



FOUNDRY
COMMERCIAL

251 NORTH MAIN STREET

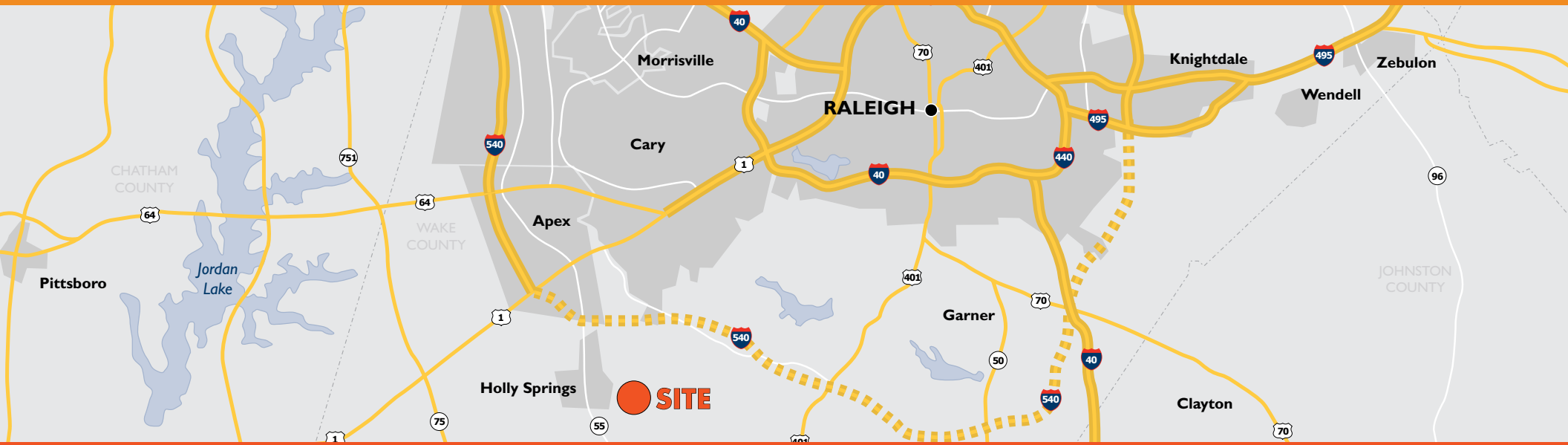
HOLLY SPRINGS, NORTH CAROLINA 27540

RETAIL/MEDICAL SPACE FOR LEASE

±11,430 SF

251 NORTH MAIN STREET

RETAIL/MEDICAL SPACE FOR LEASE



PROPERTY FEATURES

- 11,430 SF freestanding building
- 2.12 acres
- Located at prime corner of fully signalized intersection
- Excellent visibility and easy access
- Close proximity to Downtown Holly Springs, NC-55, and major residential subdivisions
- Holly Springs is experiencing explosive growth and is consistently ranked as one of the fastest growing cities in North Carolina
- Holly Springs was recently ranked as #1 safest city and 4th best place to raise a family in North Carolina

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 EST. POPULATION	9,401	46,581	93,610
2025 PROJ. POPULATION	10,242	50,649	101,876
AVERAGE HH INCOME	\$114,415	\$115,623	\$117,378

TRAFFIC COUNTS	
NORTH MAIN STREET	13,000 VPD
HOLLY SPRINGS ROAD	10,000 VPD

For more information, please contact:

JAMES MATTOX
Principal, Retail Services
(919) 576 2696
james.mattox@foundrycommercial.com

ROSS DIACHENKO
Senior Associate
(919) 576 2683
ross.diachenko@foundrycommercial.com

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2301 Sugar Bush Road, Suite 220
Raleigh, NC 27612

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Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

251 NORTH MAIN STREET RETAIL/MEDICAL SPACE FOR LEASE

RETAIL OVERVIEW



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LOCATION



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251 NORTH MAIN STREET RETAIL/MEDICAL SPACE FOR LEASE

SITE SURVEY

DATE: 01/23/2018

SCALE: AS SHOWN

PROJECT: 251 NORTH MAIN STREET

CLIENT: TEAM ANDERSON REALTY, LLC

DATE: 01/23/2018

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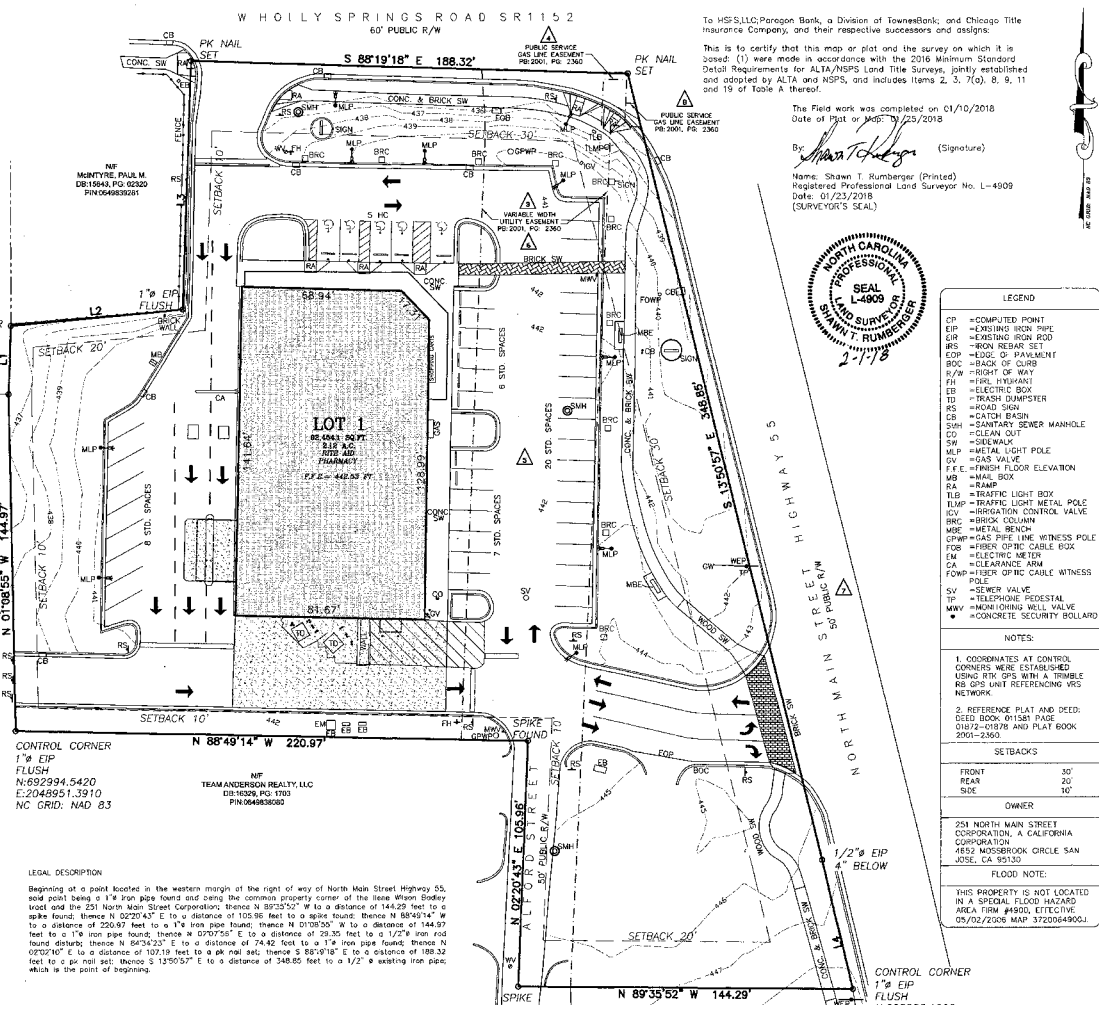
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CLIENT: TEAM ANDERSON REALTY, LLC

DATE: 01/23/2018

SCALE: AS SHOWN

PROJECT: 251 NORTH MAIN STREET



To: H&S, LLC, Perceon Bank, a Division of TowneBank, and Chicago Title Insurance Company, and their respective successors and assigns.

This is to certify that this map or plot and the survey on which it is based: (1) were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 7(a), 8, 9, 11 and 19 of Table A thereof.

The field work was completed on 01/10/2018
Date of Plot or Map: 01/23/2018

By: *Shawn T. Rumberger* (Signature)
Name: Shawn T. Rumberger (Printed)
Registered Professional Land Surveyor No. L-4909
Date: 01/23/2018
(SURVEYOR'S SEAL)



LEGEND	
CP	= COMPUTED POINT
EIP	= EXISTING IRON PIPE
ER	= EXISTING IRON ROD
RS	= IRON REBAR SET
CON	= EDGE OF CONCRETE
BOC	= BACK OF CURB
R/W	= RIGHT OF WAY
FM	= FIRE HYDRANT
ED	= ELECTRIC BOX
TD	= TRASH DUMPSTER
RS	= ROAD SIGN
CS	= CATCH BASIN
SM	= SANITARY SEWER MANHOLE
CO	= CLEAN OUT
SW	= SIDEWALK
ML	= METAL LIGHT POLE
GV	= GAS VALVE
FE	= FINISH FLOOR ELEVATION
MB	= MAIL BOX
RA	= RAMP
TLB	= TRAFFIC LIGHT BOX
ELM	= TRAFFIC LIGHT METAL POLE
ICV	= IRRIGATION CONTROL VALVE
BRK	= BRICK COLUMN
MSE	= METAL SIGN
CPW	= GAS PIPE (LINE WITNESS POLE)
FOR	= FIBER OPTIC CABLE BOX
EM	= ELECTRIC METER
CA	= CLEARANCE ARM
FOWP	= FIBER OPTIC CABLE WITNESS POLE
SV	= SEWER VALVE
TP	= TELEPHONE PEDESTAL
MW	= MONITORING WELL VALVE
•	= CONCRETE SECURITY BOLLARD

NOTES:

- COORDINATES AT CONTROL CORNERS WERE ESTABLISHED USING GPS WITH A TRIMBLE RS GPS UNIT REFERENCING VRS NETWORK
- REFERENCE PLAT AND DEED: DEED BOOK 17518 PAGE 01672-01678 AND PLAT BOOK 2060-2060

SETBACKS:

FRONT	30'
REAR	20'
SIDE	10'

OWNER:

251 NORTH MAIN STREET CORPORATION, A CALIFORNIA CORPORATION
4825 MERRIBROOK CIRCLE SAN JOSE, CA 95130

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA FROM 4/8/03, EFFECTIVE 05/02/2006 MAP 37200649001

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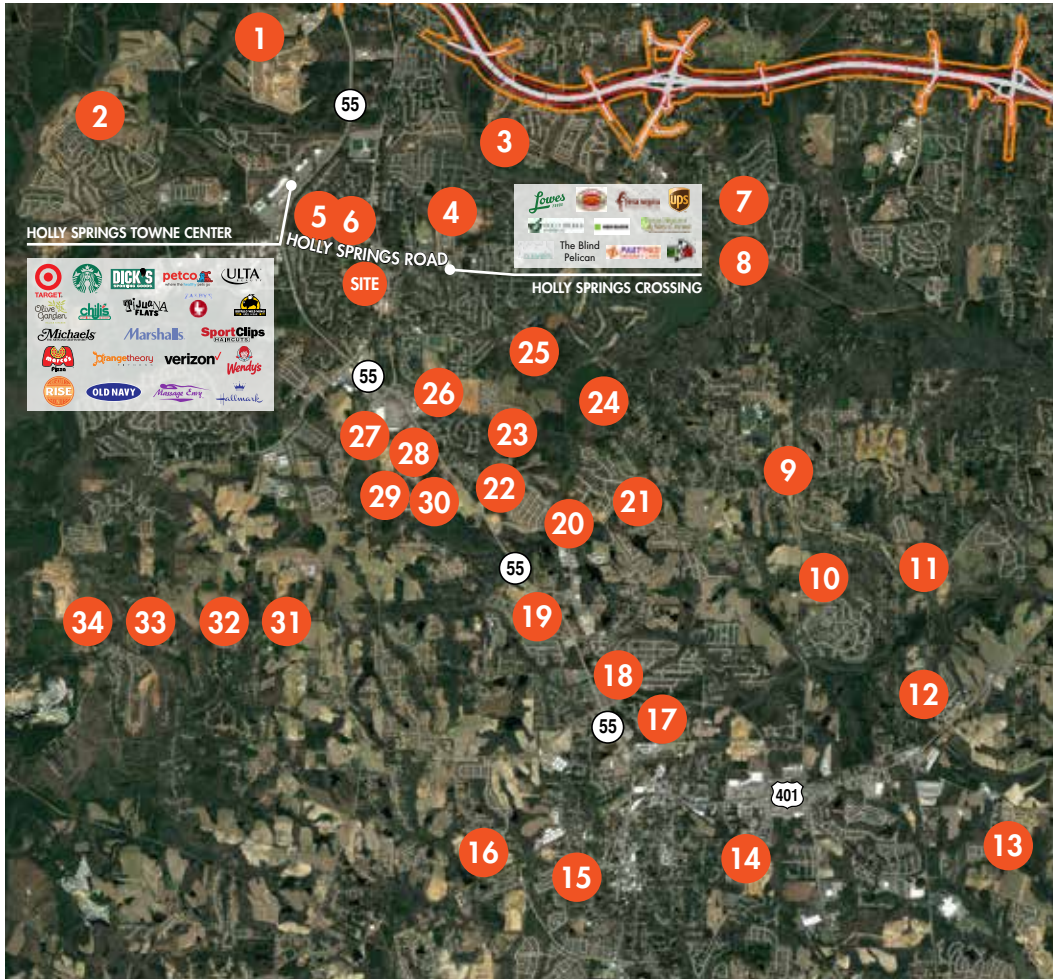
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RESIDENTIAL GROWTH AND NEW RETAIL DEVELOPMENTS



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

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