



FOR LEASE > OFFICE & RETAIL

1,800 SF TO 21,500 SF

Town Hall Commons

242 S Main St. Holly Springs, NC 27540



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INCREDIBLE OPPORTUNITY IN THE HEART OF DOWNTOWN HOLLY SPRINGS

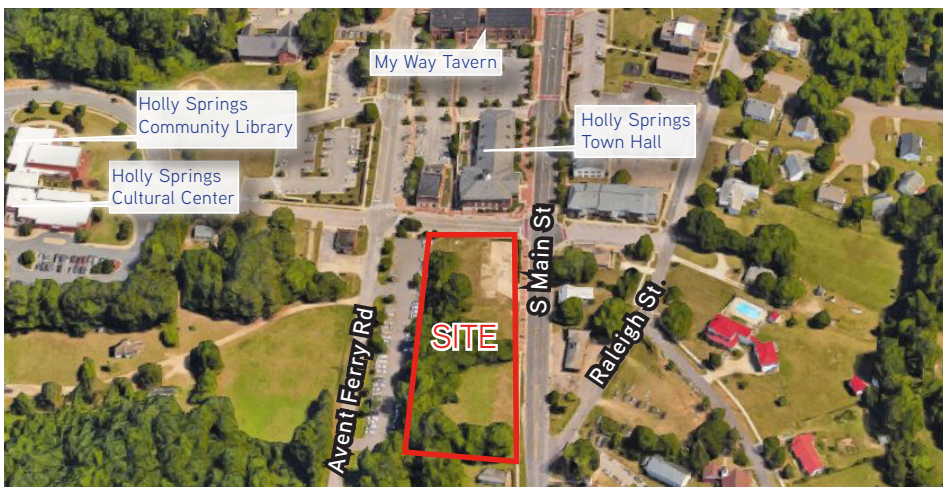


THE OPPORTUNITY

Colliers International is pleased to introduce Town Hall Commons development in Downtown Holly Springs. The project consists of over 43,000 SF, providing both retail and office space opportunities. It will be located in the heart of Downtown Holly Springs, at the corner of S. Main Street and Ballentine Street. The highly sought after location is adjacent to Holly Springs Town Hall and a short walking distance to the Holly Springs Cultural Center, which is home to great music and comedy events. Over 60 businesses call Downtown Holly Springs home, join them and see what the excitement is about. The rapidly growing community of Holly Springs has seen great changes over the past few years and Downtown Holly Springs is the next venture.

PROPERTY DETAILS

- > 1st Floor Retail
 - \$24/SF NNN
 - \$5/SF in Projected CAM
 - \$35/SF Upfit Allowance
- > 2nd Floor Office
 - \$20/SF NNN
 - \$5/SF in Projected TICAM
 - \$40/SF Upfit Allowance
- > Suites from 1,800 SF to 21,500 SF
- > Reserved parking and public parking available



DRIVE TIMES

US-1 & NC-540: 10 min.
 I-440 & I-40: 15 min.
 RDU International Airport: 25 min.
 Downtown Raleigh: 25 min.

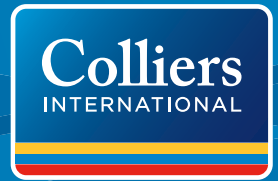
AMENITIES

Elevator, adjacent parking deck, 16' ceiling retail, 2nd floor balconies, outdoor dining, includes fountain and plaza

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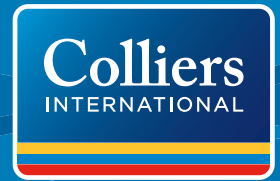
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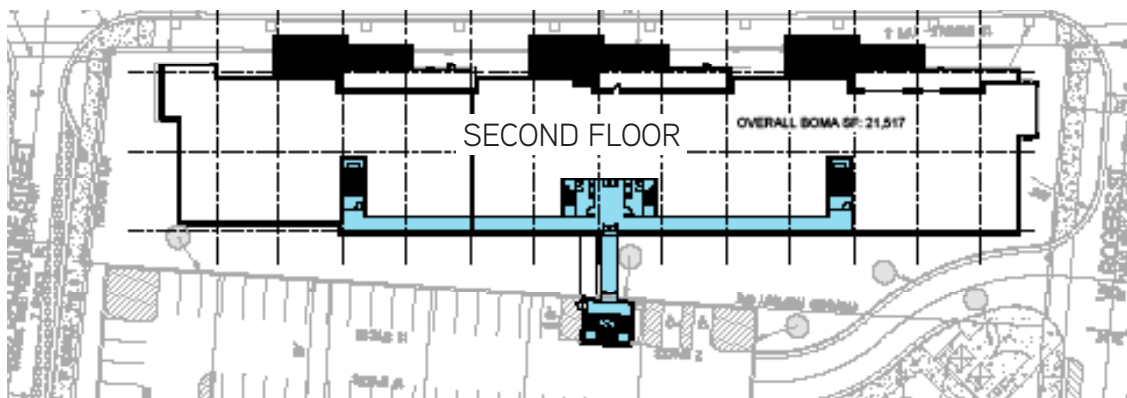
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› SITE PLANS



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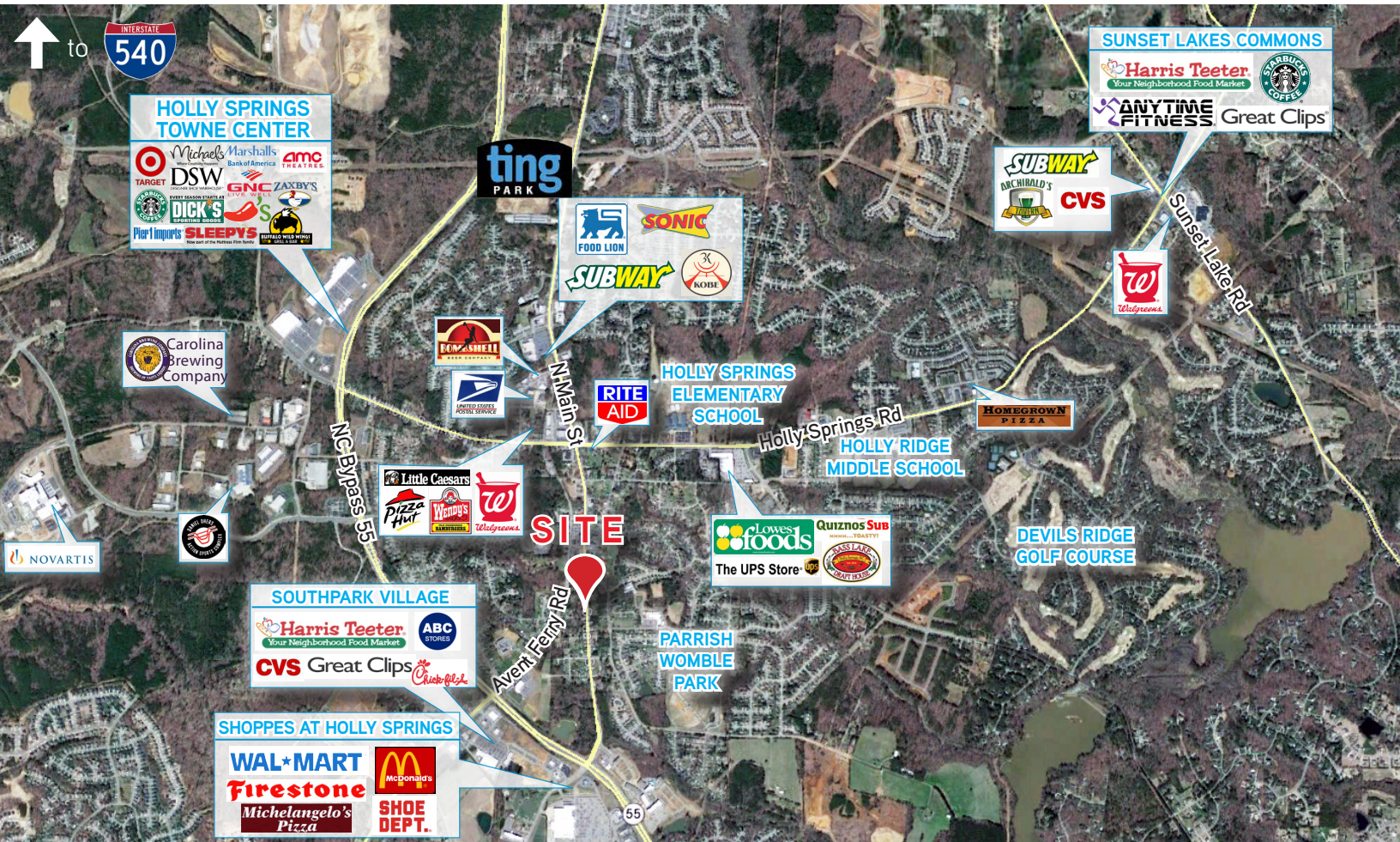
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> AMENITIES MAPS



> ATTRACTIONS

- > **Parrish Womble Park:** The Town purchased this 46-acre site in 1997 and expansion was completed in fall 2013. Facilities include four baseball/softball fields, a multi-purpose field for sports such as soccer and lacrosse, tennis courts, and other facilities.
- > **Ting Park:** The 1,800 seat multi-sport stadium with synthetic turf field is used by Town football, baseball, lacrosse and soccer programs; Holly Springs Salamanders collegiate summer baseball; and for rentals, concerts, festivals and other events.

<http://www.hollyspringsnc.us>

> DEMOGRAPHICS

2017 SUMMARY	1 MILE	3 MILES	5 MILES
POPULATION	7,586	41,629	84,509
AVG. HOUSEHOLD INCOME	\$87,901	\$104,758	\$104,611
HOUSEHOLDS	2,644	13,940	28,618

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> HOLLY SPRINGS FACTS & FIGURES

ACCOLADES

- > **#1 among Best Places in N.C. for Home Ownership, NerdWallet**
- > **#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**
- > **Best place in North Carolina to raise a family - Bloomberg Businessweek**

STATISTICS

- > **5th largest town in Wake County**
- > 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
- > **Over 60 businesses located in Downtown Holly Springs**
- > Experiencing rapid population growth, the town has more than doubled in size since 2000
- > 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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