



HOLLY SPRINGS CROSSING

130 BASS LAKE ROAD

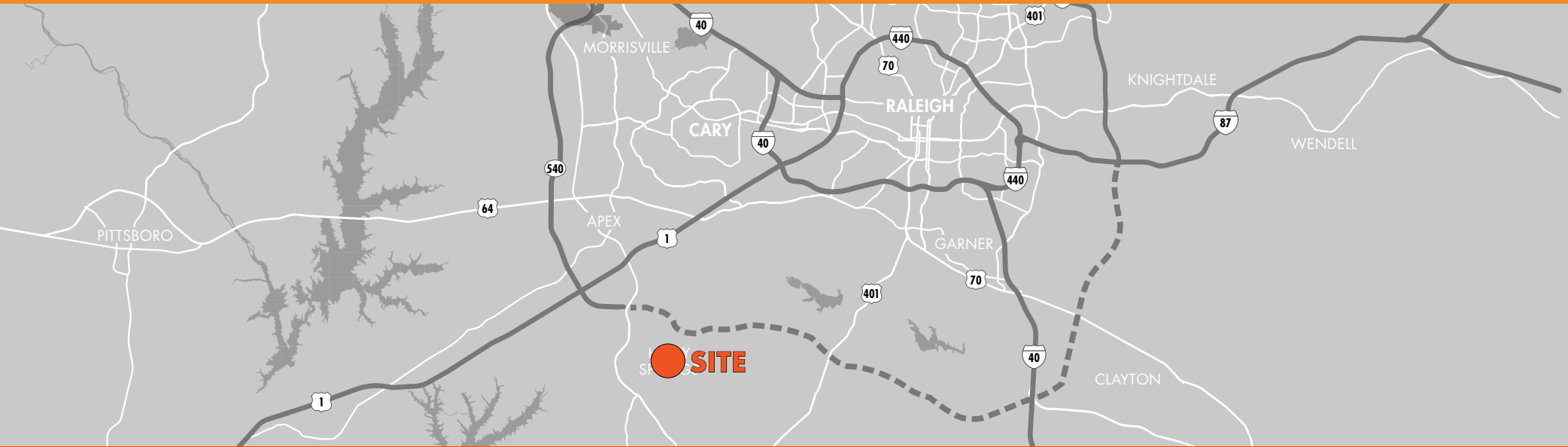
HOLLY SPRINGS, NORTH CAROLINA 27540

RETAIL FOR LEASE

±1,342 SF

HOLLY SPRINGS CROSSING

RETAIL FOR LEASE



PROPERTY FEATURES

- Ideally situated 16 miles southwest of the Raleigh Central Business District and within the North Carolina Research Triangle
- Lowes Foods renovated to current prototype
- Significant residential growth at the intersection of Holly Springs Road and Bass Lake Road
- Holly Springs Road recently widened to four lanes

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 EST. POPULATION	10,862	52,894	107,655
2028 PROJ. POPULATION	12,088	60,360	120,893
AVERAGE HH INCOME	\$151,305	\$151,822	\$148,115

TRAFFIC COUNTS	
HOLLY SPRINGS ROAD	17,000 VPD
BASS LAKE ROAD	8,600 VPD

For more information, please contact:

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RETAIL OVERVIEW



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LOCATION



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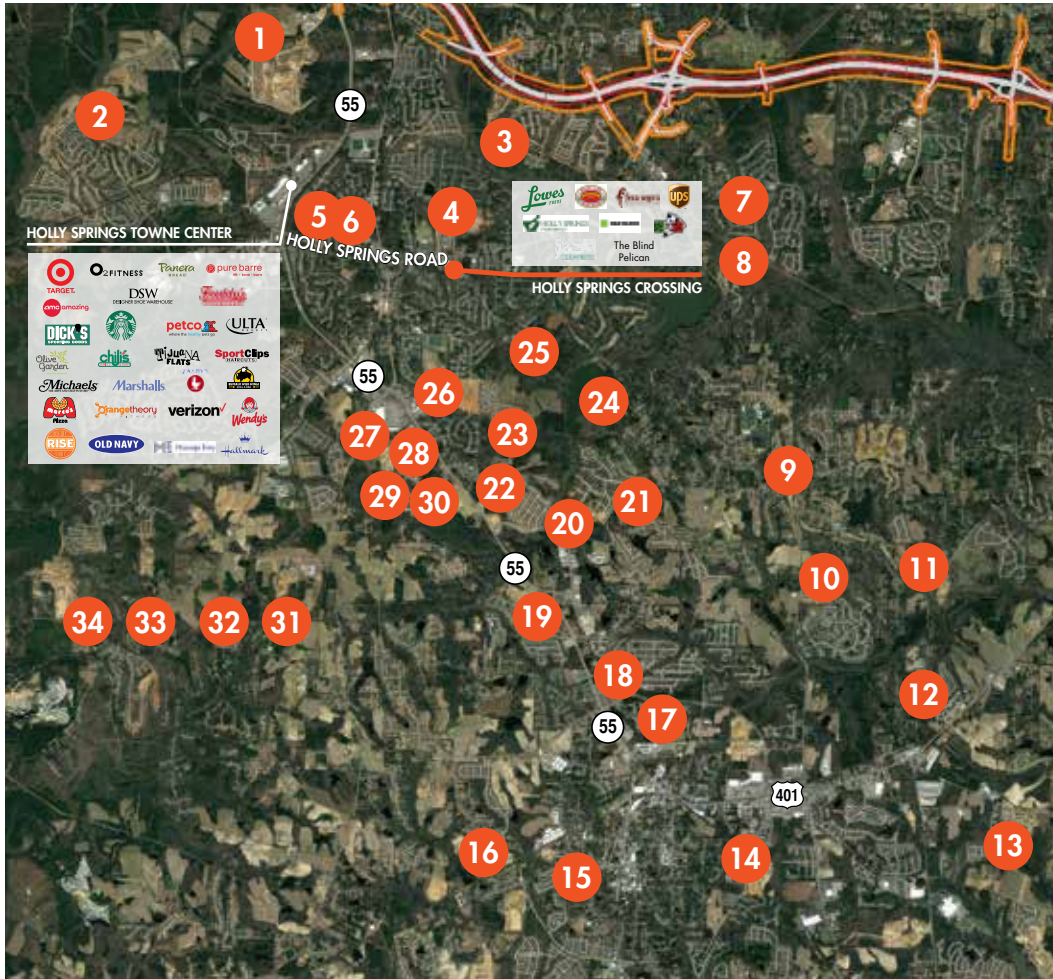
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RESIDENTIAL GROWTH AND NEW RETAIL DEVELOPMENTS



1	Carolina Springs 396 AC Mixed-Use Development	25	200 Homes
2	1,223 Homes	26	33 Townhomes
3	Woodcreek 871 Single Family & Townhomes	27	292 Town Homes
4	2018 Market 344 Single Family & Townhomes	28	Proposed Retail Lowe's & Wegmans
5	Downton Square 88 Townhomes	29	316 Townhomes
6	Savannah Place 35 Homes	30	157 Homes
7	12 Homes	31	392 Homes
8	46 Homes	32	210 Townhomes
9	126 Homes	33	677 Homes
10	59 Homes	34	129 Homes
11	239 Homes		
12	52 Homes		
13	2,688 Homes		
14	92 Homes		
15	201 Homes		
16	66 Homes		
17	432 Apartments & 53 Townhomes		
18	216 Apartments		
19	Lane Dental & Proposed Retail/Multi-Family		
20	399 Homes		
21	126 Homes		
22	174 Apartments		
23	114 Homes		
24	24 Homes		

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SITE PLAN



Unit #	Tenant	SF
A-1	Blind Pelican	3,200
A-2	Serasana	5,940
Anchor	Lowes Foods	46,592
B-1	Total Health & Skin Center	3,040
B-2a	School of Rock	3,600
B-2b	Available	1,342
B-3	Fera'Wyn's Artisan Chocolate	1,160
B-4	Holly Springs Pharmacy	1,610
B-5	The UPS Store	1,596
B-6	Dr. Joyce P. Guanga, DDS	1,920
B-7a	Discount Garage Doors & Repairs	1,584
B-7b	NY Pizza	2,070
B-8	China Cafe	1,400
B-9	Nail Experts	1,200
B-10-11	Zebra Robotics	2,400
B-12	H&R Block	1,200
B-13	Chop Barbershop	1,500
B-14	Holly Springs Eye	2,100
B-15	Holly Springs Eye	1,200
C-1	Bass Lake Draft House	6,070
C-2	Harvest Moon	1,600

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