

ROSEWOOD CENTRE OUTPARCELS

190 ROSEWOOD CENTRE DR.
HOLLY SPRINGS, NC 27540



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



PROPERTY OVERVIEW

- 1.59 Acres for Sale - Pad-ready, Zoning LB, *Under contract*
- 2 Acres for Sale - Pad-ready, Zoning CB, Can be sub-divided
- No Stormwater Pond Required
- Convenient to the new UNC Rex Healthcare of Holly Springs, Duke Health Holly Springs, Downtown Holly Springs, Ting Athletic Park and I-540
- Parcels front Business Hwy. 55
- Neighboring tenants include Role Model Software Company, Holly Springs Family Dentistry, Vineyard Church of Holly Springs, Pine Springs Charter School, Pirouette Dance Academy, Kiddie Academy Educational Child Care, LifeCare Counseling & Coaching

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DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	44,094	117,046	219,232
Avg HH Income	\$134,190	\$141,326	\$134,745
# of Businesses	1,342	3,628	6,862
# of Employees	12,958	39,944	67,583
Daytime Population	42,274	114,043	208,962

TRAFFIC COUNTS

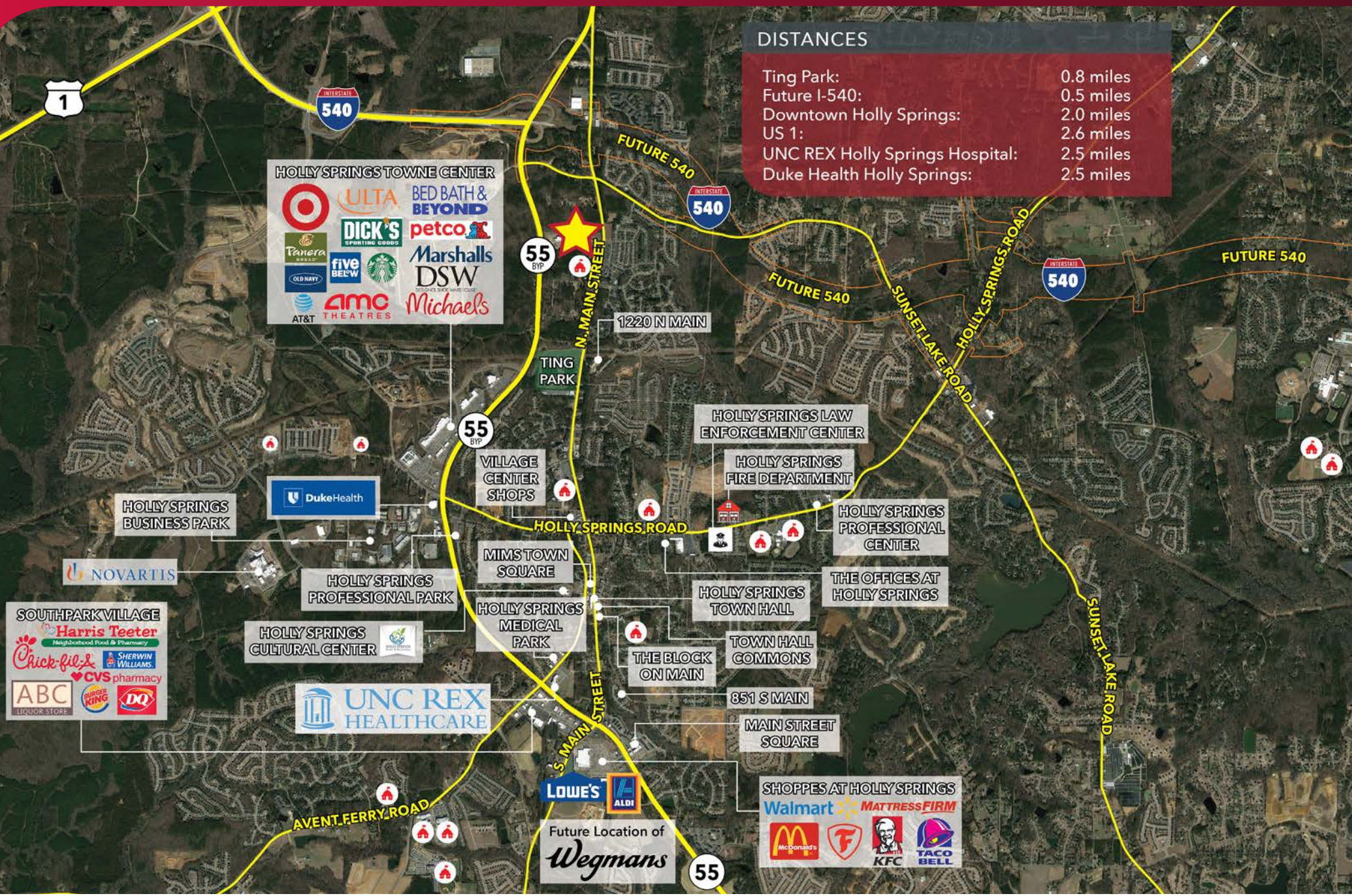
15,500 on Business Hwy. 55

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DISTANCES	
Ting Park:	0.8 miles
Future I-540:	0.5 miles
Downtown Holly Springs:	2.0 miles
US 1:	2.6 miles
UNC REX Holly Springs Hospital:	2.5 miles
Duke Health Holly Springs:	2.5 miles



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