

LEASED INVESTMENT OPPORTUNITIES

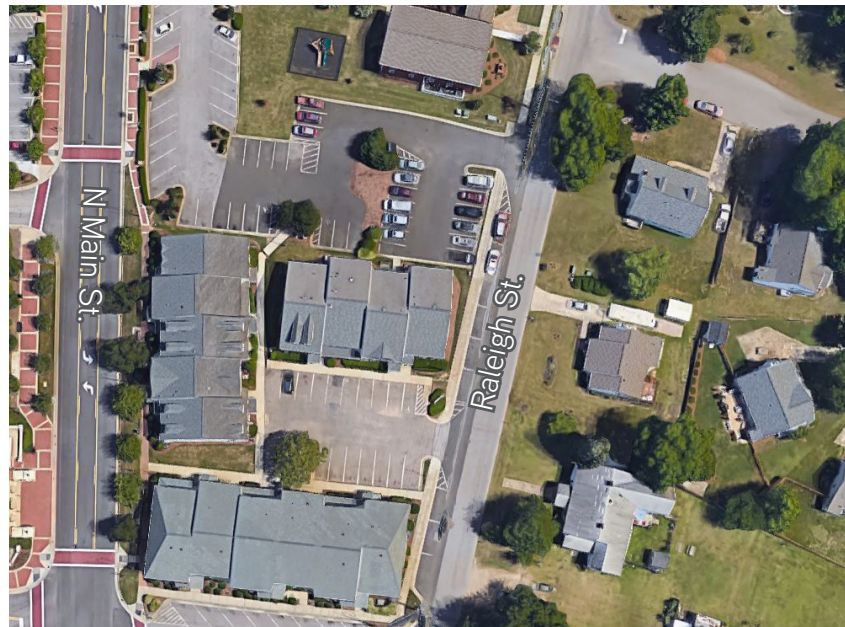
322 & 358 Raleigh Street Holly Springs, NC



PROPERTY DETAILS

- Building Type: Office, Second Floor
- Building SF: Suite 322: ± 1,200 SF
Suite 358: ± 1,200 SF
- Sale Price: Suite 322: \$168,000
Suite 358: \$175,000
- Suites: 2
- Year Built: 1998
- Construction: Wood Frame
- Class: B

CALL BROKER FOR INVESTMENT DETAILS



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HOLLY SPRINGS FACTS & FIGURES

Accolades

- › #3 among Safest Places in N.C., Movoto
- › #6 among most affordable places in N.C., SmartAsset
- › #3 among Best Cities for Young Families in N.C., NerdWallet
- › #7 among Most Affordable Towns in N.C., SafeWise
- › #1 among Best Places in N.C. for Home Ownership, NerdWallet
- › Best place in North Carolina to raise a family - Bloomberg Businessweek

Statistics

- › 5th largest town in Wake County
- › Experiencing rapid population growth, the town has more than doubled in size since 2000
- › 80% of homes in Holly Springs are owned rather than rented – the highest rate among the state metro areas that were studied
- › The median home value in Holly Springs is \$283,333
- › 97% of the Holly Springs population has a high school degree or higher
- › The median household income here is \$91,470

Development

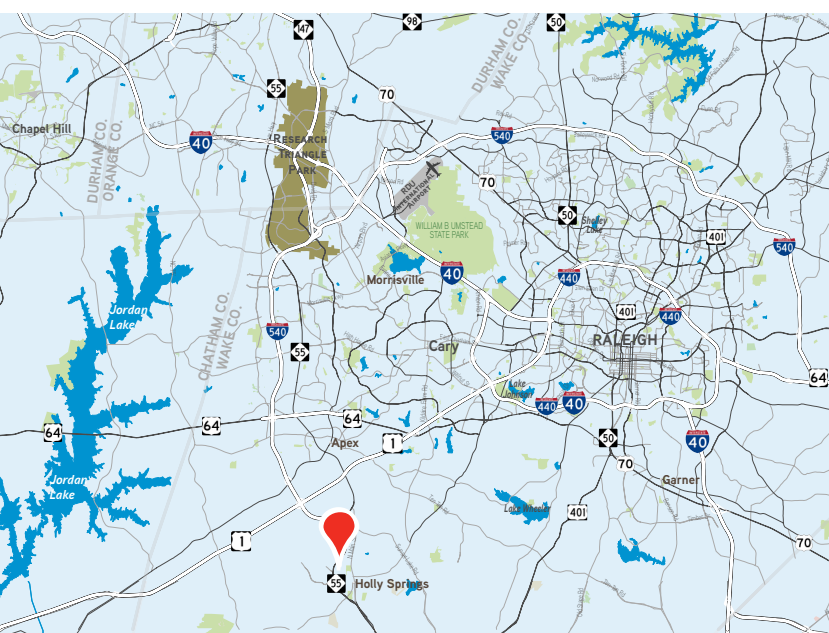
- › The Triangle Expressway opened on Highway 55 in Holly Springs, connecting Holly Springs to RTP, which reduces commute time to 15 minutes
- › Holly Springs boasts 6 schools – 3 elementary schools, 2 middle schools, and 1 high school, with 3 new schools planned for construction. The schools are part of the Wake County Public School System, which is consistently ranked among the top public school systems in the nation
- › Holly Springs High School is one of the top schools in the nation, top 6% of high schools in the US – Newsweek Magazine
- › A 15-mile radius around Holly Springs stretches to Downtown Raleigh, Apex, Cary, Morrisville, and into Research Triangle Park
- › This 15-mile radius consists of a population of 350,000 and a work force of 180,000
- › Major Holly Springs Employers include Seqirus, GMA Supply, OFM, Inc, Rovisys, Pierce Group Benefits, Ideal Landscaping and Rex Healthcare

<http://www.hollyspringsnc.us/998/Demographic-Profile>



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DRIVE TIME

- ±4 Min to NC-55
- ±11 Min to US-1 International Airport
- ±27 Min to RTP
- ±29 Min RDU Airport

DEMOGRAPHICS

2017	1 Mile	3 Miles	5 Miles
Total Population	8,575	42,065	84,797
Daytime Population	8,057	30,361	65,386
Total Households	2,936	14,088	28,714
Avg Household Income	\$90,046	\$105,083	\$104,776