



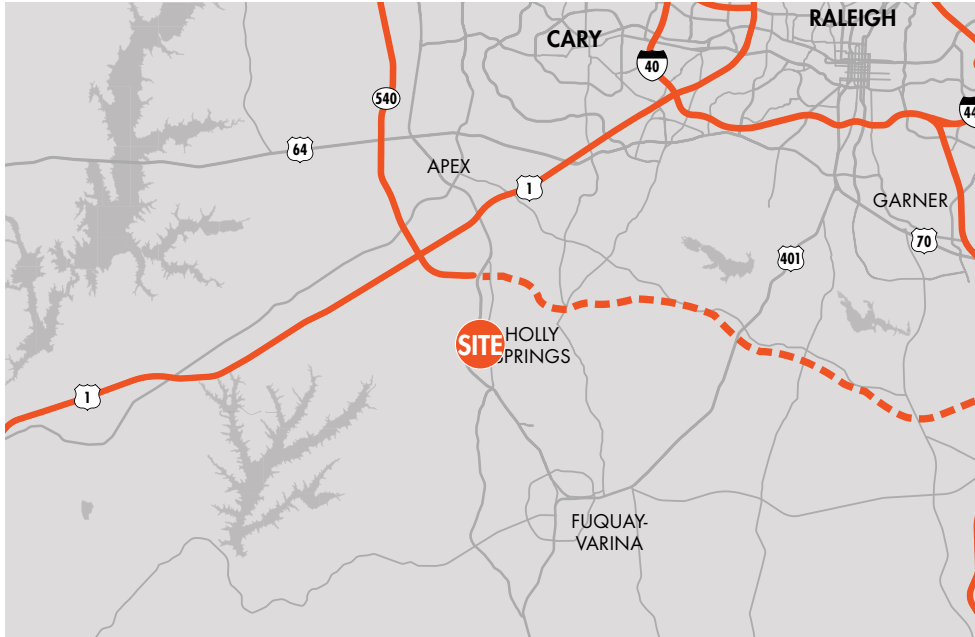
VILLAGE CENTER SHOPPES

150 WEST HOLLY SPRINGS ROAD
HOLLY SPRINGS, NC 27540

FULLY LEASED

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PROPERTY FEATURES

- Excellent visibility
- Signalized intersection with multiple access points
- Close proximity to Downtown Holly Springs, Highway 55, and I-540
- Strong residential and commercial growth surrounding the site

DEMOGRAPHICS

1 MILE RADIUS

	10,234	ESTIMATED POPULATION
	36.2	MEDIAN AGE
	\$116,551	MEDIAN HOUSEHOLD INCOME
	3,066	TOTAL EMPLOYEES
	\$449,341	MEDIAN HOME VALUE

3 MILE RADIUS

	57,216	ESTIMATED POPULATION
	36.9	MEDIAN AGE
	\$134,570	MEDIAN HOUSEHOLD INCOME
	9,516	TOTAL EMPLOYEES
	\$513,396	MEDIAN HOME VALUE

5 MILE RADIUS

	108,388	ESTIMATED POPULATION
	38.2	MEDIAN AGE
	\$133,277	MEDIAN HOUSEHOLD INCOME
	22,116	TOTAL EMPLOYEES
	\$520,374	MEDIAN HOME VALUE

AREA RETAILERS



FOR MORE INFORMATION, PLEASE CONTACT:

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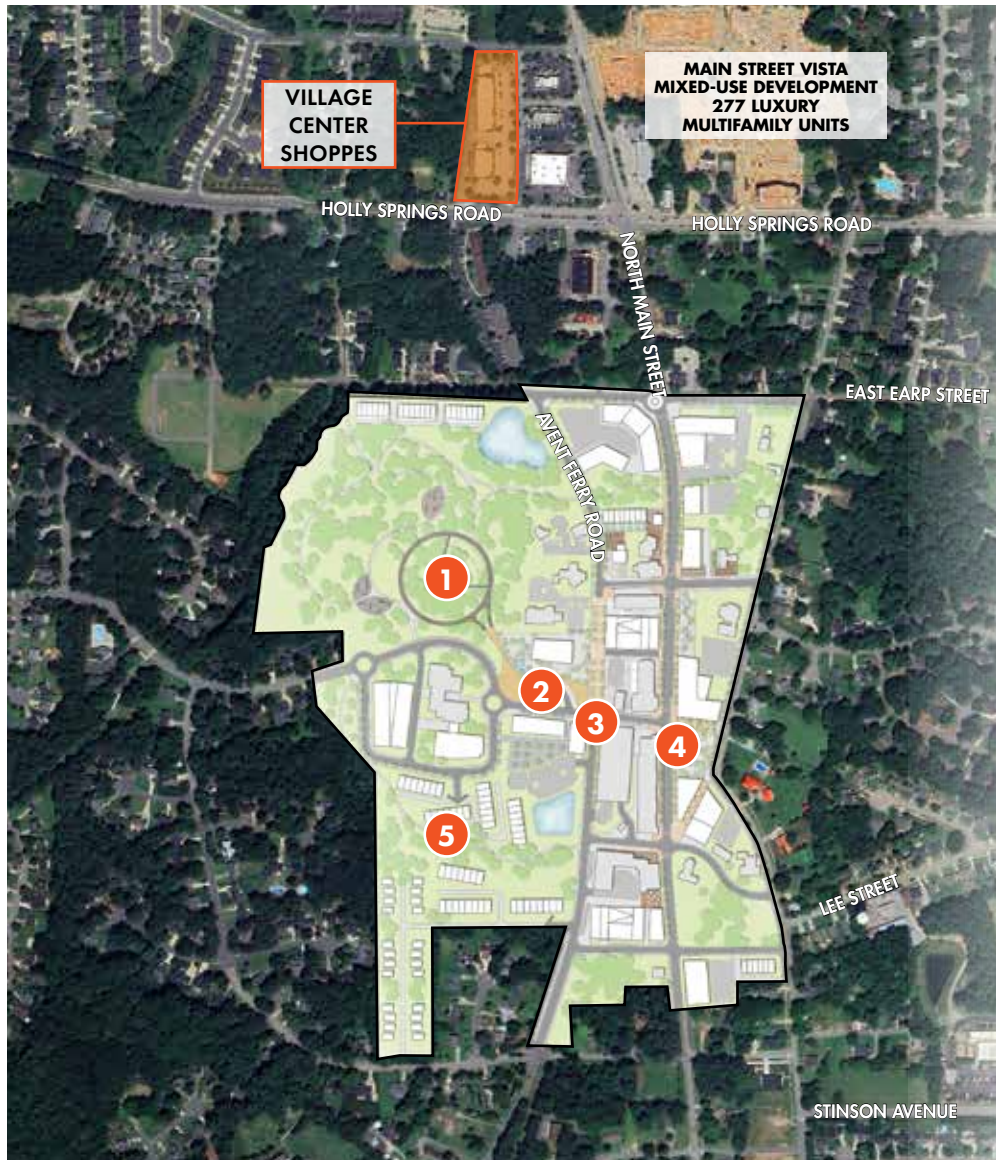
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MIMS PARK

Holly Springs residents appreciate the value that nature brings to the community. Thoughtfully developed improvements to the Mims Park property could create both a signature natural destination and a meaningful place of recreation and reflection Downtown.



PUBLIC MARKET

The Holly Springs Farmers Market is a beloved weekly event, and the Public Market gives a permanent home to the Farmers Market while also providing a flexible, multi-functional space that can support entrepreneurship, lifelong learning, and social interaction for Holly Springs residents and non-profit organizations.



FESTIVAL STREET

The Festival Street concept is a redesign of portions of Avent Ferry Road to emphasize the pedestrian experience and allow for the closure to vehicular traffic during events. Through changes in paving materials and enhanced landscaping, the Festival Street can become a catalytic place and better connect Main Street and the Cultural Center.



A CURATED DOWNTOWN

When asked what they would like to see more of Downtown, Holly Springs residents were vocal about their appreciation for existing businesses while wanting more opportunity to build on the overall character to encourage neighbors to meet neighbors, peruse shops and restaurants comfortably, and build a Downtown environment that is unique to Holly Springs.



GREENWAY CONNECTIONS

The vast majority of those who visit Downtown get there by car, but many residents would walk or ride bikes Downtown if it felt safe, comfortable, and connected. This idea looks to use open space corridors and town streets to provide recreation pathways that connect the Downtown to adjacent neighborhoods, parks, and regional trails.

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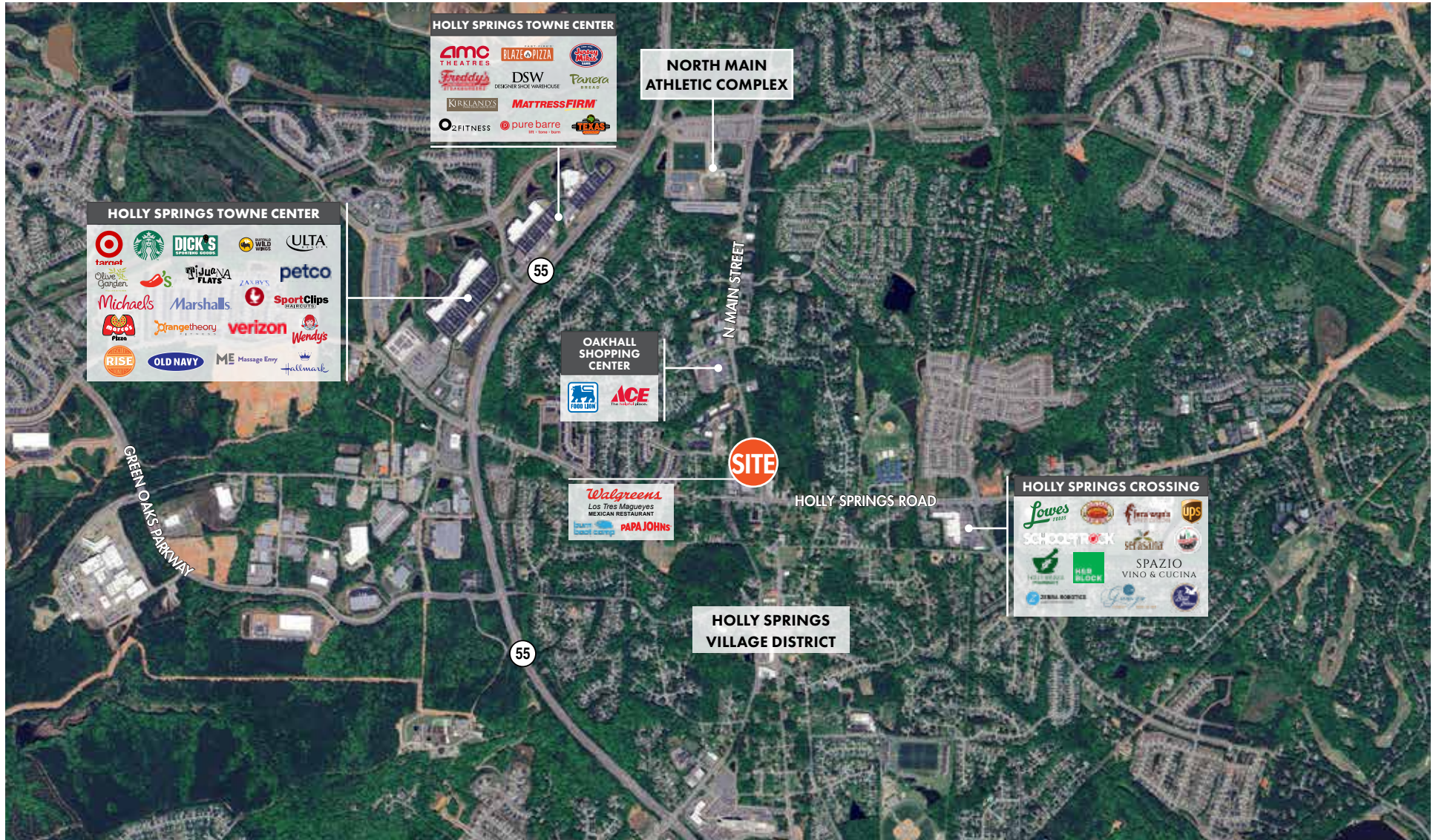
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