

721 HOLLY SPRINGS RD

HOLLY SPRINGS, NC 27540

OFFICE/RETAIL BUILDING FOR LEASE



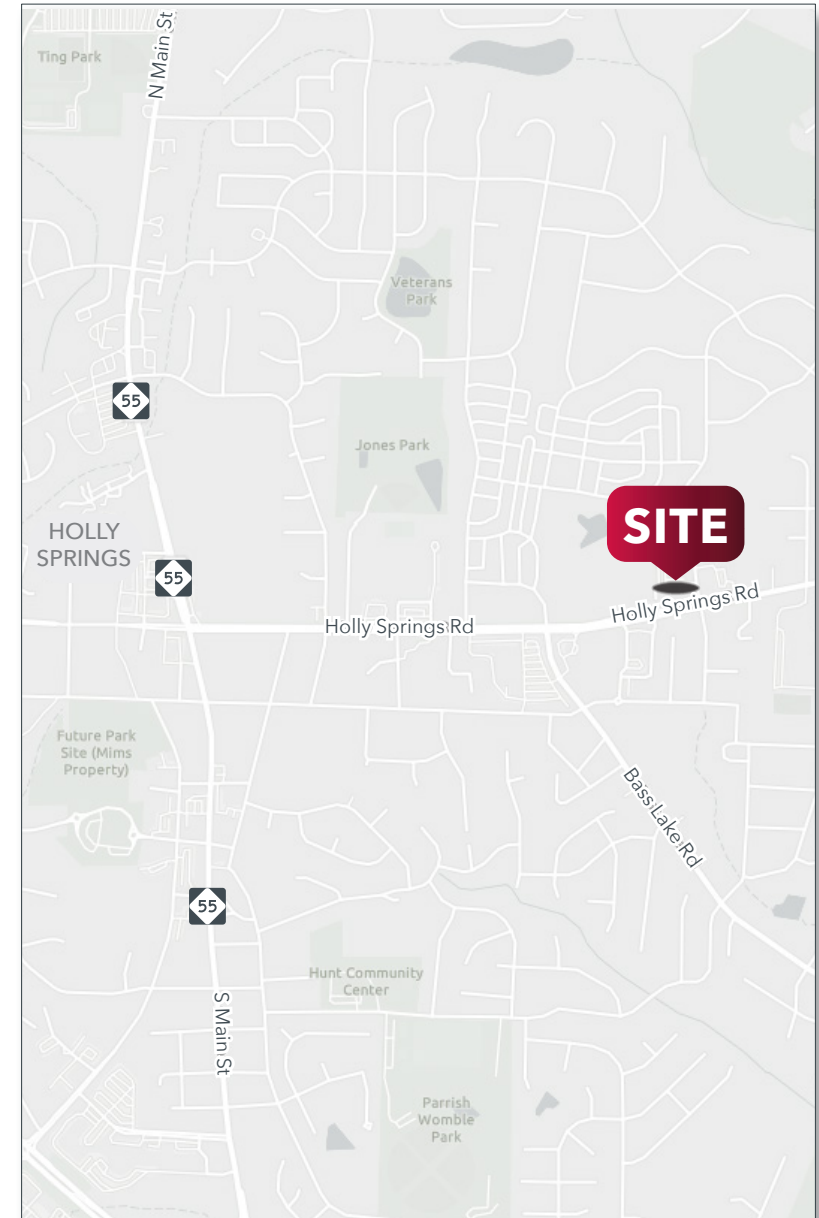
PROPERTY OVERVIEW

OFFICE/RETAIL BUILDING FOR LEASE

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Positioned near the Main St and Holly Springs Rd intersection, this 1,000 SF single-tenant office/retail building offers excellent visibility and convenient access just minutes from downtown Holly Springs and NC-55. The single-story layout features surface parking, strong daily traffic, and easy accessibility for local customers, residents, and commuters. This well-located standalone building is ideal for a variety of office or retail users seeking a highly visible presence in a growing market.

| | |
|---------------------|---|
| ADDRESS | 721 Holly Springs Rd, Holly Springs, NC 27540 |
| COUNTY | Wake |
| PROPERTY TYPE | Single-tenant office/retail building |
| BUILDING SIZE | ±1,000 SF |
| BUILDING CLASS | C |
| ZONING | Neighborhood Mixed Use |
| PROPERTY HIGHLIGHTS | <ul style="list-style-type: none">• Tenant is responsible for utilities, HVAC, landscaping, and janitorial.• Landlord is responsible for taxes and insurance.• Three (3) offices, reception area, kitchenette, and finished attic |
| LEASE RATE | \$29.50/yr/SF (MG) |



INTERIOR PHOTOS

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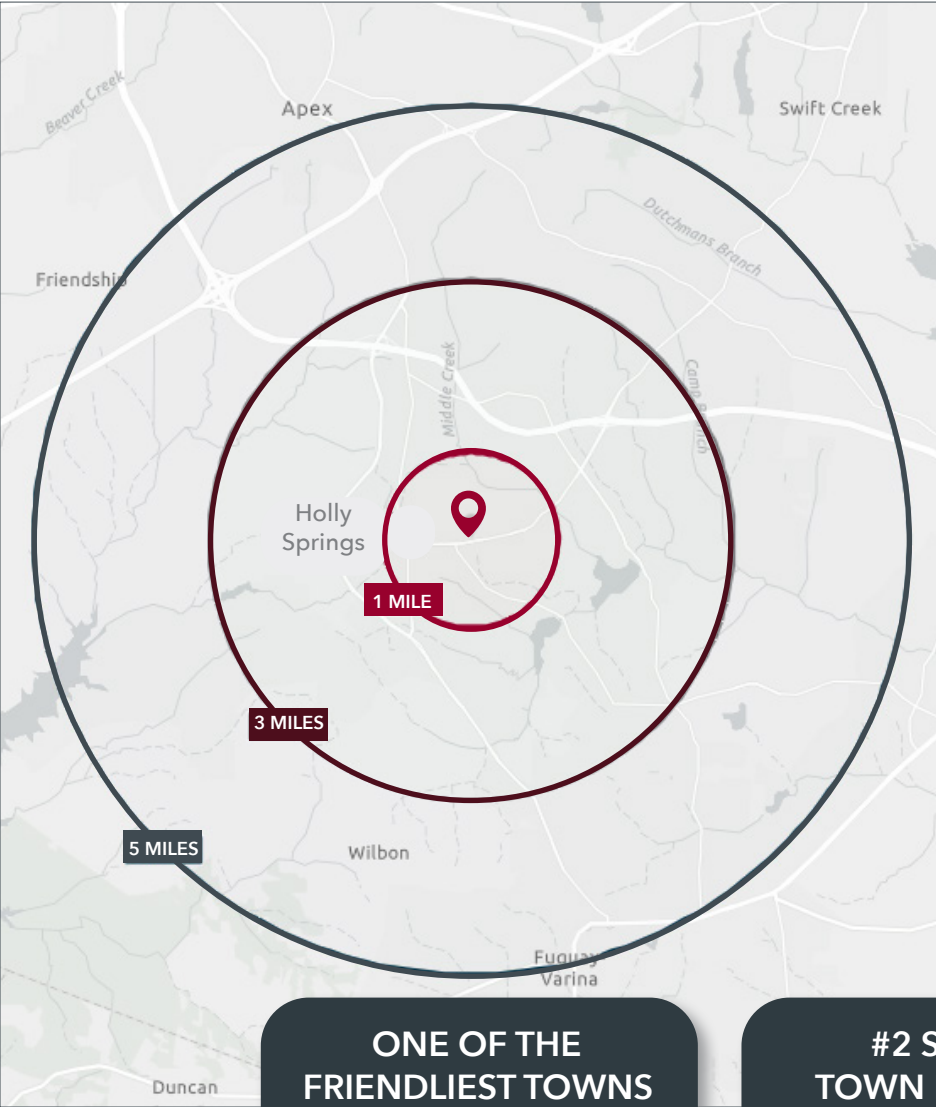
AREA OVERVIEW

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DEMOGRAPHICS

OFFICE/RETAIL BUILDING FOR LEASE
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| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population (2025) | 9,576 | 56,773 | 120,810 |
| Daytime Population | 8,979 | 45,557 | 100,223 |
| Median Age | 36.9 | 36.3 | 37.8 |
| Average Household Income | \$171,452 | \$171,518 | \$170,896 |
| Average Home Value | \$570,081 | \$606,975 | \$635,800 |



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