

SOUTHERN CROSSROADS MEDICAL OFFICE DEVELOPMENT

NOW LEASING IN HOLLY SPRINGS, NC

Southern Crossroads is a well-established, four-building medical office development located along Ralph Stephens Road in the rapidly growing Holly Springs submarket, just over one mile from UNC Rex Holly Springs Hospital. The project benefits from strong visibility, convenient ingress and egress, ample parking, and adjacency to Village Gate, a new mixed-use development that will further enhance the area's retail and residential density. Buildings 1 through 3 are fully leased to a complementary mix of medical users, creating a built-in referral ecosystem and demonstrating strong tenant demand for the location. Building 4 represents the final leasing opportunity within the development, offering medical users the ability to join a proven medical corridor with excellent access to NC-55, NC-540, and the broader Southwest Wake County patient base.



Building Size:	3,500 SF
Availability:	Full Building Opportunity
Timing:	Est. 12-14 Mos. Following Lease Execution
Delivery Condition:	Cold Dark Shell

Rental Rate:	\$34.00 PSF, NNN
TICAM:	Est. \$6.50 PSF, NNN
TIA:	Negotiable

Parking Ratio:	5.45:1,000
Signage:	Exterior Building

Sam DiFranco, Jr. | CCIM, SIOR
(919) 604.2137
sdi francojr@richcommercialrealty.com

Dylan Heafner | CCIM, SIOR
(919) 618.3026
dheafner@richcommercialrealty.com

Conley Moretz
(757) 817.1348
cmoretz@richcommercialrealty.com

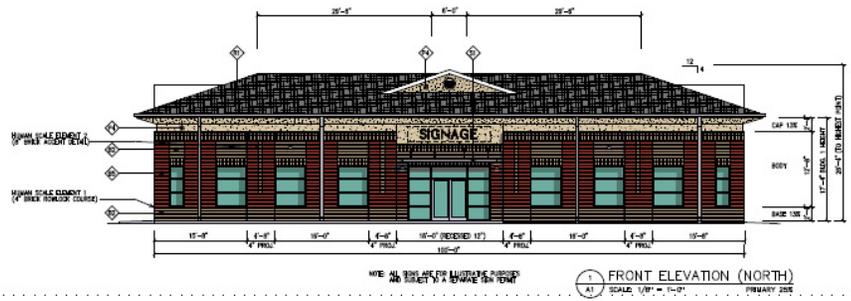


SITE PLAN

2051-2071 Ralph Stephens Road | Holly Springs, NC 27540

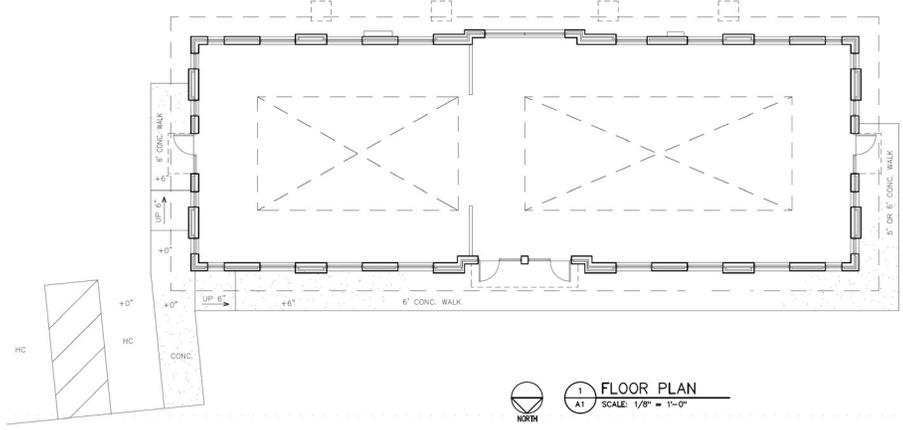


Elevation/Rendering



Prototype Building

Sample Layout



SITE OVERVIEW

2051-2071 Ralph Stephens Road | Holly Springs, NC 27540



Distance To

UNC Rex Holly Springs:	1.1 Miles
NC-540:	4.6 Miles
US-1:	6.4 Miles
I-40:	13.5 Miles
RDU Airport:	23.8 Miles

Traffic Counts

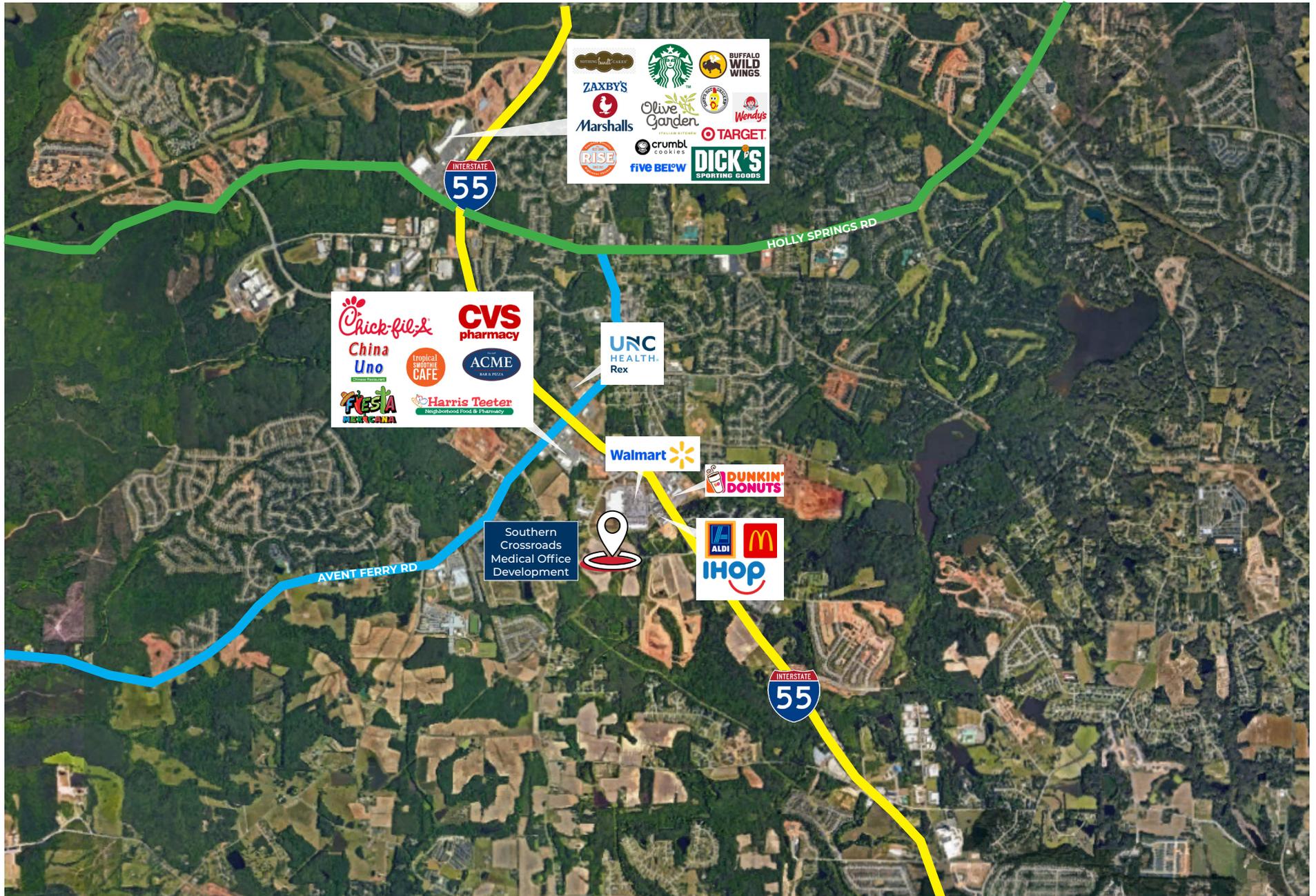
GB Alford Hwy/NC-55:	32,898
S Main St:	7,287
S Main St + Ralph Stevens Rd:	27,549

Demographics Within 5 Miles

Population:	103,002
Average HH Income:	\$133,016
Businesses:	3,060
Employees:	20,925

AMENITIES OVERVIEW

2051-2071 Ralph Stephens Road | Holly Springs, NC 27540



SUBMARKET OVERVIEW

2051-2071 Ralph Stephens Road | Holly Springs, NC 27540



Southwest Wake County Submarket

The subject property is located in Holly Springs, NC - recognized as one of the Best Small Cities in America and one of the fastest growing municipalities in Wake County. With a population exceeding 48,000 residents as of 2024 (up from approximately 9,000 in 2000), Holly Springs continues to experience explosive growth at an annual rate of approximately 4-5%, making it one of the fastest-growing municipalities in North Carolina. Positioned 30 minutes from Research Triangle Park and the Raleigh-Durham International Airport, Holly Springs is home to many small businesses and multi-national firms.

The landscape of Holly Springs has been dramatically transformed over the past several years as town leaders have made it their mission to revitalize the village district. The downtown area has been rebuilt into a dynamic, thriving community where residents live, work, and play. The newly opened Town Hall Commons and the mixed-use development Block on Main added roughly 100,000 square feet of new retail, restaurant, and office space to the already bustling downtown. The downtown now sees consistent foot traffic throughout the week, with families and professionals frequenting restaurants and shops daily.

The Southwest Wake County office submarket reflects broader market trends in the Raleigh-Durham region. As of late 2024/early 2025, the overall Raleigh-Durham office market vacancy rate stands at approximately 23-25%, with Southwest Wake County showing signs of stabilization following post-pandemic adjustments. The office market is experiencing renewed tenant demand for in-person attendance, with companies increasingly favoring higher-quality, amenitized spaces.

With a limited construction pipeline and no new office starts anticipated in the near term, availability of prime office space is expected to tighten. This trend may encourage tenants to consider a broader range of properties to meet their needs. The market continues to serve tenants across various industries, with notable companies including WakeMed Health, C&C Technologies Inc., and Pierce Group Benefits maintaining presences in the submarket. Market fundamentals show early signs of recovery, with leasing activity improving and demand beginning to firm. The "flight to quality" trend continues, as businesses prioritize modern, well-amenitized spaces that support return-to-office initiatives.

A major transportation milestone was achieved with the opening of Complete 540 Phase 1 in September 2024. This \$1.3 billion investment extends the Triangle Expressway approximately 18 miles from NC 55 Bypass to I-40/I-42, creating dramatically improved connectivity for Holly Springs and surrounding communities.

Why Holly Springs

Located in Wake County, home of the state's capital of Raleigh, Holly Springs is part of the Raleigh-Durham metro area, frequently referred to as the Research Triangle Region. Holly Springs is tucked into the southwest corner of the county, which until 20 years ago was a mostly rural area. Due to the explosive growth of the region and an aggressive economic development strategy, the landscape has been transformed into a thriving community with beautiful neighborhoods, golf courses, and retail opportunities. With a population exceeding 48,000 residents as of 2024, Holly Springs represents one of the most dynamic suburban success stories in North Carolina.

The area has become an extremely attractive destination for the life sciences industry because of its access to a talented workforce, infrastructure, and the high quality of life it offers. Holly Springs has emerged as part of what has been recognized as the #1 biomanufacturing cluster in the United States. CSL Seqirus (formerly Seqirus/Novartis) established in 2006, was the first cell-based influenza vaccine manufacturing facility in the United States, pioneering advanced biomanufacturing in Holly Springs. In spring 2021, FUJIFILM announced the selection of Holly Springs for a new \$2 billion biopharmaceutical facility that would be the largest cell culture biomanufacturing facility in North America, employing 725 people. This investment was expanded in 2024 with an additional \$1.2 billion commitment and 680 new jobs. The combined \$3.2 billion facility opened Phase 1 in September 2025, operating 8 x 20,000L bioreactors, with plans to double capacity to 16 bioreactors in Phase 2. Governor Josh Stein projects this investment will contribute \$10 billion to North Carolina's economy over the next decade.

In addition to being a magnet for the life science sector, Holly Springs has cultivated a vibrant craft brewery scene. The town is known for its popular craft breweries and features a "sip-and-stroll district" in downtown where visitors can take beverages to-go while shopping or dining. The oldest active brewery in Wake County, Carolina Brewing Company opened its doors in 1995, making it a 30-year institution. Located in the Holly Springs Business Park, CBC offers award-winning beers including their flagship Carolina Pale Ale, one of the best-selling beers in Raleigh. The brewery features both indoor taproom space and outdoor seating areas. In 2023, CBC expanded with a second location in downtown Wendell, offering their full beer selection plus allocated bourbon, specialty cocktails, and a full liquor bar.

UNC REX HOSPITAL

UNC REX of Holly Springs is located just 1.1 miles from Southern Crossroads at the corner of Avent Ferry Road & Highway 55 adjacent to the REX Healthcare of Holly Springs campus.

This 50-bed hospital is a welcome addition to the growing population of Southern Wake County and a convenient asset to many Southern Crossroads physician practices.





Sam DiFranco Jr., CCIM, SIOR
Principal
(919) 604-2137
sdifrancojr@richcommercialrealty.com

Dylan Heafner, CCIM, SIOR
Principal
(919) 618-3026
dheafner@richcommercialrealty.com

Conley Kenney Moretz
Vice President
(757) 817-1348
cmoretz@richcommercialrealty.com

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Raleigh, NC
3840 Ed Drive, Suite 108
Raleigh, NC 27612

Wilmington, NC
P.O. Box 15004
Wilmington, NC 28412