

ROSEWOOD CENTRE OFFICE BUILDING

190 ROSEWOOD CENTRE DR. | HOLLY SPRINGS, NC 27540

FIRST FLOOR SPACE FOR LEASE



FAMILY DENTISTRY

Carolina
FAMILY PRACTICE & SPORTS MEDICINE

CONTACT

CARLA TREPPER
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(919) 900-2201

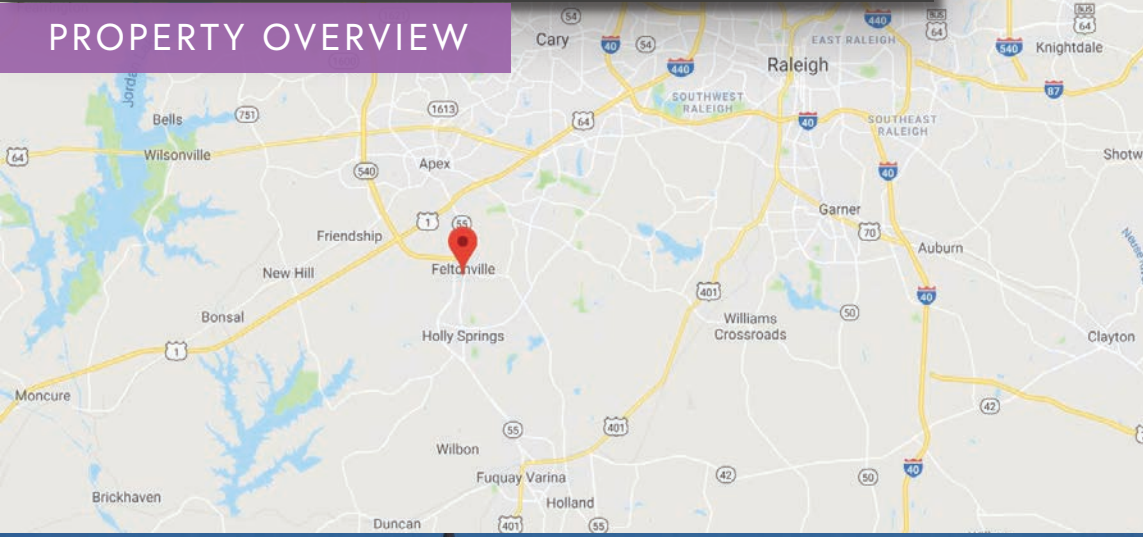
XTEAM
RETAIL ADVISORS


THE CHAMBERS GROUP
ACCELERATING RETAIL SUCCESS™

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PROPERTY OVERVIEW



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PROPERTY DETAILS

- 13,398 SF Office Building
- 2,927 SF For Lease – Available Q2 of 2019
- Located between Holly Springs and Apex, just 1 mile North of Ting Park, Holly Springs' athletic complex
- Office Building Tenants include Role Model Software Company, Holly Springs Family Dentistry, and Vineyard Church of Holly Springs
- Neighboring tenants also include Pine Springs Charter School, Kiddie Academy, Pirouette Dance Academy, and restaurant (coming soon)

MARKET DETAILS

Increased populations in Cary and Apex caused spillover into Holly Springs, creating a booming economy. At a distance of only 18 miles from RTP, the town is propelled by the economic engine of Research Triangle Park (RTP). Holly Springs is home to Ting Park, formerly known as North Main Athletic Complex, and hosts recreational athletic programs, community sports leagues, concerts, community events, and the Holly Springs Salamanders, a collegiate baseball team. Seqirus, a flu vaccine manufacturer, is the town's largest employer. The site is conveniently located less than 5 miles from US-1 and 1 mile to Hwy 540.

DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
POPULATION	40,203	109,128	366,446
AVG. HH INCOME	\$108,555	\$120,025	\$109,940
BUSINESSES	1,047	2,856	10,428
EMPLOYEES	11,926	35,370	115,861



Crittenden Ln

55

Gb Alford Hwy

Holly Springs Family Dentistry
Vineyard Church
RoleModel


Pine Springs
PREPARATORY ACADEMY

SITE
KIDDIE ACADEMY
EDUCATIONAL CHILD CARE
1.59 ac
FOR SALE

Pifrouette
Dance Academy
3.35 ac
FOR SALE
Future Restaurant

N Main St

55

36,000 VPD

14,000 VPD

55

N Main St

Danesway Dr

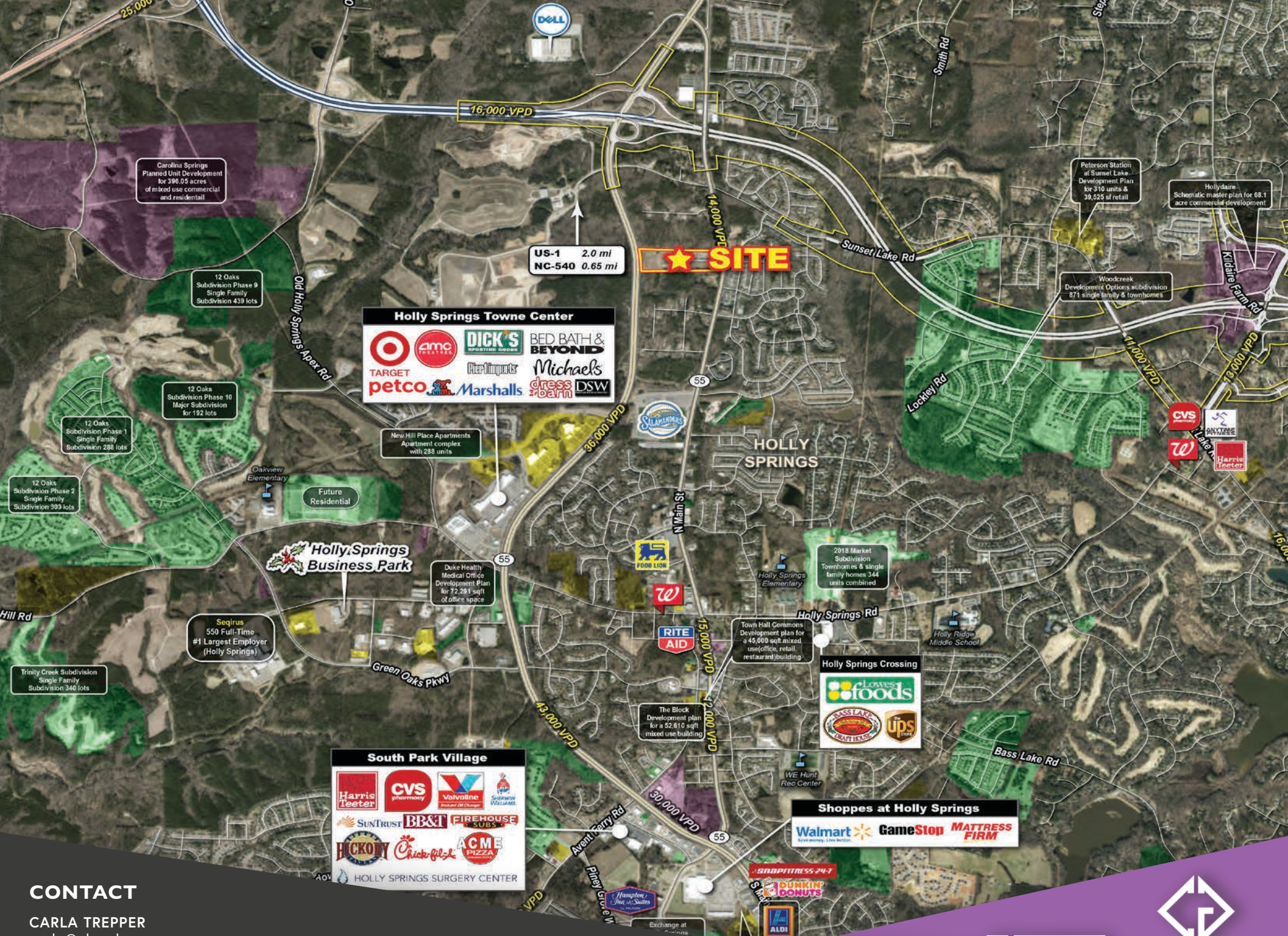
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