

COMMERCIAL OUTPARCEL FOR SALE SUNSET LAKE COMMONS

201 Matthews Drive, Holly Springs, NC 27540



COMMERCIAL REAL ESTATE SERVICES
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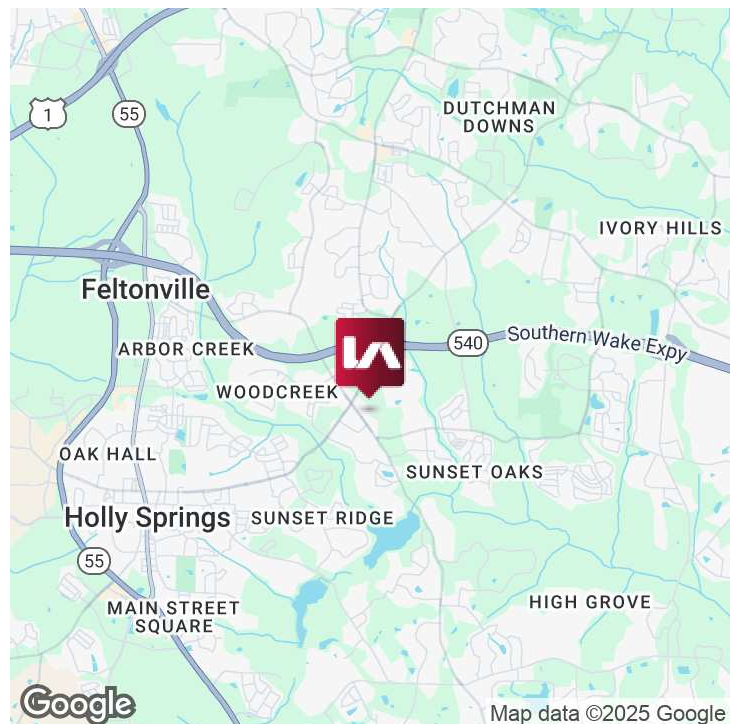


PROPERTY DESCRIPTION

Commercial parcel for sale in the Sunset Lake Commons shopping center at the intersection of Holly Springs Road and Sunset Lake Road.

PROPERTY HIGHLIGHTS

- ±1.38 acres in Harris Teeter-anchored shopping center
- NMX zoning (Neighborhood Mixed Use) allows for a number of uses including office, medical office, personal services, veterinary clinic, food/restaurant and retail
- Ideal for auto service uses
- Site is rough graded with stubbed utilities
- Majority of storm water management is accounted for in the master development plan
- Rapidly developing area with new I-540 interchange less than one mile from site
- Sale Price: \$1,200,000



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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.

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Conceptual Site Plan



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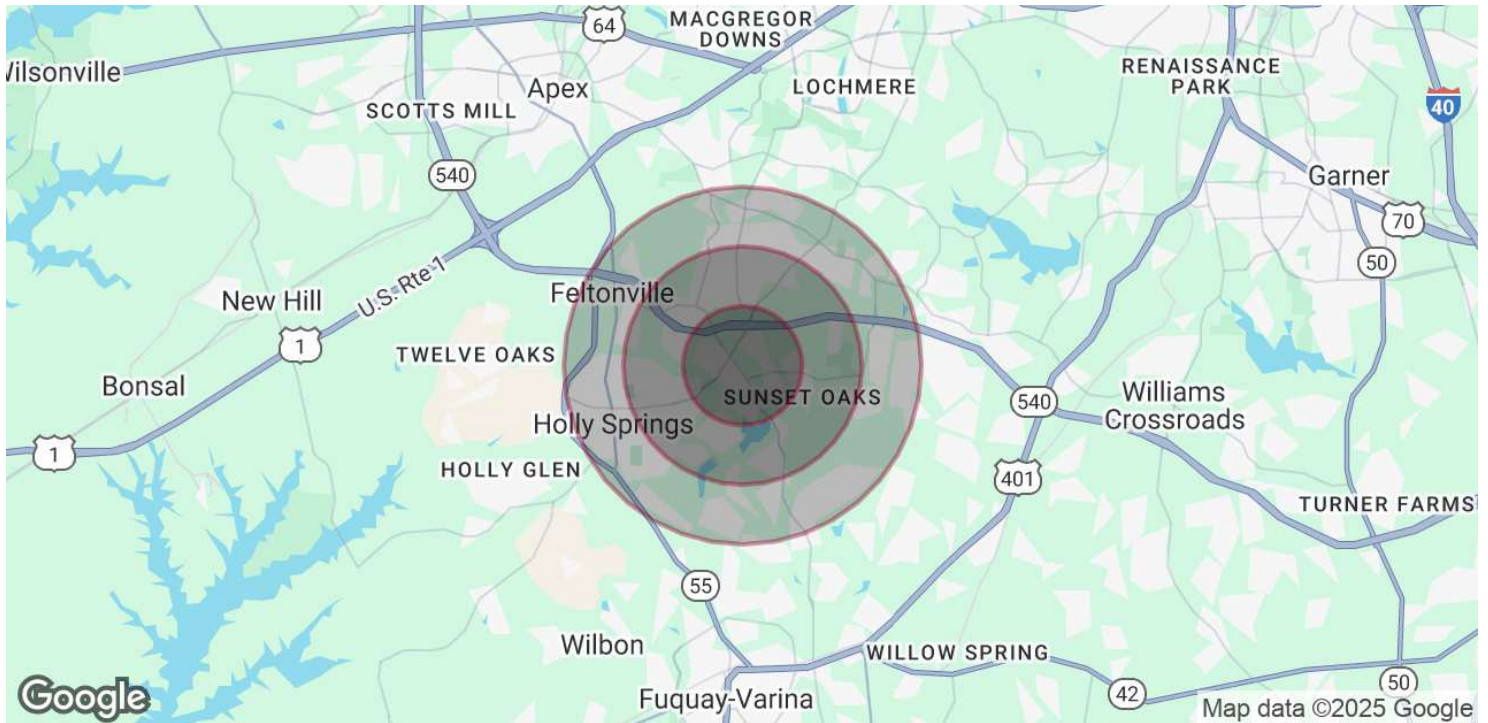
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,615	22,699	44,443
Average Age	38.1	37.7	37.7
Average Age (Male)	38.4	38.2	37.6
Average Age (Female)	35.8	35.0	36.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,856	7,543	15,514
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$141,707	\$138,031	\$130,052
Average House Value	\$369,585	\$365,624	\$358,729

2020 American Community Survey (ACS)

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