

SUNSET LAKE COMMONS

5217-5299 SUNSET LAKE ROAD, HOLLY SPRINGS, NC 27540

FOR LEASE

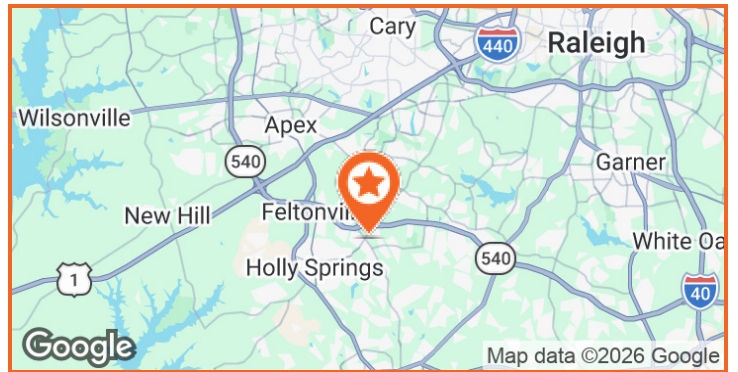


LOCATION DESCRIPTION

Established grocer anchored shopping center in rapidly growing Holly Springs

PROPERTY HIGHLIGHTS

- Available: 2,095 SF (Suite 12)-- Do NOT Disturb Existing Tenant
- Co-Tenants: Harris Teeter, Great Clips, Pet Mania, Triangle Family Medicine, Wells Fargo, Clarity Vision and Christo's Bistro
- Shopping Center Size: 84,581 SF
- Conveniently accessed via Holly Springs Road, a major exit off the I-540 Loop
- Located at the intersection of Holly Springs Road & Sunset Lake Road
- Traffic Counts: Holly Springs Road - 15,500 AADT; Sunset Lake Road - 14,500 AADT



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Total Population	5,486	54,494	125,797
2025 Daytime Population	1,839	19,835	56,646
2025 Average Household Income	\$203,717	\$181,404	\$174,679



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SUITE	TENANT NAME	SPACE SIZE
1	Christo's Bistro	2,712 SF
2	Clarity Vision	2,994 SF
3	Triangle Family Medicine	1,497 SF
4	Signature Family Dentistry	1,497 SF
5	Signature Family Dentistry	2,994 SF
6	Panda Garden	1,508 SF
7	Nail First	1,187 SF

SUITE	TENANT NAME	SPACE SIZE
8	Great Clips	1,197 SF
9	Coldwell Banker	2,176 SF
10	Ship On Site	1,503 SF
11	Wardrobe on Main	1,497 SF
12	Available	2,095 SF
13	Harris Teeter	48,505 SF

SUITE	TENANT NAME	SPACE SIZE
15	Gonyeau Chiropractic	1,597 SF
16	State Farm	1,597 SF
17	Pet Mania	2,361 SF
18	Dazzling Dogz	1,204 SF
19	Tailor Experts	1,203 SF
20	Cleaners	1,239 SF



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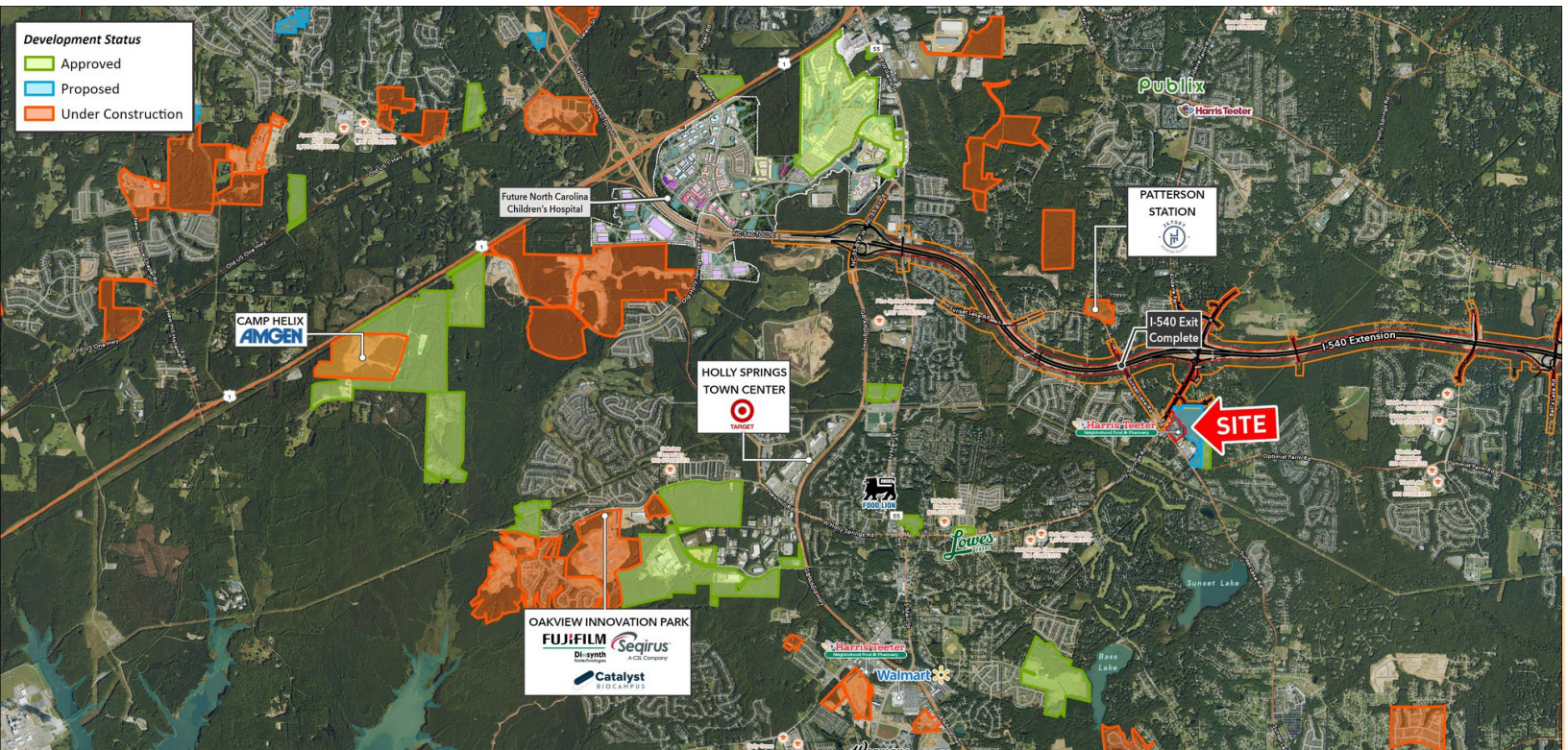
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