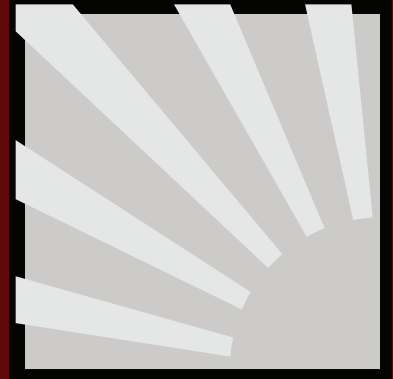


FOR LEASE > FLEX BUILDING

171 TRADITION TRAIL HOLLY SPRINGS, NC

TRADITION



T R A I L



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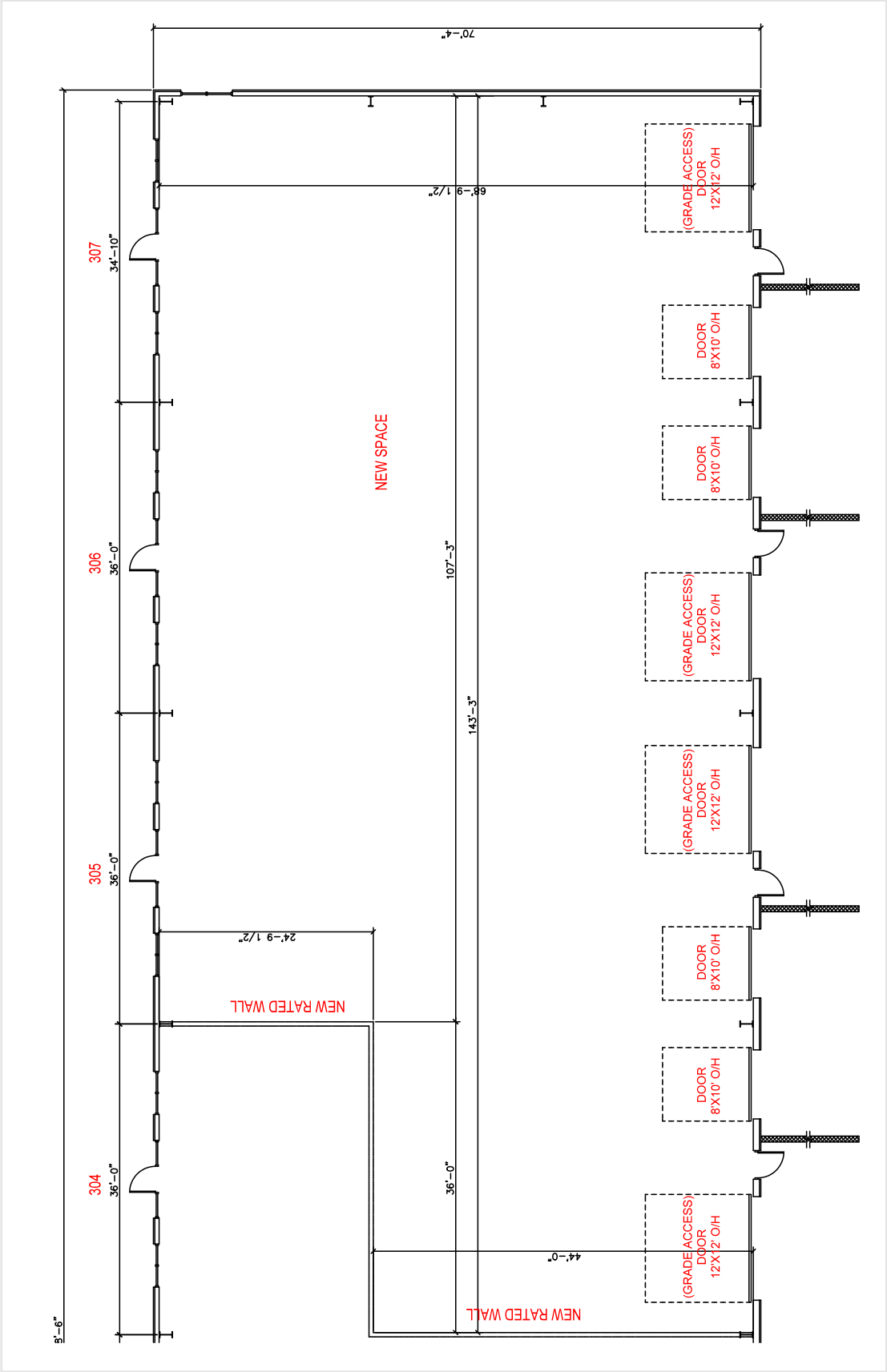
Building Specifications

Address	171 Tradition Trail Holly Springs, NC 27540
Available SF	9,232 SF (Shell Space, Can Be Subdivided) 2,650 SF (Finished Space) LEASED
Total SF	17,500
Lease Rate	\$9.00/SF NNN
TI Allowance	Negotiable
Parking	22 Free Surface Spaces are available, Ratio of 1.26/1,000 SF
Class	Class B Industrial
Docks	4 dock doors (shell space) 1 dock door (finished space)
Drive-Ins	4 drive-in (shell space) 1 drive-in (finished space)
Year Built	2011
Stories	1
Zoning	RT
County	Wake



AERIAL VIEW

Site Plan



Holly Springs Facts and 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

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/998/Demographic-Profile>



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