

THE
BLOCK
ON MAIN



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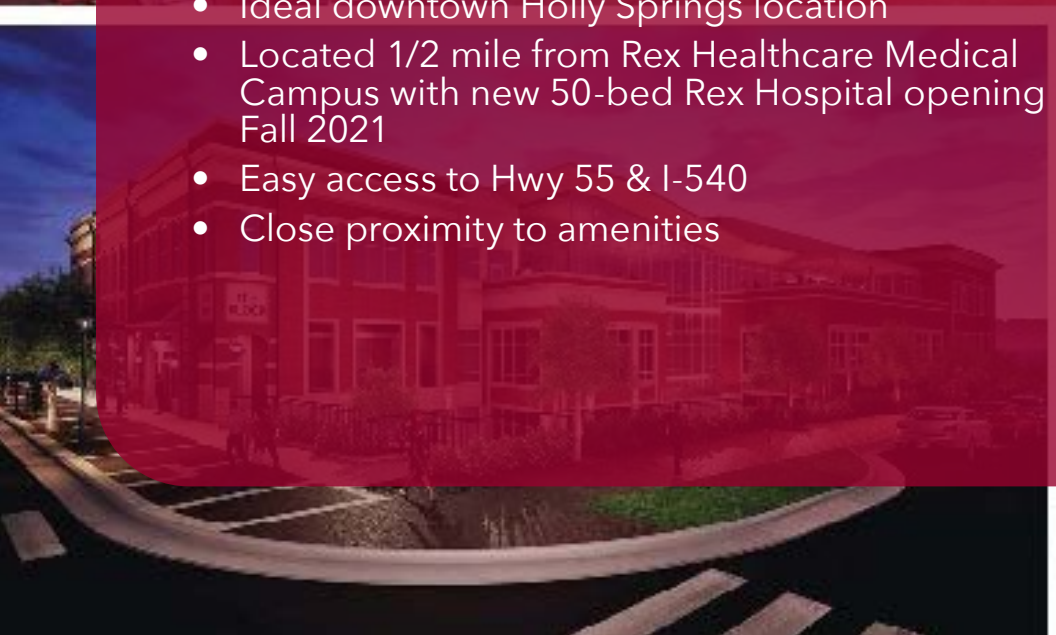
RETAIL FOR LEASE

300 S MAIN STREET

HOLLY SPRINGS, NC 27540

PROPERTY HIGHLIGHTS

- 52,530 SF three-story mixed-use building
- Building shell delivered
- Retail space available: 1,108 RSF up to 5,075 RSF
 - Retail Lease Rate: \$27.00/SF, NNN
- 16.0% Core Factor
- Ideal downtown Holly Springs location
- Located 1/2 mile from Rex Healthcare Medical Campus with new 50-bed Rex Hospital opening Fall 2021
- Easy access to Hwy 55 & I-540
- Close proximity to amenities



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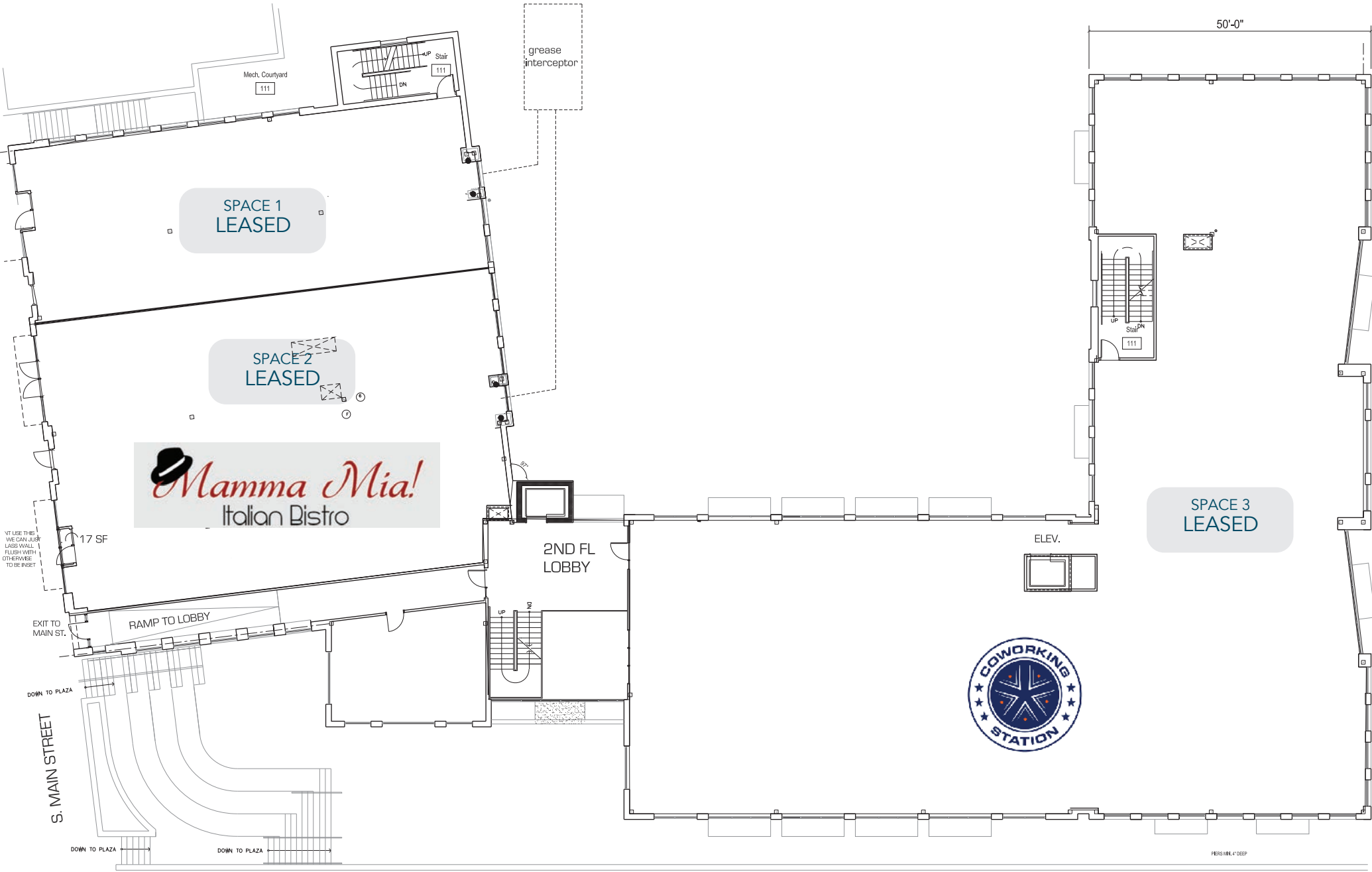
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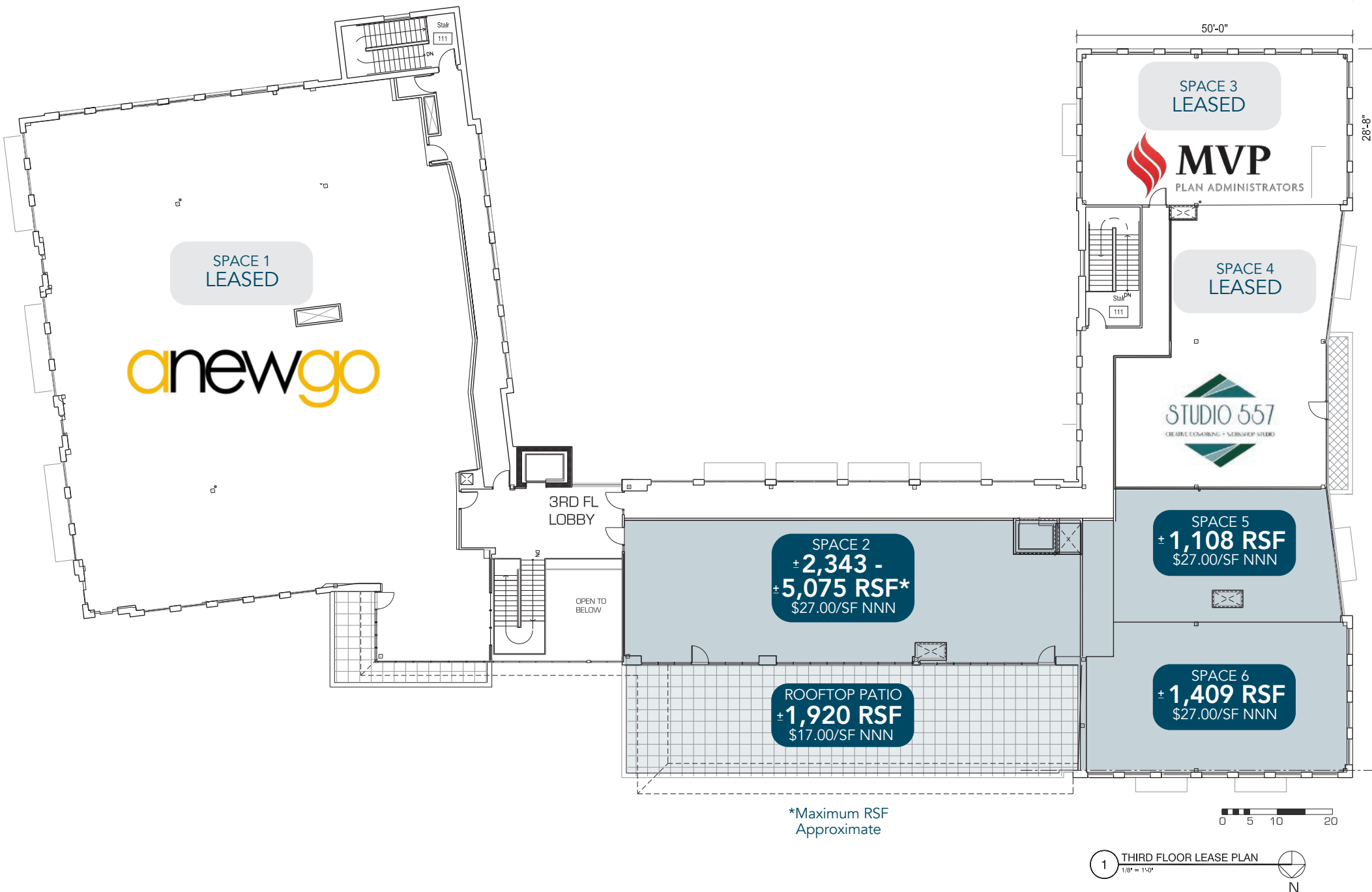
THE BLOCK ON MAIN | FIRST FLOOR



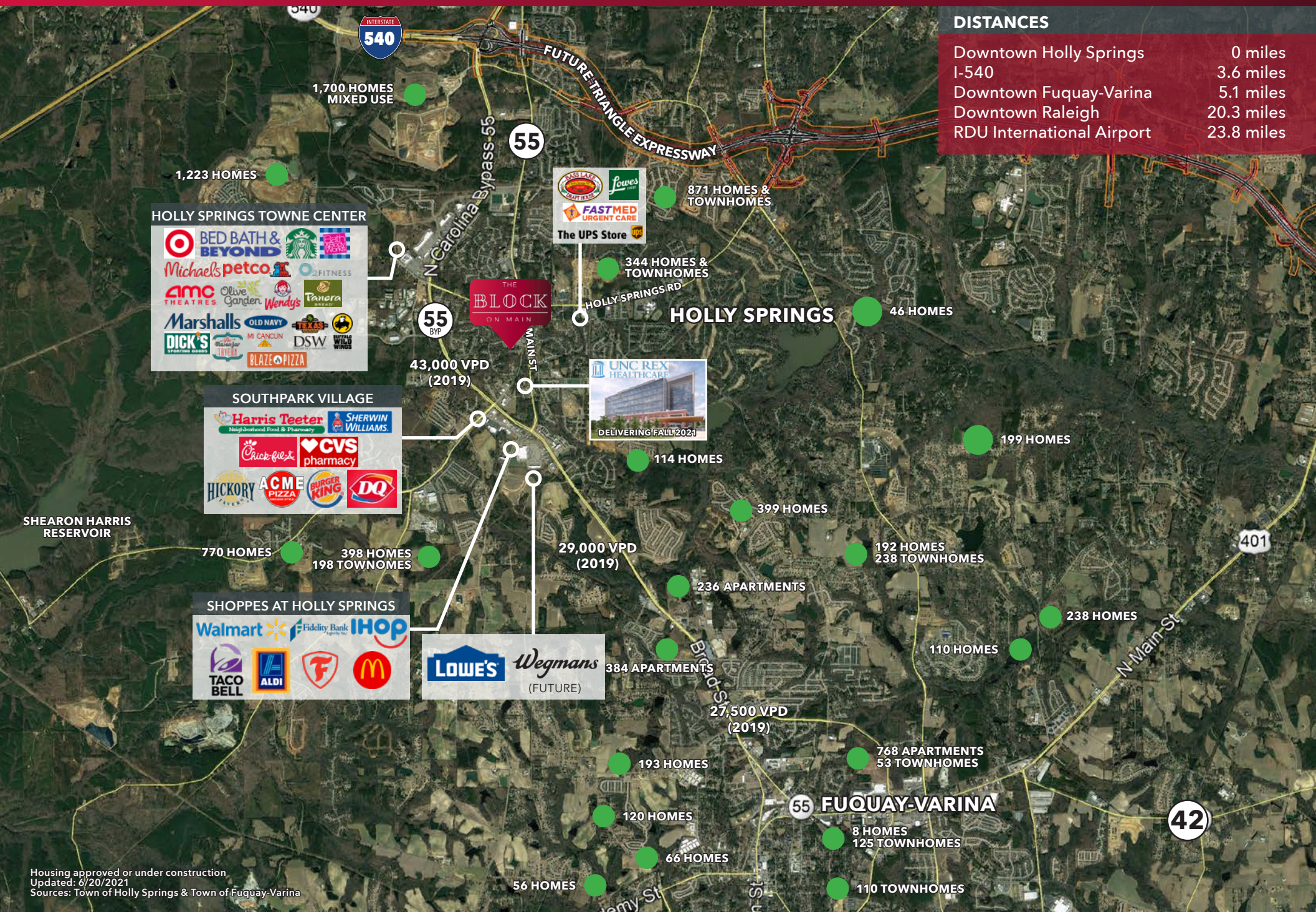
THE BLOCK ON MAIN | SECOND FLOOR



THE BLOCK ON MAIN | THIRD FLOOR



AREA AMENITIES



HOLLY SPRINGS QUICK FACTS



43%
POPULATION GROWTH
BETWEEN 2010 - 2017



58.2%
RESIDENTS WITH A
BACHELOR'S DEGREE



\$106,727
MEDIAN HOUSEHOLD
INCOME

#1

**SAFEST CITY
IN NORTH
CAROLINA**

SafeWise, 2021

#3

**MOST POPULAR
ZIP CODE IN THE
TRIANGLE**

Zillow, 2021

#4

**BEST PLACES TO
LIVE IN NC**

HomeSnacks, 2019

6

**PARKS WITH
OVER 110 ACRES
OF OPEN SPACE**



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