

MAIN STREET VISTA

RETAIL FOR LEASE IN NEW MIXED USE DEVELOPMENT
HOLLY SPRINGS, NORTH CAROLINA



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Main Street Vista

Retail for Lease
Now Under Construction | 2026 Delivery



PROPERTY DESCRIPTION

Upscale mixed-use community in downtown Holly Springs, North Carolina. Now under construction with retail space projected for 2026 delivery.

High-end contemporary construction designed around public green space and maximizing visibility for retail along primary travel corridors.

- » 12+ acre community with 277-unit Class A multifamily complex adding to the 3,100 residents currently living within a 15-minute walking distance.
- » Ground floor retail space available for lease

LOCATION

Trophy location at the corner of Holly Springs Road and North Main Street in downtown Holly Springs, within a five-minute drive of NC 55 Hwy and NC 540 Hwy.

SPECS

- » ±12 acres
- » ±20,000 SF Retail and Restaurant Space
- » 277 Unit Luxury Multifamily

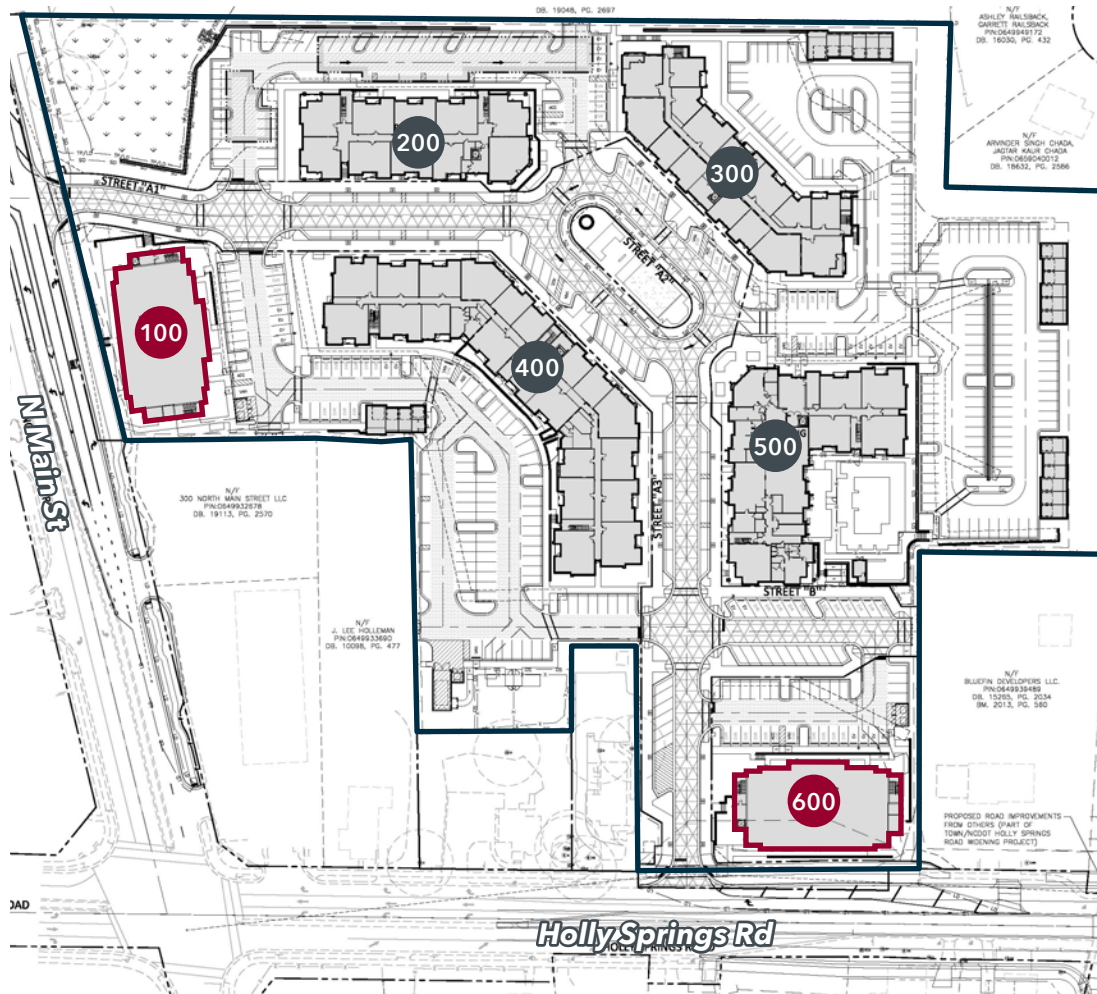
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Property Site Plan

Retail for Lease
Main Street Vista



RETAIL AVAILABILITY

- | | |
|--------------|---|
| Building 100 | <ul style="list-style-type: none"> » 7,375 SF Available » 2,500 gallon grease trap » Chases designed for ventilation/equipment » Estimated shell delivery Q4 2026 |
| Building 600 | <ul style="list-style-type: none"> » 7,375 SF Available » 2,500 gallon grease trap » Chases designed for ventilation/equipment » Estimated shell delivery in August of 2026 |
| Lease Rate | <ul style="list-style-type: none"> » \$35.00 SF/yr NNN » \$6.00 SF/yr TICAM (est.) » Cold Dark Shell » Tenant Improvement Allowance Available |

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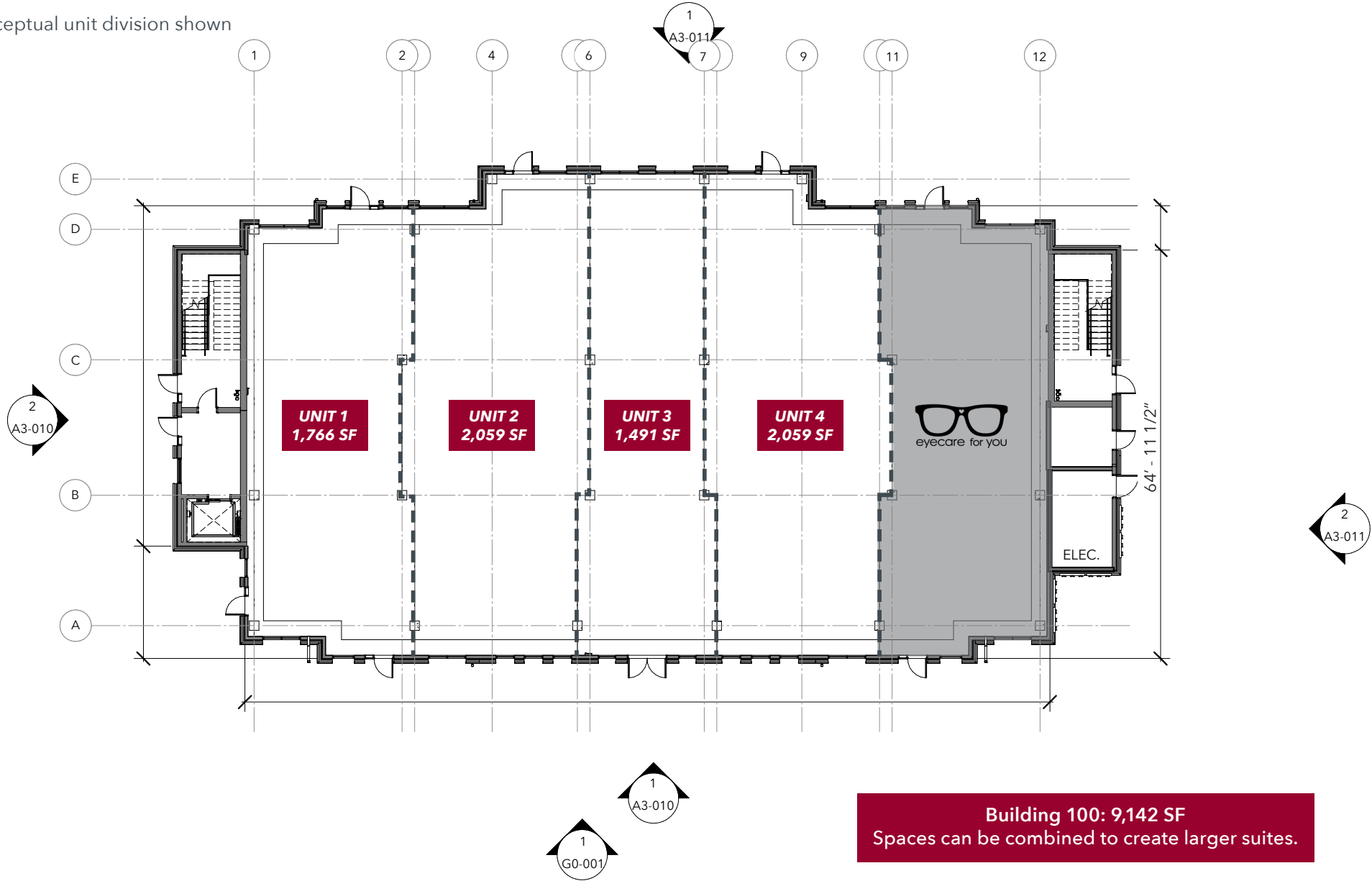
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Building 100

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Conceptual unit division shown



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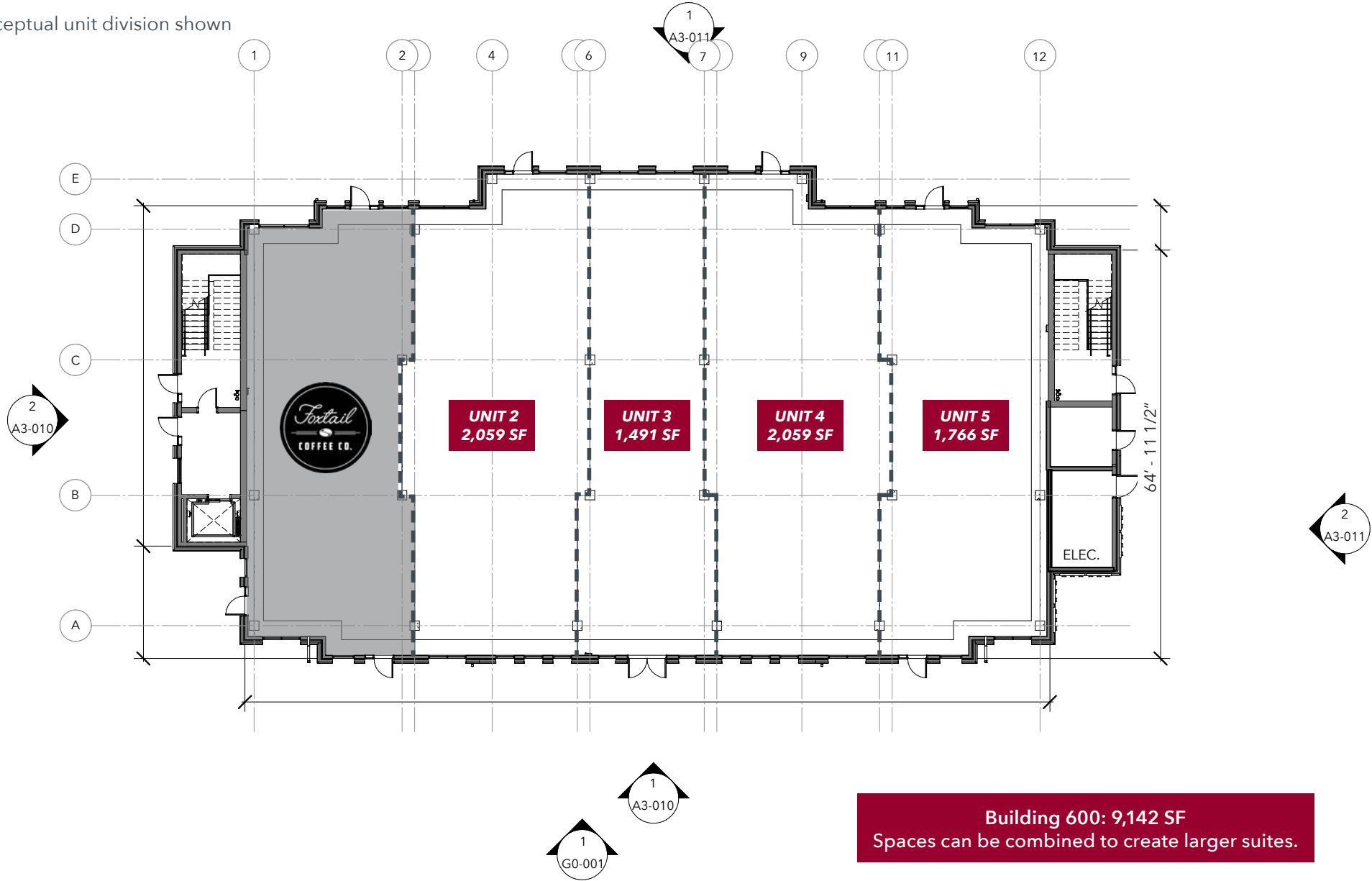
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Building 600

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Construction Progress Photos

Photos Taken 7/27/2025

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Rendering

Retail for Lease
Main Street Vista



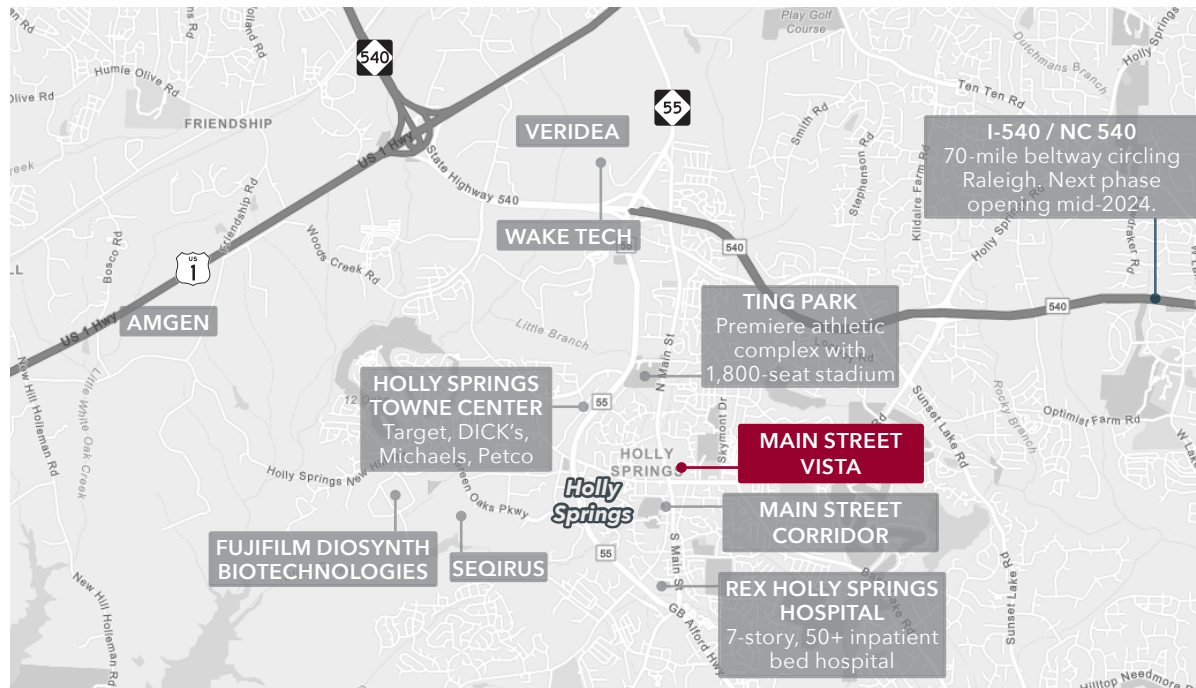
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Location

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Holly Springs is a global biomanufacturing hub located in Wake County, NC. Located minutes from the Raleigh urban core, an international airport, Research Triangle Park, and three tier one research universities, Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and quality of life.

A dynamic community that is home to small businesses and multi-national firms, Holly Springs offers a perfect combination of a great place to live and to work. With a rapidly growing population, the town is home to large-scale manufacturers and large retail centers, while still retaining the supportive community and small town feel.

RESIDENTIAL & COMMERCIAL PERMIT CONCENTRATIONS

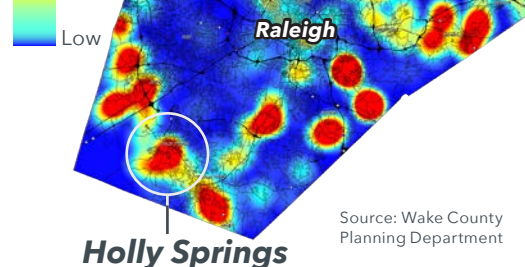
Wake County, 2023

Legend

Permit Density

High

Low



Source: Wake County
Planning Department

FUJIFILM DIOSYNTH BIOTECHNOLOGIES

\$3.2B investment // 1,400 jobs
The largest end-to-end cell culture CDMO biopharmaceutical manufacturing facility in North America

AMGEN

\$1.5B investment // 700+ jobs
350,000 SF multi-product pharmaceutical manufacturing plant

SEQIRUS

\$1B+ investment // 900+ jobs
The largest cell-based influenza vaccine producer in the world

VERIDEA

\$3B, 1,200-acre mixed-use development // 8,000 residential units and 12M SF commercial space, including new Wake Tech campus

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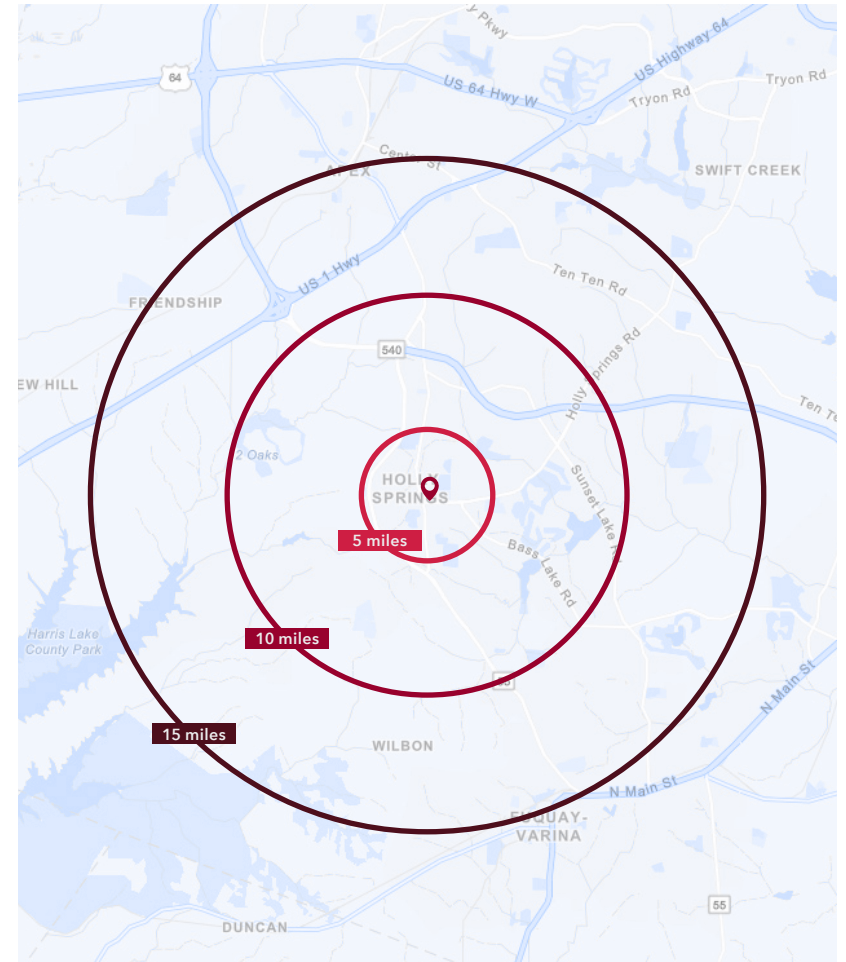
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Demographics

Retail for Lease
Main Street Vista

	5 MILE	10 MILES	15 MILES
Population (2025)	111,988	370,259	730,837
Population (2030 estimated)	121,590	400,604	794,837
Daytime Population	91,352	333,785	752,528
Median Age	37.4	38.8	36.9
Average Household Income	\$172,368	\$164,195	\$152,348
Average Home Value	\$637,522	\$606,400	\$596,559
Bachelor's Degree or Higher	66.3%	64.2%	62.1%



**#3 Best Large Metro
for Business Climate
(Raleigh-Cary)**
Business Facilities, 2023

**#7 Top Tech Metro in the
U.S. (Raleigh-Cary MSA)**
NC Tech Association, 2023

**#1 Top State for Business
(North Carolina)**
CNBC, 2022 & 2023

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