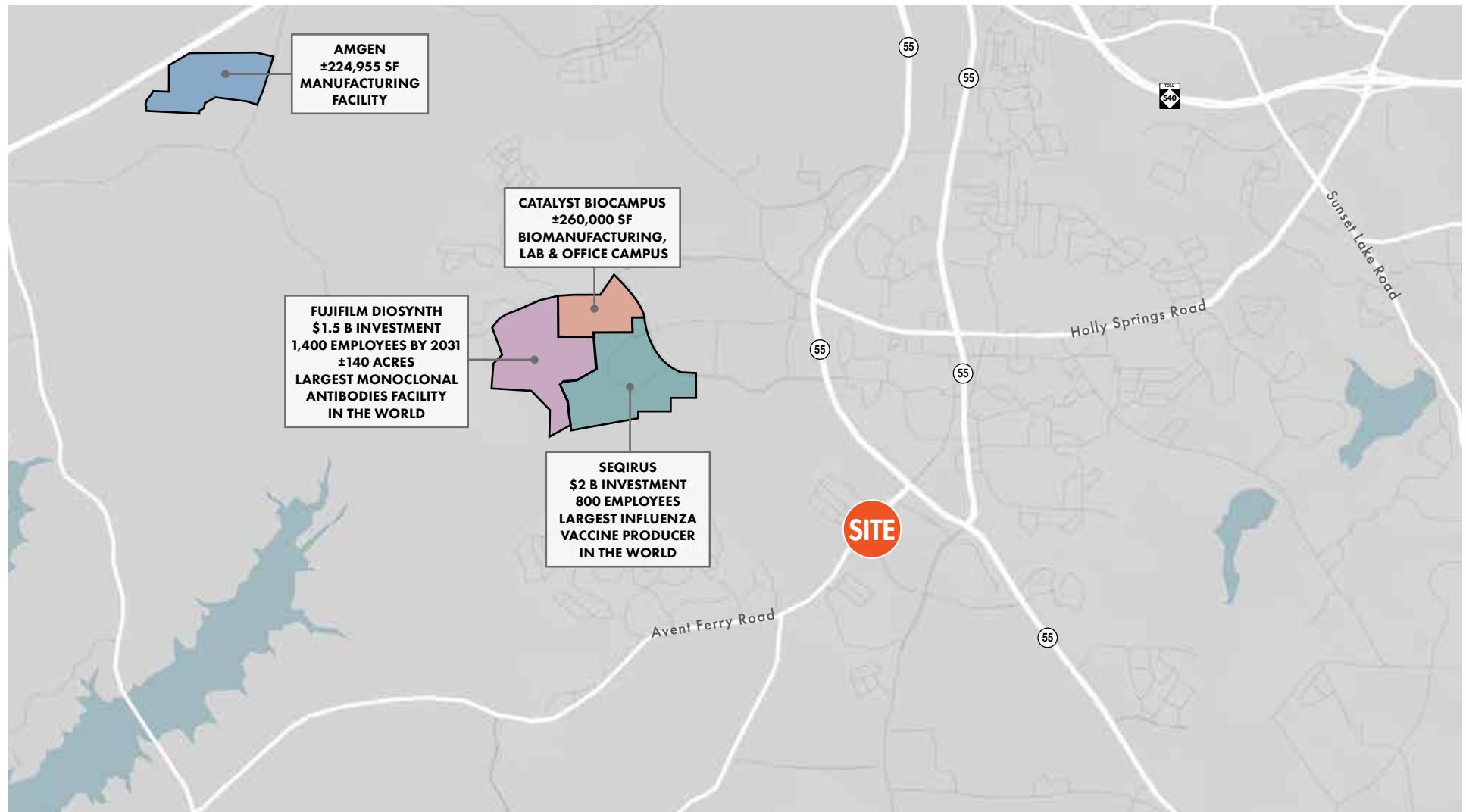
Licensed Real Estate Broker

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## AREA BIOTECH



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