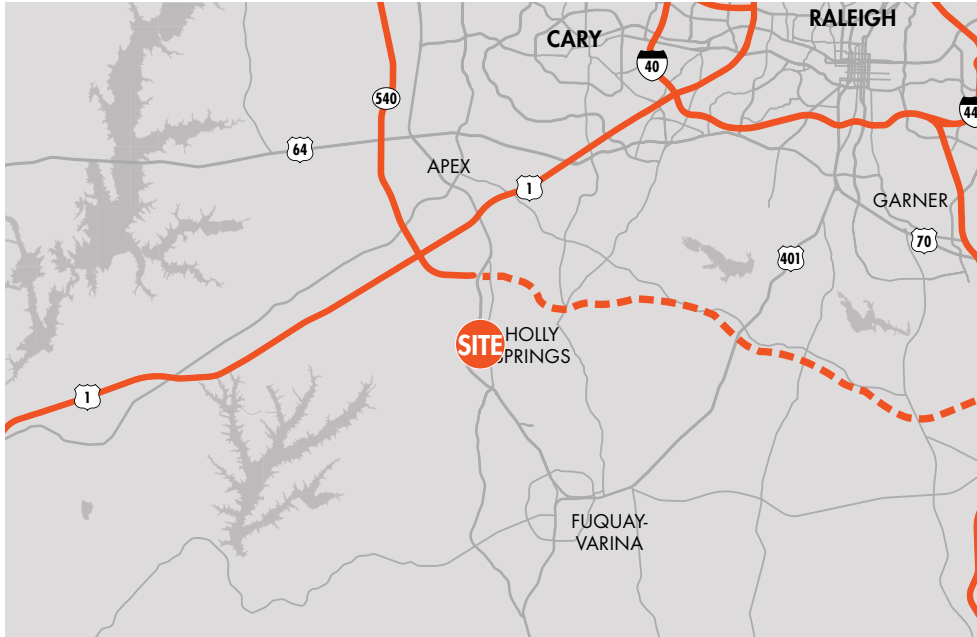




VILLAGE CENTER SHOPPES

150 WEST HOLLY SPRINGS ROAD
HOLLY SPRINGS, NC 27540

FOR LEASE | ±1,200 SF



PROPERTY FEATURES

- [Click here for virtual tour and floorplan](#)
- Excellent visibility
- Signalized intersection with multiple access points
- Close proximity to Downtown Holly Springs, Highway 55, and I-540
- Strong residential and commercial growth surrounding the site

DEMOGRAPHICS

1 MILE RADIUS		3 MILE RADIUS	
	10,234 ESTIMATED POPULATION		57,216 ESTIMATED POPULATION
	36.2 MEDIAN AGE		36.9 MEDIAN AGE
	\$116,551 MEDIAN HOUSEHOLD INCOME		\$134,570 MEDIAN HOUSEHOLD INCOME
	3,066 TOTAL EMPLOYEES		9,516 TOTAL EMPLOYEES
	\$449,341 MEDIAN HOME VALUE		\$513,396 MEDIAN HOME VALUE
5 MILE RADIUS			
	108,388 ESTIMATED POPULATION		22,116 TOTAL EMPLOYEES
	38.2 MEDIAN AGE		\$520,374 MEDIAN HOME VALUE
	\$133,277 MEDIAN HOUSEHOLD INCOME		

AREA RETAILERS



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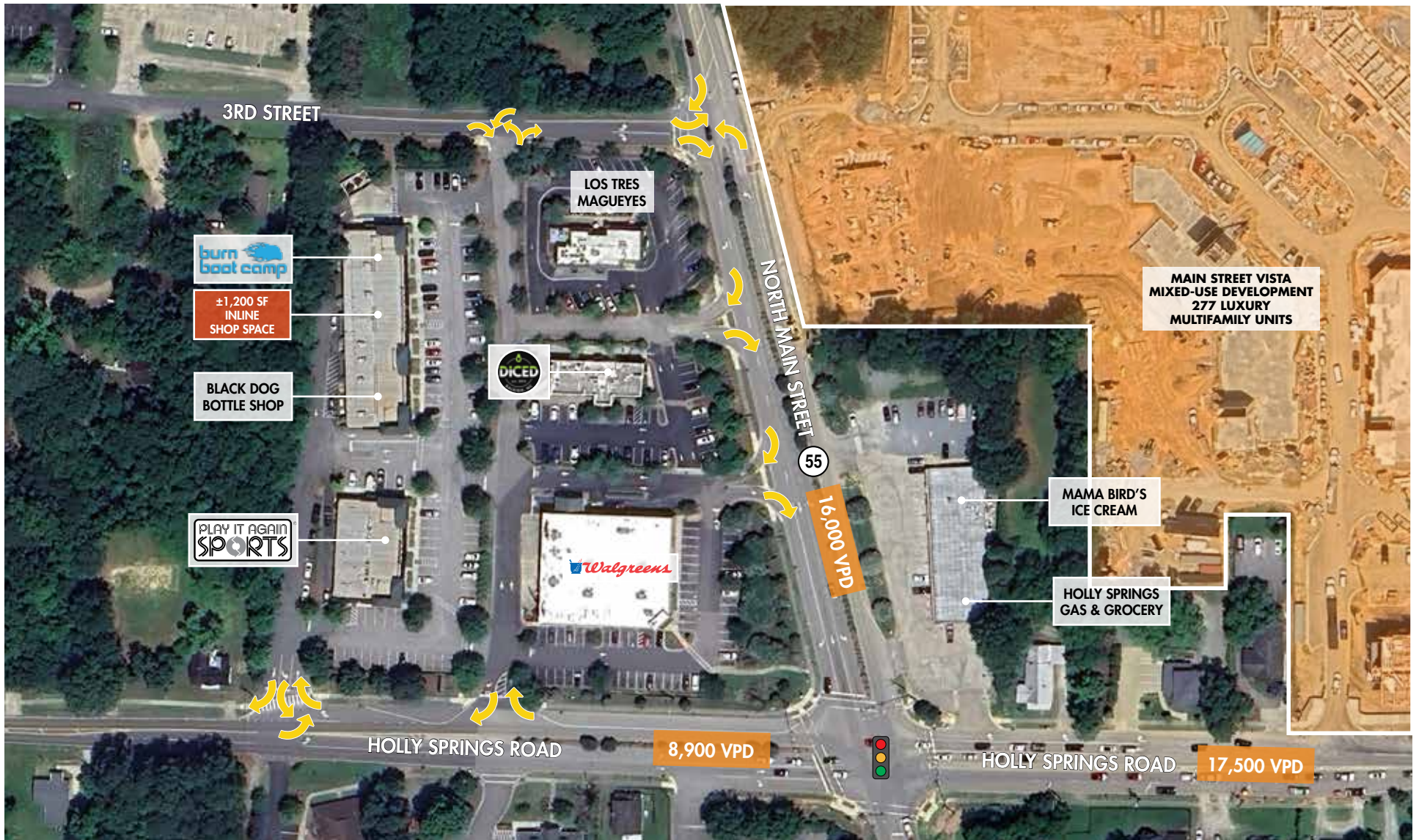
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MIMS PARK

Holly Springs residents appreciate the value that nature brings to the community. Thoughtfully developed improvements to the Mims Park property could create both a signature natural destination and a meaningful place of recreation and reflection Downtown.



PUBLIC MARKET

The Holly Springs Farmers Market is a beloved weekly event, and the Public Market gives a permanent home to the Farmers Market while also providing a flexible, multi-functional space that can support entrepreneurship, lifelong learning, and social interaction for Holly Springs residents and non-profit organizations.



FESTIVAL STREET

The Festival Street concept is a redesign of portions of Avenet Ferry Road to emphasize the pedestrian experience and allow for the closure to vehicular traffic during events. Through changes in paving materials and enhanced landscaping, the Festival Street can become a catalytic place and better connect Main Street and the Cultural Center.



A CURATED DOWNTOWN

When asked what they would like to see more of Downtown, Holly Springs residents were vocal about their appreciation for existing businesses while wanting more opportunity to build on the overall character to encourage neighbors to meet neighbors, peruse shops and restaurants comfortably, and build a Downtown environment that is unique to Holly Springs.



GREENWAY CONNECTIONS

The vast majority of those who visit Downtown get there by car, but many residents would walk or ride bikes Downtown if it felt safe, comfortable, and connected. This idea looks to use open space corridors and town streets to provide recreation pathways that connect the Downtown to adjacent neighborhoods, parks, and regional trails.

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