

# MAIN STREET VISTA

RETAIL FOR LEASE IN NEW MIXED USE DEVELOPMENT  
HOLLY SPRINGS, NORTH CAROLINA



**Karah Jennings McConnell**  
Executive Vice President, Principal  
C: 919.817.0705  
kjennings@lee-associates.com

**Cole Pennell, CCIM**  
Vice President, Principal  
C: 704.975.0164  
cpennell@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# Main Street Vista

Retail for Lease  
Now Under Construction | 2026 Delivery



## PROPERTY DESCRIPTION

**Upscale mixed-use community in downtown Holly Springs, North Carolina. Now under construction with retail space projected for 2026 delivery.**

High-end contemporary construction designed around public green space and maximizing visibility for retail along primary travel corridors.

- » 12+ acre community with 277-unit Class A multifamily complex adding to the 3,100 residents currently living within a 15-minute walking distance.
- » Ground floor retail space available for lease

## LOCATION

Trophy location at the corner of Holly Springs Road and North Main Street in downtown Holly Springs, within a five-minute drive of NC 55 Hwy and NC 540 Hwy.

## SPECS

- » ±12 acres
- » ±20,000 SF Retail and Restaurant Space
- » 277 Unit Luxury Multifamily

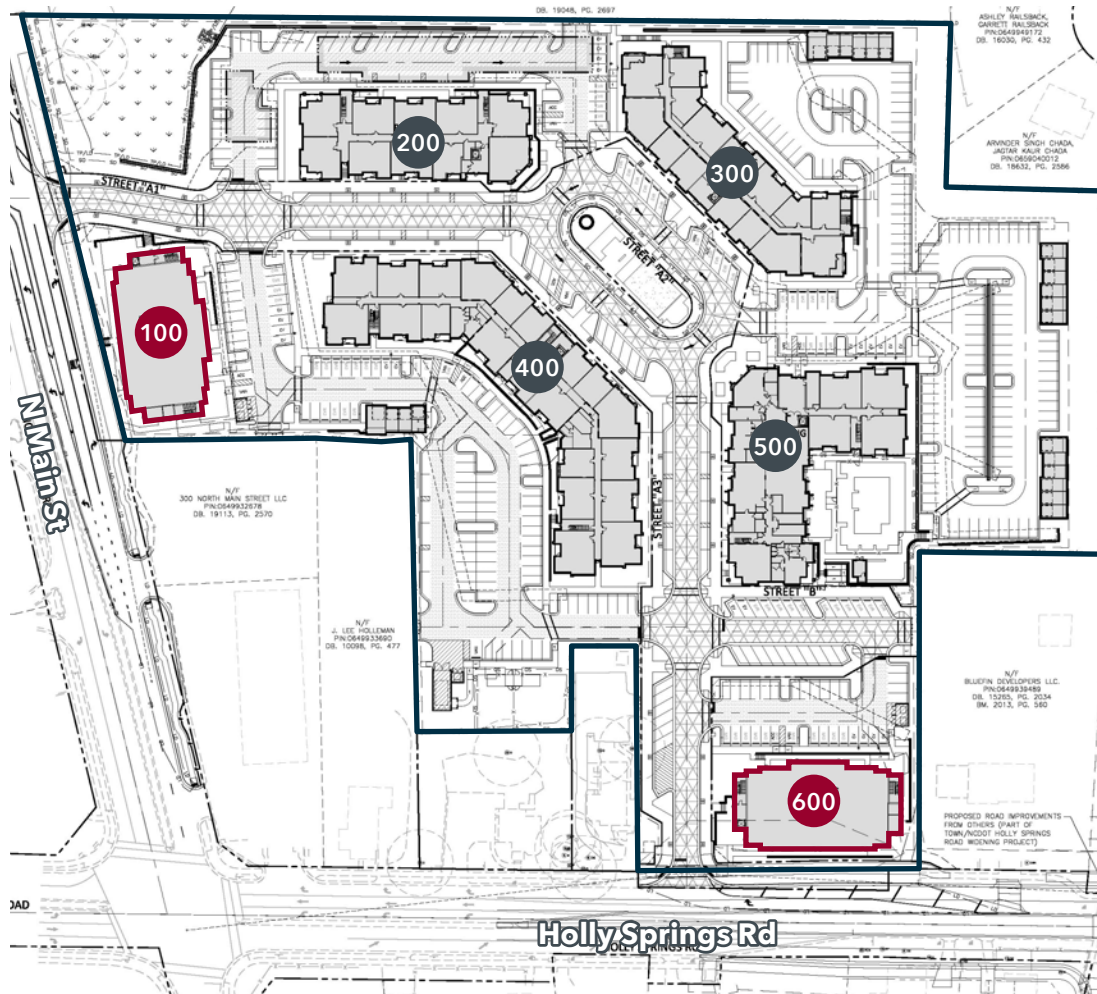
Karah Jennings McConnell  
C: 919.817.0705  
kjennings@lee-associates.com

Cole Pennell, CCIM  
C: 704.975.0164  
cpennell@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON

# Property Site Plan

Retail for Lease  
Main Street Vista



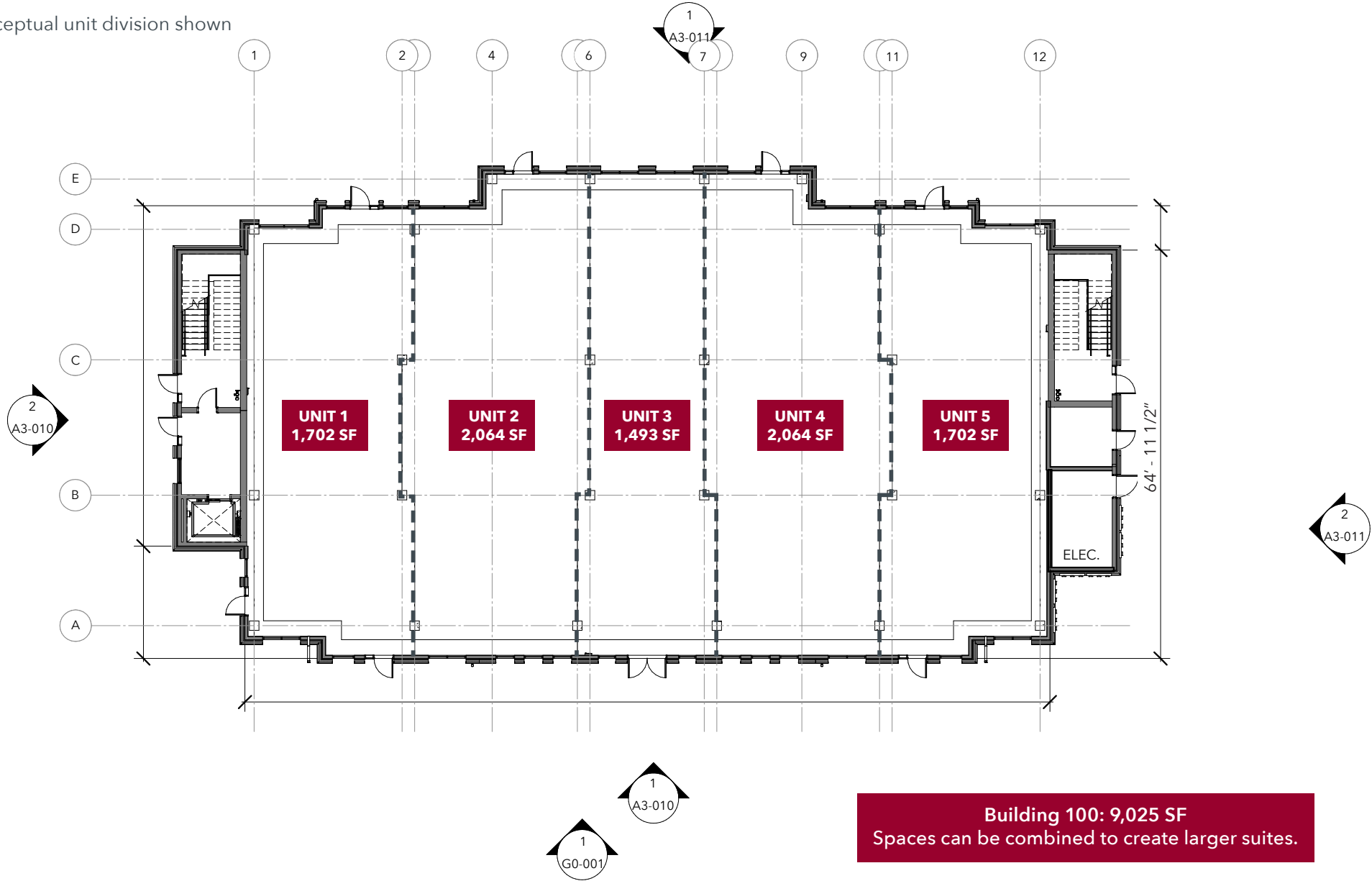
## RETAIL AVAILABILITY

- |              |  |
|--------------|--|
| Building 100 | <ul style="list-style-type: none"> <li>» 9,025 SF Available</li> <li>» 2,500 gallon grease trap</li> <li>» Chases designed for ventilation/equipment</li> <li>» Estimated shell delivery Q4 2026</li> </ul>        |
| Building 600 | <ul style="list-style-type: none"> <li>» 7,323 SF Available</li> <li>» 2,500 gallon grease trap</li> <li>» Chases designed for ventilation/equipment</li> <li>» Estimated shell delivery in May of 2026</li> </ul> |
| Lease Rate   | <ul style="list-style-type: none"> <li>» \$35.00 SF/yr NNN</li> <li>» \$6.00 SF/yr TICAM (est.)</li> <li>» Cold Dark Shell</li> <li>» Tenant Improvement Allowance Available</li> </ul>                            |

# Building 100

Retail for Lease  
Main Street Vista

Conceptual unit division shown

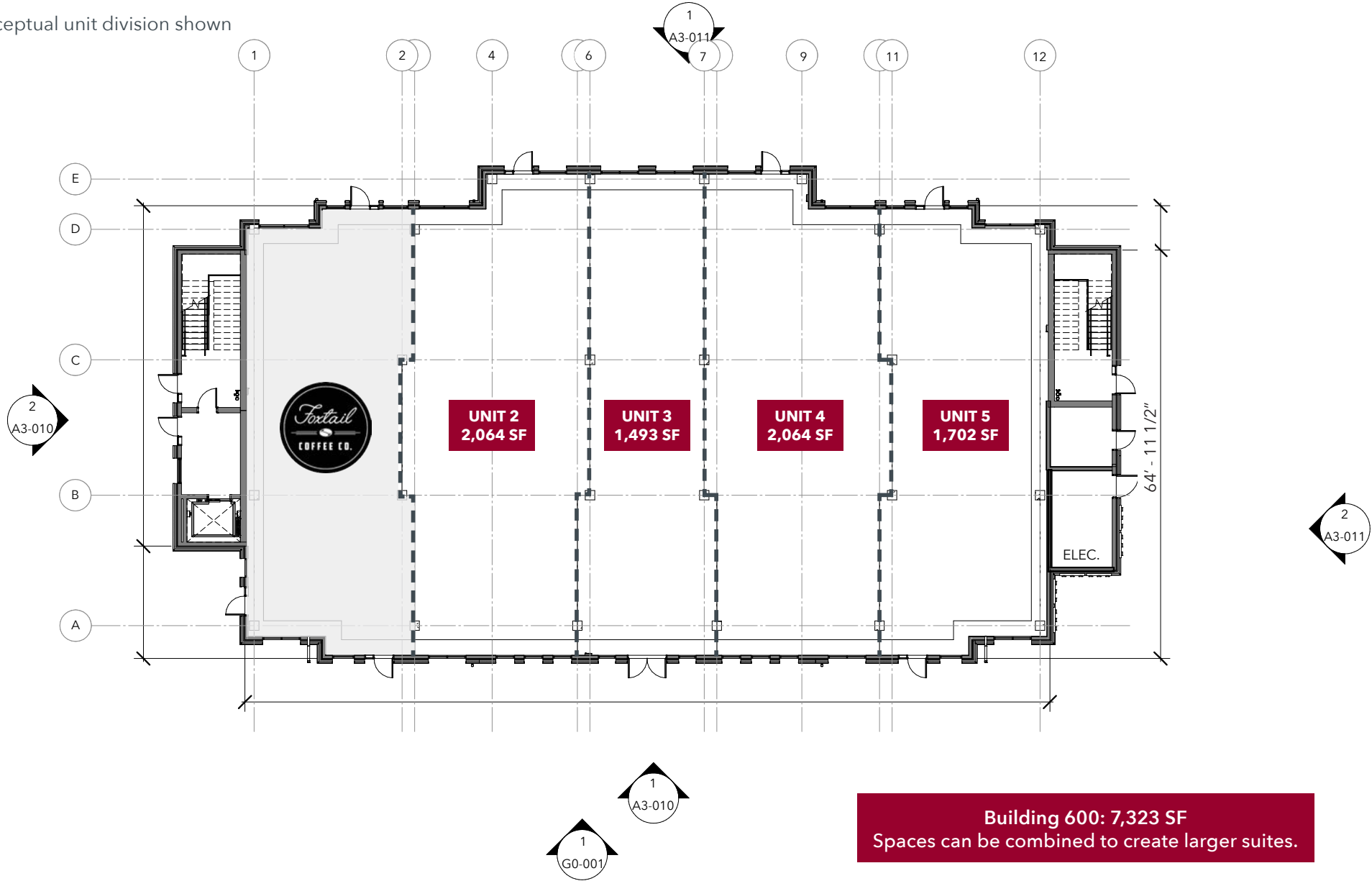




# Building 600

Retail for Lease  
Main Street Vista

Conceptual unit division shown



Karah Jennings McConnell  
C: 919.817.0705  
kjennings@lee-associates.com

Cole Pennell, CCIM  
C: 704.975.0164  
cpennell@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



# Construction Progress Photos

Photos Taken 7/27/2025

Retail for Lease  
Main Street Vista



Karah Jennings McConnell  
C: 919.817.0705  
kjennings@lee-associates.com

Cole Pennell, CCIM  
C: 704.975.0164  
cpennell@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



# Rendering

*Retail for Lease*  
Main Street Vista



Karah Jennings McConnell  
C: 919.817.0705  
[kjennings@lee-associates.com](mailto:kjennings@lee-associates.com)

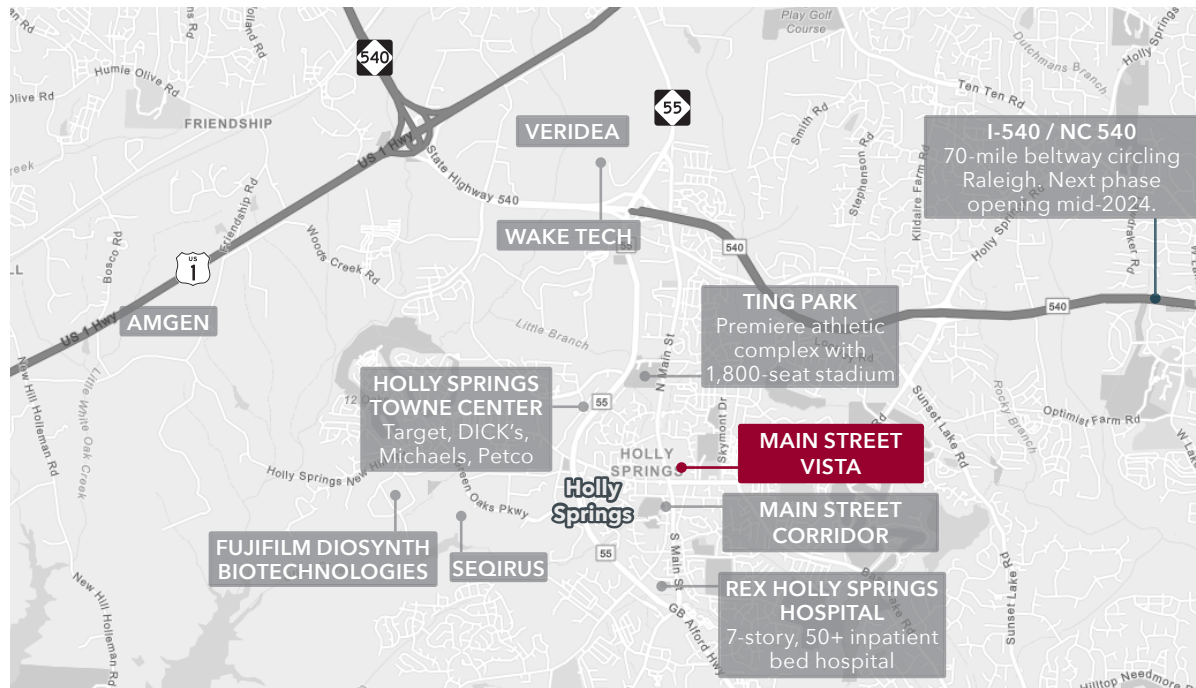
Cole Pennell, CCIM  
C: 704.975.0164  
[cpennell@lee-associates.com](mailto:cpennell@lee-associates.com)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



# Location

Retail for Lease  
Main Street Vista



Holly Springs is a global biomanufacturing hub located in Wake County, NC. Located minutes from the Raleigh urban core, an international airport, Research Triangle Park, and three tier one research universities, Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and quality of life.

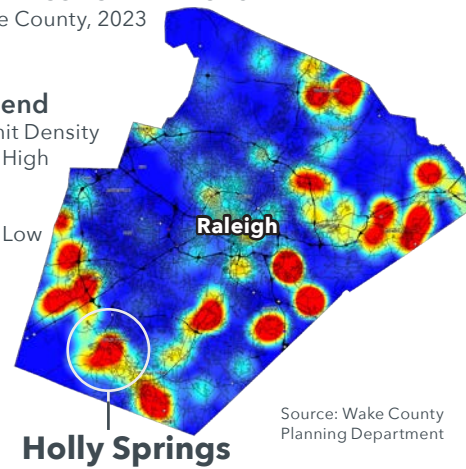
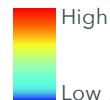
A dynamic community that is home to small businesses and multi-national firms, Holly Springs offers a perfect combination of a great place to live and to work. With a rapidly growing population, the town is home to large-scale manufacturers and large retail centers, while still retaining the supportive community and small town feel.

## RESIDENTIAL & COMMERCIAL PERMIT CONCENTRATIONS

Wake County, 2023

### Legend

Permit Density



Source: Wake County Planning Department

**FUJIFILM DIOSYNTH BIOTECHNOLOGIES**  
\$3.2B investment // 1,400 jobs  
The largest end-to-end cell culture CDMO biopharmaceutical manufacturing facility in North America

**AMGEN**  
\$1.5B investment // 700+ jobs  
350,000 SF multi-product pharmaceutical manufacturing plant

**SEQIRUS**  
\$1B+ investment // 900+ jobs  
The largest cell-based influenza vaccine producer in the world

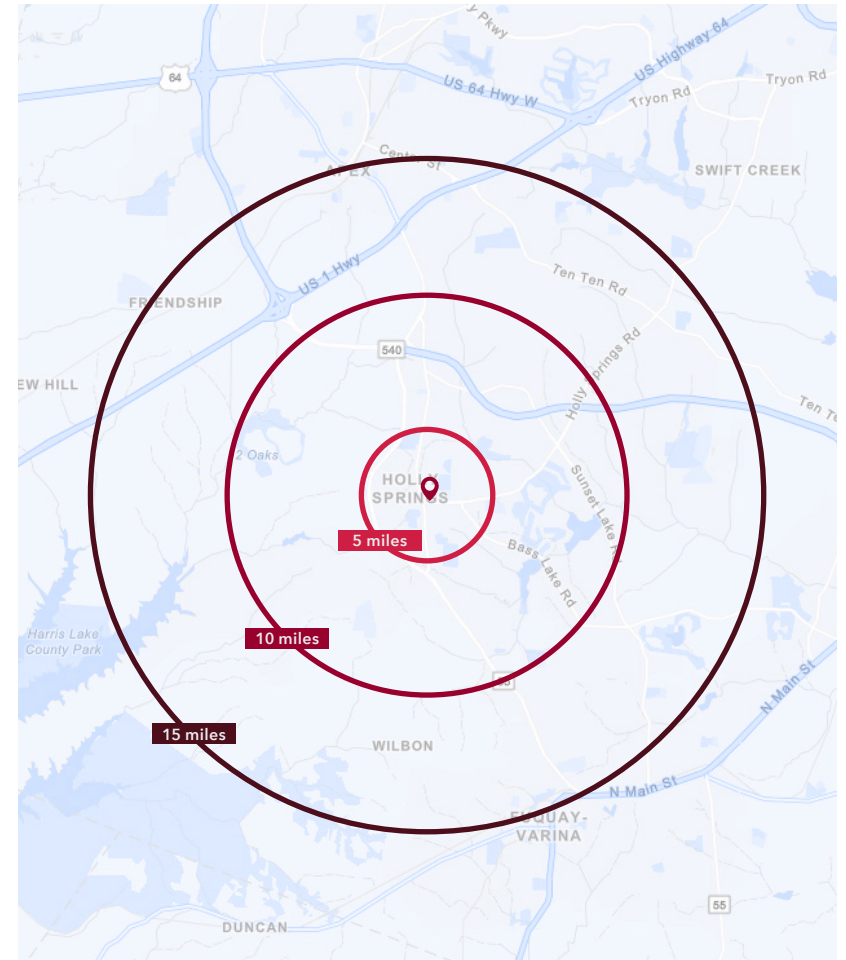
**VERIDEA**  
\$3B, 1,200-acre mixed-use development // 8,000 residential units and 12M SF commercial space, including new Wake Tech campus



# Demographics

Retail for Lease  
Main Street Vista

	5 MILE	10 MILES	15 MILES
Population (2025)	111,988	370,259	730,837
Population (2030 estimated)	121,590	400,604	794,837
Daytime Population	91,352	333,785	752,528
Median Age	37.4	38.8	36.9
Average Household Income	\$172,368	\$164,195	\$152,348
Average Home Value	\$637,522	\$606,400	\$596,559
Bachelor's Degree or Higher	66.3%	64.2%	62.1%



**#3 Best Large Metro  
for Business Climate  
(Raleigh-Cary)**  
Business Facilities, 2023

**#7 Top Tech Metro in the  
U.S. (Raleigh-Cary MSA)**  
NC Tech Association, 2023

**#1 Top State for Business  
(North Carolina)**  
CNBC, 2022 & 2023

Karah Jennings McConnell  
C: 919.817.0705  
kjennings@lee-associates.com

Cole Pennell, CCIM  
C: 704.975.0164  
cpennell@lee-associates.com

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



# MAIN STREET VISTA

RETAIL FOR LEASE IN NEW MIXED USE DEVELOPMENT  
HOLLY SPRINGS, NORTH CAROLINA

**Karah Jennings McConnell**  
Executive Vice President, Principal  
C: 919.817.0705  
kjennings@lee-associates.com

**Cole Pennell, CCIM**  
Vice President, Principal  
C: 704.975.0164  
cpennell@lee-associates.com

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
RALEIGH • DURHAM • WILMINGTON



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.