

FOUNDRY
COMMERCIAL

MORGAN PARK

SHEETZ

AVENT FERRY ROAD
±6.61 AC

16,000 VPD

AVENT FERRY ROAD

RALPH STEPHENS ROAD

7,600 VPD

STEPHENS FARM
292 TOWNHOMES

55

55,000 VPD

REX HOLLY SPRINGS
HOSPITAL & REX
HEALTHCARE OF
HOLLY SPRINGS

SOUTHPARK VILLAGE



SOUTH MAIN STREET

1201-1251 AVENT FERRY ROAD

HOLLY SPRINGS, NC 27540

AVAILABLE | ±6.61 AC

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



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		17,376 TOTAL EMPLOYEES
	37.7 MEDIAN AGE		\$504,189 MEDIAN HOME VALUE
	\$129,403 MEDIAN HOUSEHOLD INCOME		

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

JAMES MATTOX | 919.576.2696

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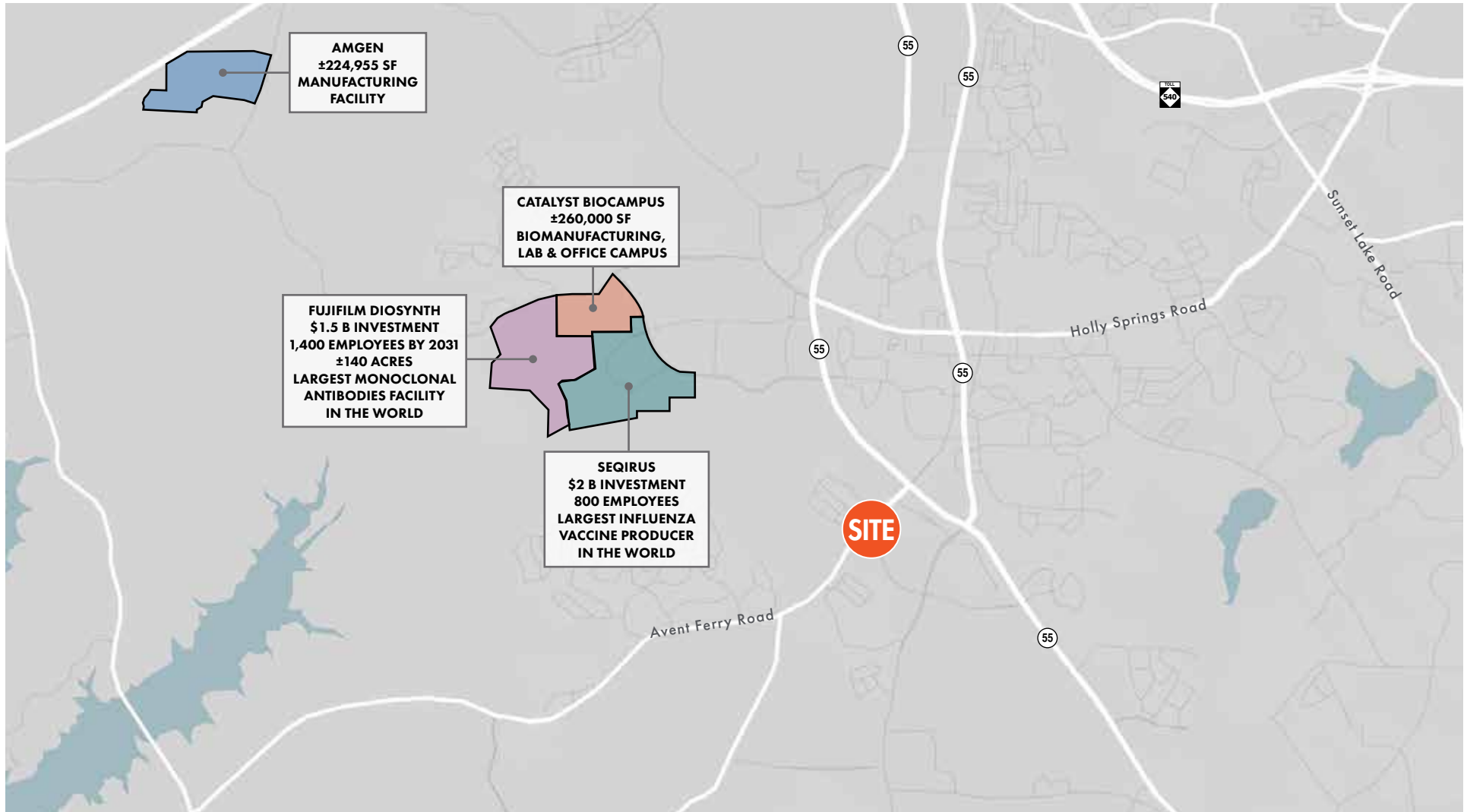
Licensed Real Estate Broker

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AREA BIOTECH



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