

# 721 HOLLY SPRINGS RD

HOLLY SPRINGS, NC 27540

OFFICE/RETAIL BUILDING FOR LEASE

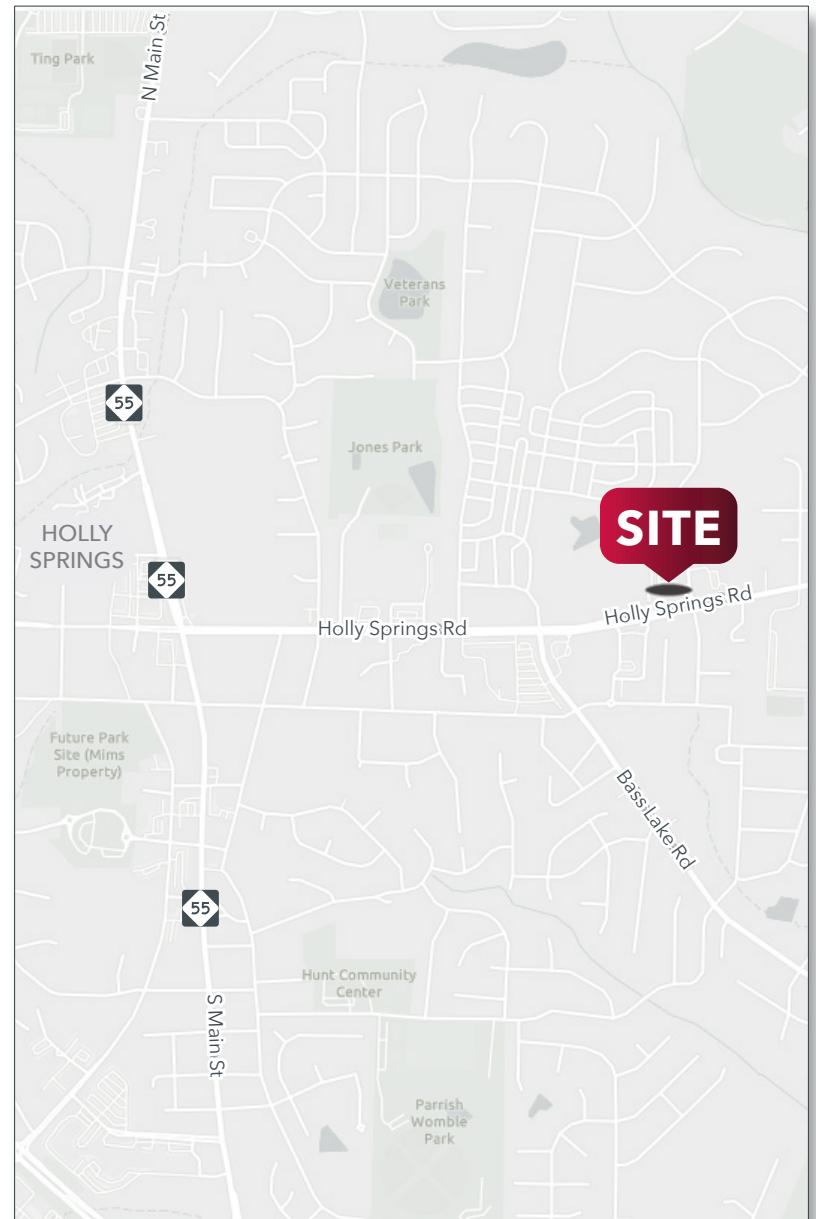


# PROPERTY OVERVIEW

OFFICE/RETAIL BUILDING FOR LEASE  
721 HOLLY SPRINGS RD,  
HOLLY SPRINGS, NC 27540

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.

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



# INTERIOR PHOTOS

OFFICE/RETAIL BUILDING FOR LEASE  
721 HOLLY SPRINGS RD,  
HOLLY SPRINGS, NC 27540



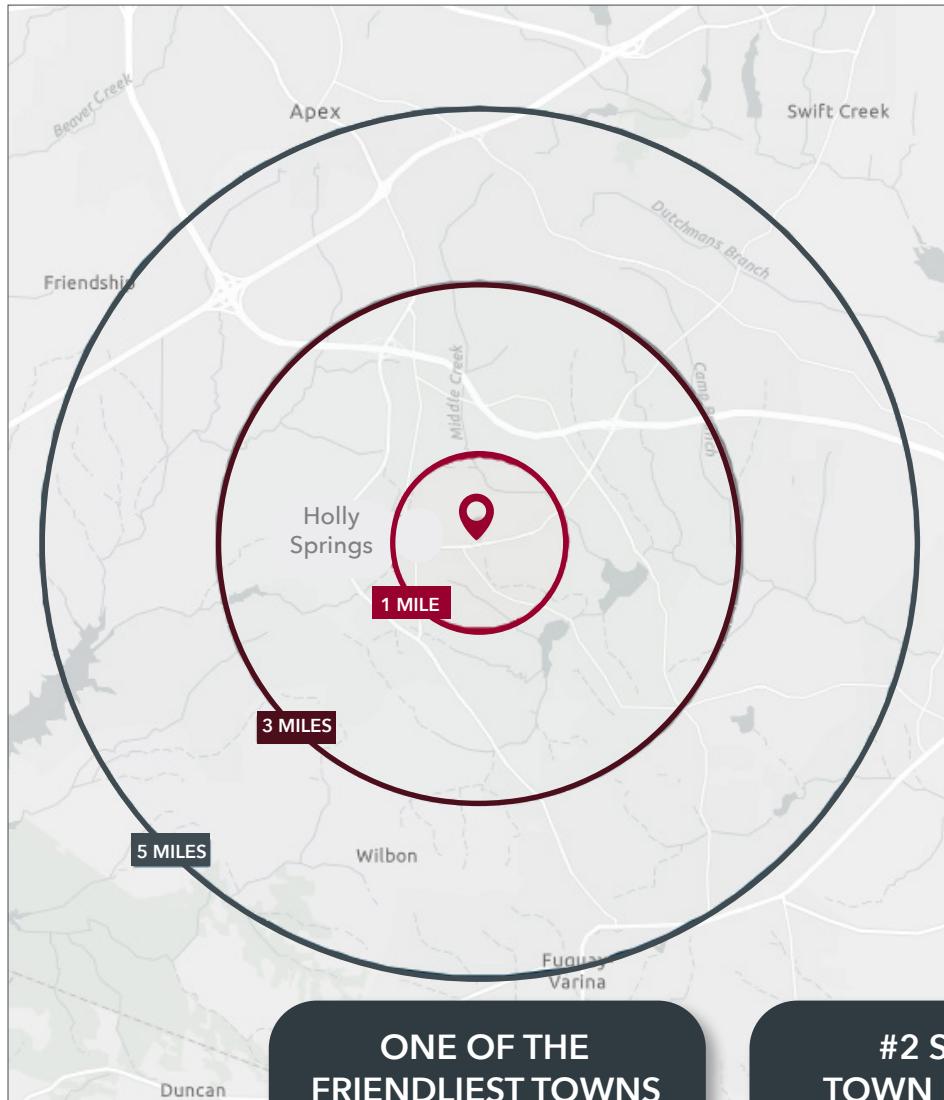
# AREA OVERVIEW

OFFICE/RETAIL BUILDING FOR LEASE  
721 HOLLY SPRINGS RD,  
HOLLY SPRINGS, NC 27540



# DEMOCRAPHICS

OFFICE/RETAIL BUILDING FOR LEASE  
721 HOLLY SPRINGS RD,  
HOLLY SPRINGS, NC 27540

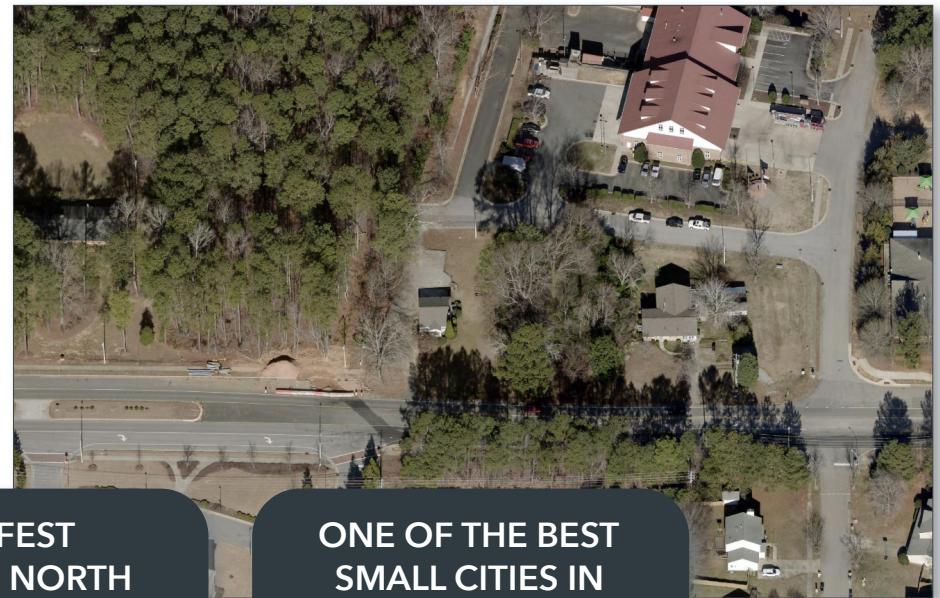


ONE OF THE  
FRIENDLIEST TOWNS  
IN NORTH CAROLINA  
WORLDATLAS, 2024

#2 SAFEST  
TOWN IN NORTH  
CAROLINA  
MONEYGEEK, 2023

ONE OF THE BEST  
SMALL CITIES IN  
AMERICA  
WALLETHUB, 2023

	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





**STONE ALEXANDER**  
salexander@lee-associates.com  
O 919.591.2275  
C 919.600.2397

100 Walnut Street | Cary, NC 27511 | 919.576.2500 | [lee-associates.com/raleigh](http://lee-associates.com/raleigh)

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.

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